

# HAPPY LABOR DAY



Artist



Doctor



Nurse



Mechanic



Farmer



Reporter

## PRESIDENTS MESSAGE

**I hope everyone has a good Labor Day!!**

I wanted to share a few things. **We have a “Self” managed HOA .** We have an HOA directed with **flexibility, within** the limits of the bylaws and deed restrictions. However we must enforce the bylaws and deed restrictions in fairness to all. We send letters of notice asking for compliance to the bylaws. The flexibility is in how many letters will be sent and how often. There is a cutoff point for response and compliance. When that point is passed we let the HOA attorney address the issue. When we get to that point, we then have to bill the homeowner for the legal fees. It is not fair to the total HOA members to suffer legal fees for someone else's non compliance.

Most homeowners are responsive to our requests. All requests made are within the bylaws and in response to a noted definite violation. All homeowners are familiar with the bylaws and signed an attestation to that effect. Ignorance or feigned ignorance of the bylaws is not relevant. You would never be notified if there were no danger toward your property or there was no bylaw violation. We usually handle these issues within the BOD but when necessary have our attorney address the problem. *If the attorney is needed then there is a fee attached. The fee will be assigned to homeowner.* We have not had to fine anyone at this point. **We DO see that approach coming shortly, as we have a few HO's who refuse to follow the bylaws.**

The city and county are raising millage tax rates for trash removal. You should receive a letter of notification from them. It means we, as the HOA will pay more.

The replacement of mail collection box units will commence in a few weeks.

**Greg Davis President BPHOA**



Hello Briar Patch Community;

September is here already and we only have four more months to go before this year comes to an end. 2026 will be here in the blink of an eye.

Our Board of Directors have been working very hard to keep this community running smoothly, but we could sure use some help.

If you are inclined to join our team, we would greatly appreciate more board members so we could train those coming on board to handle the duties of what is expected of the Board of Directors before our term come to an end.

I don't think the majority of our members really want to have Property Managers handling something we can do for ourselves, not to mention the increased cost of turning our management over to an outside company.

Our next Board of Directors meeting will be in November on Monday 10th.

Only 3 members came the our August meeting. I hope more members will choose to make it to the November meeting.

Thank you,

*Marie Lawrence*

*Secretary*

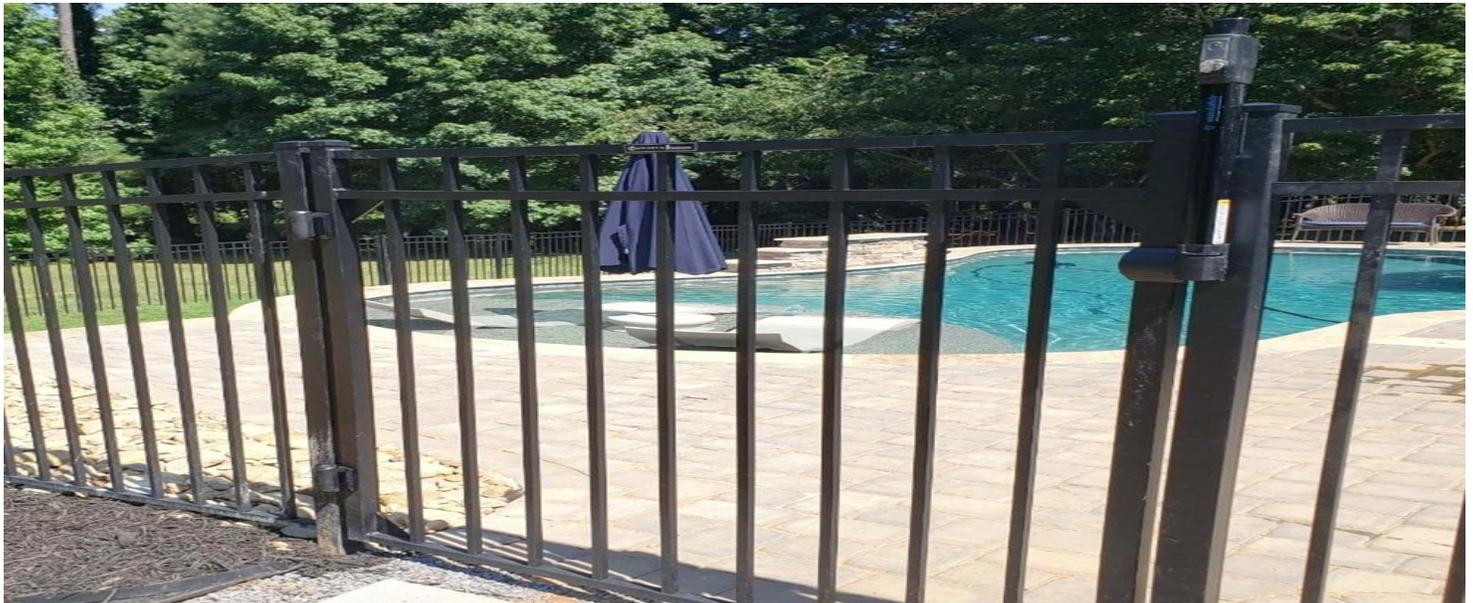


## ***ROADS & GROUNDS***

**Trixie** the rabbit recently asked , What is up with the pond?? Why is it green? Is it ok? The pond is maintained by a monthly Aquatic Service. According to their biologist the pond is in 100% health and doing great! It is completely covered by an aquatic plant “**duckweed**”. The duckweed prevents algae growth.

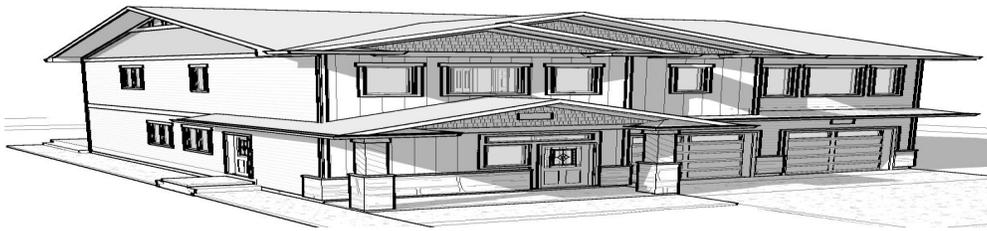
We are going to soon begin the mailbox replacements. We will keep you posted as needed.

**The pool gate must be latched at all times**, even if they are only in there for a few minutes. Our insurance company is threatening to cancel our policy if you don't keep it locked.



***David Vangsness***

***Director of Roads and Grounds***



## **BUILDINGS & ARCHITECTURE**

We are going to complete a bunch of smaller repairs this month. They will finish our budget for this year. We will need to increase the budget next year as we have at a minimum 6 side walls in need of siding replacement. They all, may not get done next year, as this is an expensive project and will be completed over the next several years. Please keep in mind that all of our siding is at or near the end of its life cycle. We will need to replace some of our shrubs and small palms over the next few years. There are some that have reached the end of their life cycle and are dying.

Duna will be here in October to paint buildings 28,29, 30, 31, and 32 on Remus Rd. We will keep you posted.

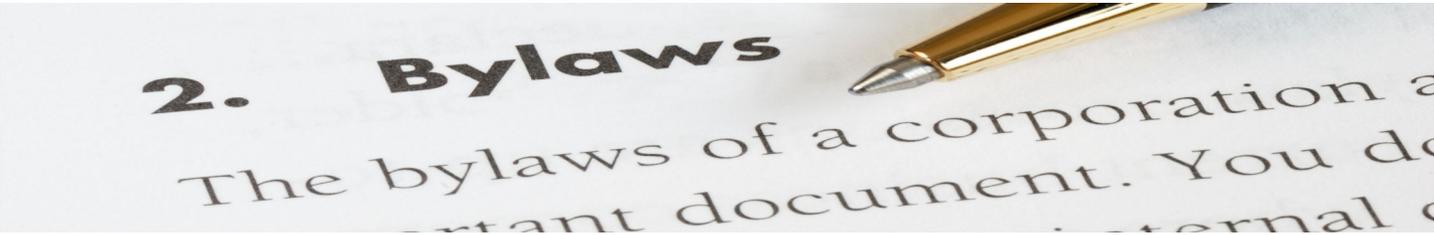
**PLEASE take a look out back, behind your property!** Take a look at the trees around or over you. If it is OVER your home you should have the branch trimmed.

PLEASE look at your window and Lanai screens! If the screens are ripped, torn or hanging in the breeze **AS PER THE BYLAWS, YOU MUST HAVE THEM REPLACED.** If yours are in bad condition, guess what? You have already had about a year to have had them fixed.

My advice is git her done! Pasco windows and doors repairs screens at a very fair rate.

**Why pay fines when that money could go to the cost of the screens.**





## 2. Bylaws

The bylaws of a corporation a  
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### Bylaw Review

#11

**d.** As more fully provided in the Deed Restrictions to: 1. Fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period; 2. Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and 3. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

**g.** Maintain all real property owned by the Association located in common areas as follows: 1. Maintain the Clubhouse and Swimming Pool; 2. Maintain grass, trees, shrubs, and irrigation systems located in the common areas. Maintenance of all trees and shrubs over ten (10) feet tall is the sole responsibility of the homeowners. All branches of trees and shrubs must be kept clear of the roofs and siding of the building. Back yards are mowed only; all other maintenance requirements are the responsibility of the homeowner.

**i.** All Homeowners have the responsibility to maintain the outside of their unit in regard to windows, garage door, service garage door, front door, and porch to maintain the integrity of the community.



**POOL MEDIC completed the installation of replacement pool lights, but we now need an electrician.**

**New loungers have been ordered and may be here by the end of September. We will discard broken lounges and replace 4 new lounges. On delivery of the new lounges we will return 4 for re-strapping.**

**When you enter & exit the pool area, PLEASE MAKE SURE TO CLOSE THE GATE BEHIND YOUR SELF AND MAKE SURE OTHER DO SO AS WELL!**

**A MILLION THANKS TO THE POOL COMMITTEE FOR YOUR DILIGENT WORK CHECKING THE POOL AREA, THE CHEMICAL READINGS, ETC. ETC. THANK YOU!!**

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

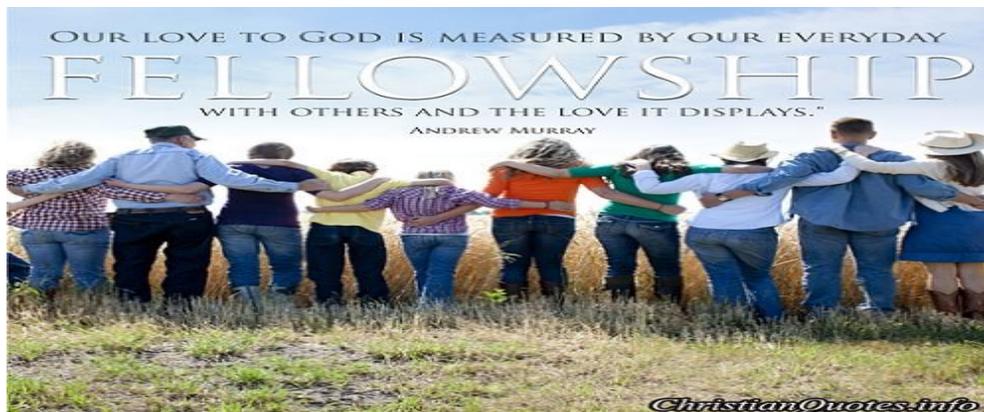
**Thank You!!**



Hello Briar Patch Community,

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

- ♦ **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 finished the 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. We invite you to come join us! This group will gather on the 2nd and 4th Wednesday of each month from 2-3:30PM. Classes will be on September 10th and 24th. Please contact the group facilitator, Marguerite Isaac at 813-953-6344. or you can email [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com) with any questions.





- ◆ **Paint & Sip** - September Paint & Sip on **Thursday, September 18th from 6 PM to 8PM** . We will be painting a silhouette of a woman. The cost will be \$ 5.00 per resident and \$ 10.00 for non-residents. Enjoy a glass of wine! If you like, please bring your wine glass. There will be white and red wine. Limited to ten people. If you are going to attend, please send email to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com) or call (727) 808-2101.



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! New Port Richey's police department non-emergency phone number is (727)841-4550. You may find additional/helpful phone numbers in your Briar Patch Home-owners directory.

Thank you all for your help and support!

Regards,

**Diolinda (Linda) Gonzalez, Clubhouse Director**



  
**KEEP  
TOILETS  
CLEAN  
FLUSH  
AFTER USE**

## Bathrooms

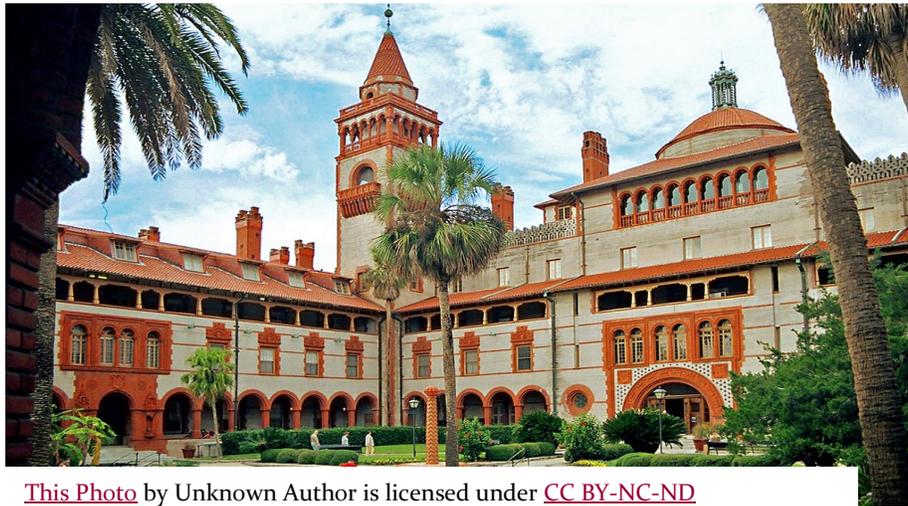
**Please maintain the bathrooms clean. Please flush the toilet after use. The unflush toilets create a health issue. We do not want to be shut down by the Health Department. Thank you!**



***BRIAR PATCH NEWSLETTER September 2025***

## ***The Patch Corner***

### **St. Augustine Florida: The Ancient City**



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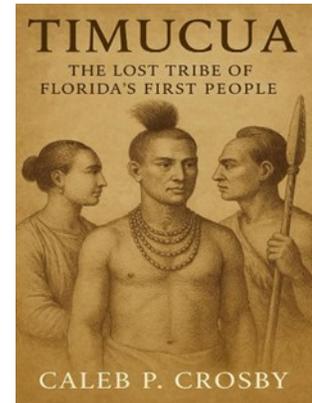
Do you like time travel? This month we will travel about 3 hours north to the oldest city in the United States - St. Augustine Florida. The city is nicknamed “the ancient city.” The stately building above is Flagler College. We will learn some facts about this college and learn about its background.

**History of St. Augustine:** This city was founded in 1565 by a Spanish expedition led by Admiral Pedro Menendez de Aviles. He wanted to establish a permanent Spanish colony. He and the courageous explorers with him arrived on the feast day of St. Augustine, so they named the colony St. Augustine. The city was founded 55 years before the pilgrims landed in Plymouth Rock. When they arrived the area was home to the Timucua people who lived there for thousands of years before the Europeans came. The Timucuan chief was Saturiwa. The principal area then was Seloy which was located on The Fountain of Youth Park. The two cultures existed side by side until the Indians began disappearing because of disease and warfare. The last Timucuan died in Cuba in the early 1700’s. You can read about the Timucuan in this depicted book “The Lost Tribe of Florida’s First People” by Caleb P. Crosby. (Amazon)



## ***BRIAR PATCH NEWSLETTER September 2025***

### ***The Patch Corner –Cont’d***



The “ancient” city began to preserve its ornate and historical buildings in the 1930’s. Now tourism is its dominant industry as people from all over the world come to see the past.

Flagler College is one of the most admired landmarks in St. Augustine. It used to be a luxury resort. Now it is a historical liberal arts college visited by many tourists. It was built by a man who helped shape Florida – Henry Flagler. Let’s take a tour of Flagler College to see the rich history and architectural beauty inside. <https://youtu.be/bb7roGjWMW8> That was a very enlightening tour even getting a glimpse of student life on this historical campus. Now we will be intrigued by this city as we tour and see and feel the sights that speak of yesteryears - Let’s go! <https://youtu.be/z91lFr-HTSI> Wow! Did we not imagine years gone by as we traveled and viewed the streets of St. Augustine?

It’s time for us to eat and rest. A restaurant that has good reviews is The Collage Restaurant. It has a variety of food items on the menu such as steak and Lamb chops.



***This Photo*** by Unknown Au-

Let’s go! That was an excellent restaurant! The food was delicious! Now we head back home with our minds full of memories of olden days of St. Augustine and our stomachs full of tasty food!



## ***BRIAR PATCH NEWSLETTER September 2025***

### ***The Patch Corner –Cont'd***

**Fun Facts About St. Augustine:** It is the city where the Fountain of Youth was discovered / St. Augustine is home to a Ripley's Believe it or Not Museum / Ray Charles is associated with this city. He attended the Florida School for the deaf and blind in St. Augustine for about 9 years. / The city of St. Augustine declared September 23<sup>rd</sup> as Ray Charles Day.

Credits to: Florida division of Historical Resources, [citystaug.com](http://citystaug.com),

I hope you enjoyed our trip to St. Augustine. See you on the next journey!

***Rachel James***