



PRESIDENTS MESSAGE

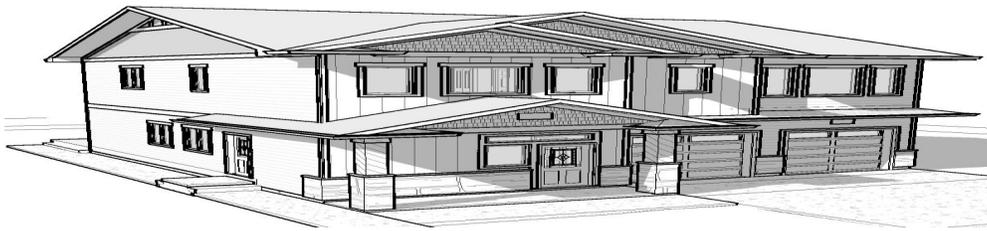
I Hope everyone had a great MEMORIAL DAY! God Bless America!

The annual Memorial Day celebration was very nice as always!! A good time was had by all! The burgers, dogs and especially the homemade goodies were great. Thank you to all who prepped for the function, those who made side dishes and desserts, and to everyone who was in attendance. Special **THANK YOU** to Diolinda our Clubhouse Director who organizes it all !!!!

As you know the re-roofing is done for the year 2025! Arrys did a great job as usual. If you live in one of the buildings that was just re-roofed and need a wind mitigation report, please send an email request to Briarpatchnpr.com. We also started our siding repair project starting on Slippery Rock. We are trying to repair some of the worst side walls. F.Y.I. the sidewalls take the brunt of the rain and sun and deteriorate sooner than the garage and porch siding. This will take a couple of years as it is expensive work. We also do not know what we will find under the old siding, as an example we found several rotten studs (2x4) on this job.

There are currently 12 properties for sale in the "Patch". I think 2 units sold last week. All sellers must read the bylaws and make sure your realtor has read them. A buyer must be given a copy of the bylaws by the seller. The BP website has all the information you need to sell in accordance with the Bylaws. Please read FAQs before a sale. No man or woman is an island! We all live in a **unit of a BUILDING**, not in a **single** building. Therefore the originator's of our Bylaws, wisely saw fit to clearly state, **Each homeowner is required to purchase HO3 insurance covering their residence. Also, general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto. THIS IS WHY HOMEOWNERS INSURANCE IS REQUIRED.** You could also purchase a 300 thousand dollar surety bond for home replacement. Either way you are protecting not just yourself but **YOUR neighbors** who live in the building with you. Many thanks to Linda Wiltshire for offering her assistance to Marie our VP/ Secretary. Marie's job is busy or time consuming. I will ask again, **PLEASE VOLUNTEER** join the BP HOA board of directors. **Thanks for paying attention!!**

Greg Davis President BPHOA



BUILDINGS & ARCHITECTURE

I use a term, *Building Habitus*. Our building habitus indicates need of siding replacement. F.Y.I. - The siding due to its age crumbles when removed for repair and replacement. We started working on Slippery Rock to strip and replace a wall of siding. There were some structural repairs made and a vapor barrier wrap was added. It looks a lot better! We will repair the buildings most in need of repair. We are also **trying** to get to the small repairs. This will be a long term ongoing project.



Duna has been contracted to paint buildings 28, 29,30,31 and 32 date is TBD.

Words of Wisdom from ***Trixie!***



**Please follow the Speed limit when driving through the neighborhood. 15 MPH
REMOVE OR REPAIR YOUR TATTERED LANAI WINDOW SCREENS
KEEP THE GARAGE DOOR LOW AND KEEP YOUR TRASH CANS OUT OF SIGHT!
DECORATIVE OR CHRISTMAS LIGHTS SHOULD BE HUNG ON THE INSIDE OF
YOUR PORCH.**

**LIGHTS MUST NOT BE HUNG ON THE OUTSIDE OF THE BUILDING FAÇADE PER-
MANENTLY THEY MAY BE USED AND REMOVED AFTER THE HOLIDAY SEASON.**



Hello Briar Patch Community,

Thank you to all who helped, participated, and made Memorial Day such a great success!! We had a great time!!

Come join us on game night for loads of fun! Mark your calendars!



Tuesday's Game Night 6:30PM at the Clubhouse as follows:

- ♦ **BINGO** - Tuesday, June 10th at 6:30 PM Clubhouse (traditional BINGO). Please bring your quarters.
- ♦ **Karaoke** - Tuesday, June 17th at 6:30PM clubhouse
- ♦ **Wine/Beer/ Non-Alcohol/Alcohol tasting game** - Tuesday, June 24th at 6:30 PM Clubhouse - Please bring your favorite drink in a paper bag. If you do not have a bag, we will provide one. The person with the winning drink wins a prize.

Please come join us at the clubhouse for the following events:

- ♦ **Arts & Crafts** - Explore your creativity by taking a picture and decorating it on Thursday, June 5th at 11:30AM at the clubhouse sponsored by Highland Pharmacy. If you are going to attend, please send email to briarpatchnpr@yahoo.com or add your name to the sign up sheet on the bulletin board.
- ♦ **Chair Yoga** - meets at the clubhouse at 1 PM on Friday's, June 6th, 13th, and 20th.
- ♦ **Christian Study & Fellowship Group** - Residents are invited to gather to read and discuss Bible scriptures and Christian books on various topics. The goal of this group is to strengthen our faith, our relationships, and our community.

We are reading "Aging Faithfully: The Holy Invitation of Growing Older" by Alice Fryling. This book provides thought-provoking insights into growing older with hope and purpose. **This group will gather on the 2nd and 4th Wednesday of each month from 2-3:30PM. Classes are on June 11th and 25th.** Books are available on Amazon at: <https://a.co/d/fPAHgjd> for \$9.98 + S&H. Please order your book. If you do not use Amazon and prefer to purchase a book at the group session, please contact the group facilitator, Marguerite Isaac at 813-953-6344. Books will be available only by request or you can email briarpatchnpr@yahoo.com.



- ♦ **Paint & Sip** – Come and explore your creativity and try your hand at painting on an acrylic canvas **on Thursday, June 19th from 6 to 8 PM** at the Clubhouse. Enjoy a glass of wine! Bring your wine glass. There will be white and red wine. Limited to ten people. There is a \$5.00 charge per resident and \$10.00 non-residents. If you are going to attend, please send email to briarpatchnpr@yahoo.com

Dates and times are subject to change.

Please consider a position on the Briar Patch HOA Board.

Participation and cooperation from our Briar Patch community is vital for a successful and enjoyable time together.

Reminder if you see something say something as Briar Patch is our community to maintain and be proud of!

Thank you all for your help and support!

Regards,

Diolinda (Linda) Gonzalez, Clubhouse Director





WHY MUST THE POOL GATES REMAIN SECURELY LOCKED?

The pool has the inherent danger of someone drowning. The gates must be kept locked to prevent children from entering the pool area.

Our liability insurance dictates that the gates be locked at all times. If we do not follow their mandate they will pull the insurance coverage. We cannot operate the pool without liability coverage. The insurer performs routine random inspections. On the last inspection the gate was left ajar. We were threatened with cancellation of insurance and pool shutdown. The gate hinges have been replaced ensuring the gate will self close.

PLEASE MAKE SURE TO CLOSE THE GATE BEHIND YOUR SELF AND MAKE SURE OTHERS DO SO AS WELL!

Please make very effort to keep the pool area and bathrooms clean.

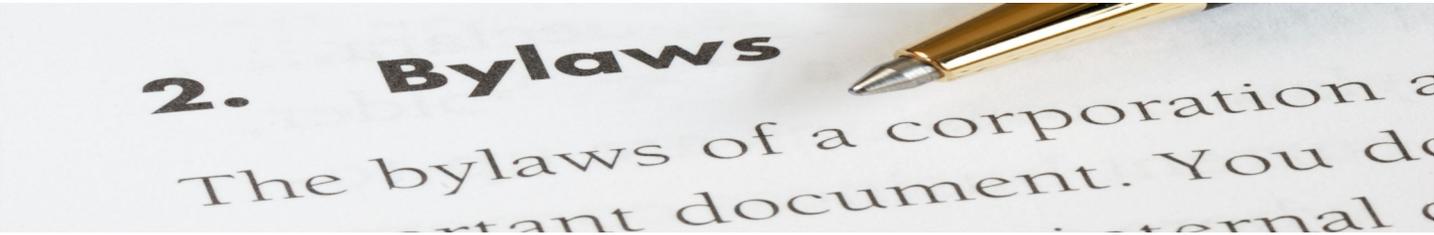
Thank You!!




**KEEP
TOILETS
CLEAN
FLUSH
AFTER USE**

Bathrooms

Please maintain the bathrooms clean. Please flush the toilet after use. The un-flush toilets create a health issue. We do not want to be shut down by the Health Department. Thank you!



2. Bylaws

The bylaws of a corporation a
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Bylaw Review

19. (a) The front porch of each residence is part of the residence and is there for the use and enjoyment of the property owner. Certain modification, such as storm doors, white only, and porch flooring are changes that require permission and approval by the Association's Board of Directors. Where the homeowner has installed Board of Directors' approved storm or screen door, the main entry door for the purpose of these deed restrictions, shall be considered as part of the interior of the residence and not subject to any approval of the Board of Directors, with the exception that the exterior surface of this door shall be white. The Association's Board of Directors shall have the authority to create written rules governing modifications of the front porch, and written rules creating standards governing screen doors and storm doors.

(b) **All Lanai screens and doors and windows must be well maintained by the homeowner. Badly worn screens must be replaced or removed. When home is unoccupied for more than 1 year, property needs to be internally and externally inspected by owner or a designated licensed inspector to avoid bugs and mold, with notification provided to the board within 10 days of completion.**



BRIARPATCH NEWSLETTER June 2025

The Patch Corner

Plant City - The Winter Strawberry Capital of the World



This month our virtual vacation will be in a lovely, quaint and nearby town, Plant City Florida. Plant City was given the nickname "The Winter Strawberry Capital of the World." This nickname was given to the city because it is the leading region in the US for strawberry production, and also due to its favorable climate and rich history of its strawberry farming. The Strawberry Festival has been held each spring since 1930. Wow!

Plant City adopted the motto "embracing the future while preserving the past," desiring to protect the hometown charm of the city. The original name of Plant City was Ichepucksassa. This was an Indian village that once occupied the Plant City territory. It was renamed Cork. And later renamed Plant City by a railroad enthusiast and inventor Henry B Plant who was founder of the Plant system of railroads and steamboats. Come on, let's take a tour of this beautiful city. <https://youtu.be/LKqIVq3zLpg>

Plant City History: The Mokoso Indian tribe lived along the Alafia River which runs through Plant City. It was their home before the settlers came. This river was given the name Alafia which means "river of fire" because it glows at night due to the phosphoric content in it. These Indian's way of life was interrupted, and they disappeared. Some believe that some of them were disbursed into another tribe. It could be that some of their descendants live among the Plant city inhabitants today. A famous singer from Plant City who



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The Patch Corner –Cont'd

is the daughter of Mell Tillis sings with a video touching on the memory of the Indians.

Let's listen to this beautiful song - <https://youtu.be/sboNMVmYtM8>

The history of Plant city is available at the East Hillsborough Historical Society where we can step into the past. It is dedicated to preserving the historical and cultural heritage of Eastern Hillsborough County. It is located in the 1914 High School building. Let's take a guided tour. We can park for free. Let's go!



[This Photo](#) by Un-

Are you hungry now? We have had a busy day so far. Do you like catfish? We can go to Fred's Market Restaurant here and eat a good down- home cooked meal. They say the food is organic and home cooked. Here is a video to give you an idea of how many choices of food we have there. <https://youtu.be/sxcre6F4Z9w> . That video makes us hungry. Let's go to Fred's! That was delicious!!



One place that we must visit is the Southern Hospitality Furniture Decor store. It is a most charming store with strikingly beautiful items that will grace your home and your life. Let's visit that store now. As we enter, we are in Awe at the beauty inside, especially the flower displays, which will make us think we are in a beautiful garden. I am sure we will all be purchasing something from this store. I have my eye on hard-to-find items. Enjoy your browsing!



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The Patch Corner –Cont’d

Fun facts about Plant City: The first Strawberry Festival in Plant City was held during the Great Depression. The town was the spring training home for the Cincinnati Reds from 1988 to 1997 at the Plant City Stadium. There is a yearly convention in Plant City that spans six continents and more than 200 countries and presented in 400 languages as of 2019. The clock tower in city hall has a hidden space and hatch behind it that can only be accessed by a ladder.

(Credits to: PlantCitygov.com, Patch.com, The Plant City Observer)

I hope you enjoyed our journey to Plant City.

See you on the next journey!

Rachel James