



PRESIDENTS MESSAGE

HAPPY BIRTHDAY AMERICA! I Hope everyone had a great 4TH OF JULY !

I hope everyone has a great Summer! It seems like summer started in early May!

PLEASE TAKE HEED NO FIREWORKS IN BRIARPATCH!

It seems 2025 is a transition year, we currently have a least 12 homes for sale in the Patch. Some folks left to move closer to family, for some it was time to move on and some transitioned to heaven. If you are selling or just moving in please make sure to review the Briar Patch Bylaws and deed restrictions. Look at the FAQ's before a sale on the Briarpatch NPR website.

Trixie the rabbit recently asked a question regarding the bylaw that states all home owners **MUST** have HO₃ insurance coverage. My personal opinion is that we are lucky to have a very good set of bylaws. They are common sense, applicable to our needs and offer some flexibility.

The state of Florida statutes state a home owner who owns their property outright is NOT required to purchase HO insurance.

However, no homeowner in Briar Patch is an island, so to speak. We all live in a building with neighbors on one side, or both sides. That is the reason the HOA founders put the insurance clause into the bylaws. If you have a major flood or a fire, you need to be able to expediently as possible get your home repaired. If you do not have insurance then you must have the funds to effect repair and bring the property back to its original state. We all have common walls and roofs. **There are HO's in Briar Patch who do not have HO insurance. This is a disservice to your neighbors.** The bylaws clearly state you **MUST** have HO₃ insurance coverage. If you are not insured you should put up a \$300,000. surety bond for repair and replacement cost coverage. If you do not have insurance and cannot provide a bond and you are in violation of the bylaws and **MUST** immediately take corrective action. **You are placing your risk onto your neighbors. Think about this, then ask your neighbor if they are covered.**

Greg Davis President BPHOA

PS: MANY THANKS TO OUR EDITOR !! MRS. LILLIAN GONZALEZ



Hello Briar Patch Community;

It has come to my attention that some members think because they have given their declaration pages for their insurance once, that they do not have to do it again.

Once your insurance has to be renewed, and the date is different for every member, you are required to submit the renewal declaration page to Briar Patch. This is an annual requirement.

Linda Wiltshire has been helping me in letting members know when their renewal is up and the declaration page with the new policy period dates is to be submitted.

Please put your declaration pages in my bin at the clubhouse or mail it to 6525 Thicket Trail New Port Richey FL 34653.

Thank you,

Marie Lawrence

Secretary



Briar Patch HOA Budget Review

I am quite pleased that we have been able to stay within the financial guidelines as we presented them at our annual HOA meeting this year.

Regular Monthly Expenses:

- Waste disposal - Pool maintenance
- Utilities - Contracted maintenance (e.g. lawn service)

We are well within the budget for contracted services for the year.

Contingencies:

We have made provisions for unforeseen maintenance or repairs and have contingencies to cover such events in case of emergency.

Future Obligations:

The most difficult aspect of trying to manage finances for our HOA is not the month-to-month expenditures. The things we worry about are what happens in the future. Our obligations to maintain roofs and siding can be a real burden. Even as we set funds aside via an escrow account, there are so many things that we can't control such as labor cost, rising material cost, and drastic weather events.

Acknowledgement:

I am so blessed to have such a great board to work with that understands all these issues. This hasn't been a one-man show. It's been a team effort from everybody. **We understand our responsibility to our fellow residents and are doing our best to fulfill that responsibility.**

Comparison:

Recently I was talking to some friends who live in another retirement community. They were explaining to me their issues relating to their HOA fees. When I told them what we were paying and the history behind it, they were quite surprised. They were not living in a self-managed community such as we are.

Promise:

So I can promise you we will all continue to work as hard as we can to keep you safe and comfortable in the coming years.

**Have a wonderful summer.
Henry Perri Treasurer
BP HOA**





ROADS & GROUNDS



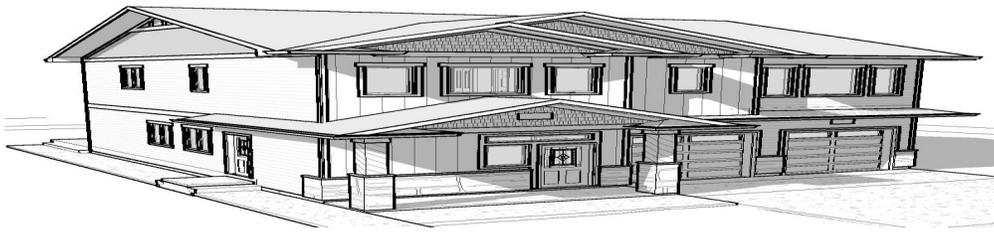
We have all seen these signs posted in our yards right after Tri-S sprays our lawns with fertilizer and weed killer. This is required by the state and is only a warning to keep pets off the grass until the chemicals dry, about 15 minutes in the summertime. They don't need to remain there days or weeks. Please do your part to keep our community attractive by removing these signs the same day they are posted... and if your neighbors are a snowbirds and not in residence, feel free to remove theirs as well.

Starting immediately we have asked our lawn maintenance vendor to stop spraying weed killer in our homeowners' flower beds. They will continue to spray cracks in driveways and walkways where weeds grow though and in the backs of the buildings where weeds cannot be dug out manually due to all the cable TV and other wires and around the air conditioning compressors. **Weeding of flower beds will now be the responsibility of the property owner.**

David Vangsness

Director of Roads and Grounds

THE SPEED LIMIT IN BRIARPATCH IS 15 MPH



BUILDINGS & ARCHITECTURE

We are continuing our siding refurbishment project. This will be limited by budget for this year. I hope we get 3 -4 walls refurbished. FYI the cost per wall is about \$ 12—14 thousand dollars. We will increase the 2026 budget for repairs and maintenance with the hope of catching up with needed maintenance.



As always please place a work order for any roofing problems. We have 2 systems for service via GAF and Arrys. We have had a few instances of squirrels eating there way into homes.

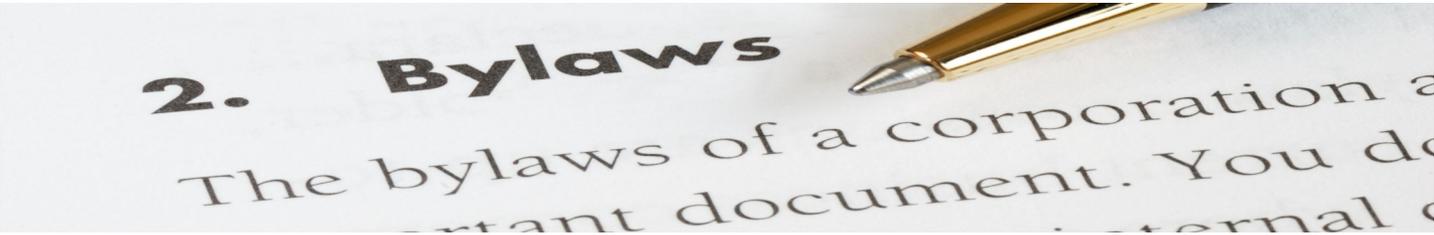
PLEASE FOLLOW THE BYLAWS AND DO NOT FEED THE LOCAL WILDLIFE OR THEY WILL MOVE IN WITH YOU.

It is Hurricane Season ! Please take a look at any trees around your property for dead branches and have them removed.



LAST CALL!!!!!!

I would appreciate not having to write letters to you to enforce bylaws. If you have screens in disrepair you MUST have them Repaired or Removed. Please walk out back and look at your screens!



2. Bylaws

13. The owner of each lot shall keep the grounds free of all refuse and equipment.

Signs shall not be permitted on Lots, with the following exceptions:

a. Owners who are selling their property may install a “For Sale” sign not to exceed 24” by 24”. This sign must be professionally printed “For Sale by Owner” or represent a Real Estate Firm. This sign shall be placed directly in front of the garage wall under the outdoor light, or in the garden near the front porch of the home. No sign posts or other signage is allowed.

b. Lot owners who have a paved parking pad on their property may post a private parking sign in front of the paved parking pad; the only private parking signs allowed are the standard signs supplied by the Association.

c. Security service signs shall be permitted where owners have security systems. Signs not to exceed one square foot.

d. Signs shall be maintained by the homeowner in a clean, undamaged condition.

unless prior written approval has been given by the Association’s Board of Directors.

16. The owner of each Lot shall keep their garage doors closed when they are not being used for ingress or egress. Exceptions to the Restriction shall permit doors to be open up to twelve (12) inches to allow for proper ventilation and shall permit garage doors to be fully open when the owners are working on projects within the garage.



Hello Briar Patch Community,

This will be our last month of game nights so please come join us!

We will resume the game nights in the fall. Have a great and safe summer!

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

- ♦ **BINGO** (traditional)-Tuesday, July 8th at 6:30PM. Please bring your quarters.
- ♦ **Trivia** – Tuesday, July 15th at 6:30PM
- ♦ **Karaoke** – Tuesday, July 22nd at 6:30PM

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

- ♦ **Arts & Crafts** – Explore your creativity by decorating/painting a trinket box on **Thursday, July 24th from 6 to 8 PM at the clubhouse**. To have enough supplies please add your name to the sign-up sheet on the bulletin board. If you are unable to sign up and will be attending, please send an email to briarpatchnpr@yahoo.com or call 727-808-2101.
- ♦ **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 finishing up reading “Aging Faithfully: The Holy Invitation of Growing Older” by Alice Fryling. This book provided thought-provoking insights into growing older with hope and purpose. We are looking forward to reading and discussing many more and we invite you to join us! **This group will gather on the 2nd and 4th Wednesday of each month from 2-3:30PM. Classes will be on July 9th and 23rd.** Please contact the group facilitator, Marguerite Isaac at 813-953-6344. or you can email mail-to:briarpatchnpr@yahoo.com with any questions.



- ♦ **Paint & Sip** – Come and explore your creativity and try your hand at painting on an acrylic canvas **on Thursday, July 17th 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.

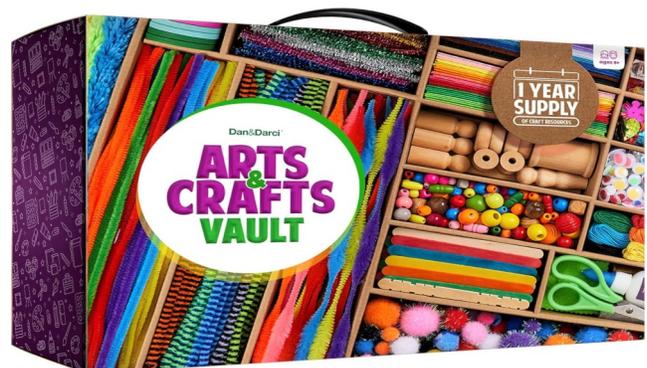
Participation and cooperation from our Briar Patch community is vital for a successful and enjoyable time together.

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






**KEEP
TOILETS
CLEAN
FLUSH
AFTER USE**

Bathrooms

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



BRIAR PATCH NEWSLETTER July 2025

The Patch Corner

Savannah Georgia – The Hostess City of the South



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This month let's head to The Hostess City of the South – Savannah Georgia. It was given that inviting title because of its hospitality and southern atmosphere. It has a reputation as a gracious and inviting city housed in a state that also has strong memories of the past and rich history. This nostalgic feeling is resounded in a song by Ray Charles in a concert in Savannah. Let's enjoy the song and video. <https://youtu.be/ggGzE5KfCio>

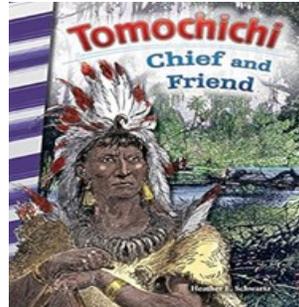
We are here in this captivating city surrounded by an aura of years gone by. Let's begin our tour by visiting some of some of Savannah Georgia's historical sites: <https://youtu.be/O3Vyjpn2zoY> Wow! We felt like time travelers going back to yesteryears. Savannah is a city historically preserved!

History of Savannah: The first settlers came to Savannah in 1772 on the ship named Anne and were met by a Native American tribe led by Chief Tomochichi. This Creek Yamacraw tribe met the settlers at the Savannah River. The settlers were led by James Oglethorpe. He had the intentions of establishing the colony of Georgia. He made negotiations with Chief Tomochichi for the use of the land. A Creek Indian woman named Mary Musgrove was interpreter between Tomochichi and Oglethorpe, and through this communication, the two of them became friends. The Indian tribe relocated slightly to allow for the new colony of Savannah. At this point the new city of Savannah was founded. It is located on the Savannah River.



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The Patch Corner –Cont’d



When Tomochichi died, Oglethorpe buried him in what is now Wright Square in Savannah. You can read about the life of Tomochichi in the book “Tomochichi Chief and Friend” The book is in some libraries and can be purchased on Amazon.

Now let’s eat at one of Savannah’s most popular restaurants! Mrs. Wilkes Dining Room.



Known for its delicious southern food. I can’t wait to choose from one of the southern entrees, such as crispy fried chicken mouthwatering sweet potato pie. Let’s go! That was delicious!! There are more intriguing historical places to explore. Let’s see what is on our list now.

A one-and-a-half-mile ride under the archway of 400 Live Oak trees in the historical district is our next place! Let’s go! <https://youtu.be/eH89tyToTAI>



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The Patch Corner –Cont’d

Fun Facts about Savannah: It was the first capital of Georgia / The founder of the Girl Scouts was born in Savannah, and her home is a national landmark / The city has a history of pirates and buried treasure / When Savannah was first founded liquor was banned / The family movie Lady and the Tramp was filmed in Savannah / The cotton gin was invented in Savannah

Credits to: NationalGeographic.com, Georgiahistory.com, (Georgia Historical Society)

I hope you enjoyed the historic Savannah. See you on a surprising trip next time!

Rachel James