



## **PRESIDENTS MESSAGE**

I hope everyone has a great thanksgiving!

The mailboxes look and function great. Although the CBU's were installed in accordance with the USPS guidelines. They present a vertical challenge to some home owners. For those residents who have vertical challenges I am working on a possible remedy.

Marie and I were able to attend the most recent TAMPA BAY CONDO-HOA EXPO an educational and networking event. One of the recent changes in Florida's 720 Statutes requires HOA and CONDO board members to acquire 2 hours of continuing education per year. We are all current with educational requirements.

It also gives us the opportunity to meet professional service vendors. Board members need to be positioned to perform due diligence when looking at service providers with contract renewals and new projects.

We have been preparing for next month's board meeting and next years budget. The board meeting is at the clubhouse Monday November 10th 6:00pm.. In preparation for the budget we considered our biggest Capital Expenditure, roofing. There are 9 buildings we should re-roof in 2027 and 9 in 2028. The projected estimated expenditure for re-roofing 18 buildings is, 2027 \$472,000.00 and for 2028 \$576,000.00. This means overall we will need a million dollars **approximate** to complete the process. We will not be able to move forward with that project until we the needed funds as required. The BOD is currently analyzing the treasurers projections for planned bi-annual adjustments to the monthly HOA fee. We need to adjust our upcoming budget for inflation. We all received notice of the new waste removal fee, none of our fees are going down. We also have need to spend about \$100,000.00 per year for the next 2—3 years for siding replacement. We need to save the funds for roof replacements.

We will have information regarding these items at the next board meeting.

**Greg Davis President BPHOA**



Hello Briar Patch Community;

Anyone still needing their mailbox keys, please call 727-808-2101 or send an email to [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com). Please state your name, address and phone number and I will contact you. Please don't come knocking on my door, I don't have the keys in my house.

We have an upcoming meeting on November 10th. We will be discussing our HOA fees and how much we will need to adjust the amount and why.

I will also be getting things ready for our next Annual meeting in February 2026. At this time I am collecting resume's (a short paragraph about yourself) from our members who are willing to be part of our Board of Directors. There are two board members who will be up for renewal. One is not returning. Please consider volunteering your time to help this community.

If not enough members have come to the plate to volunteer (the minimum that can be on the board is three) then by 2027—2028 we will be actively looking for a management company to take over when our term is up if not before depending on the circumstances.

Thank you,

*Marie Lawrence*

*Secretary*



## ***ROADS & GROUNDS***

To All Homeowners:

If you have any comments or questions regarding landscaping or hedge trimming, **DO NOT** for any reason stop our landscapers while they are here servicing our property. All such questions and comments should be addressed to the Board of Directors.

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.



***Thank you,***

***David Vangness***

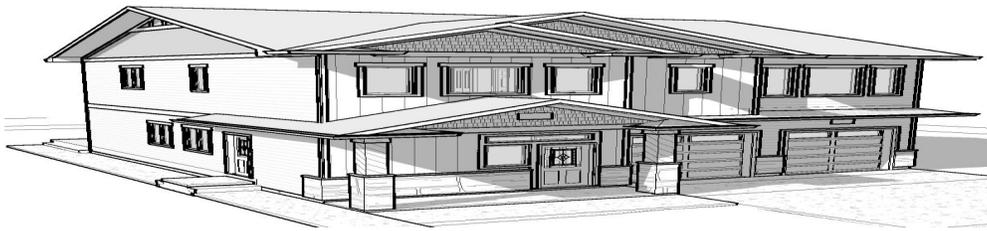
***Director of Roads and Grounds***



**ROADS & GROUNDS**



**Slow down!**



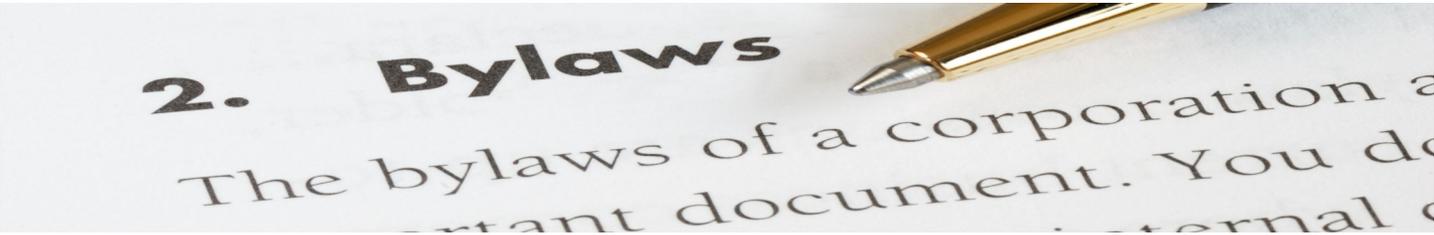
## **BUILDINGS & ARCHITECTURE**

**I met a few construction and/or re-construction firms at the HOA Expo in Tampa. I plan to have them come out late first quarter 2026 and give us comparative siding replacement estimates. We exceeded our budget by about \$9000, having to emergently repair the side of a building.**

**Please take notice; if the sprinkler is spraying your building and not just the grass please send a message via work order to alert the Roads & Grounds Director.**

**Duna Painting will be here first week of November to start this years painting. Please read your “deed restrictions” before you make any modification to the exterior of your home. If you have question please contact a board member OR complete a landscape modification form.**

**PLEASE take a look at your trees and gutters make sure they are clear of your home and gutters are clear.**



## 2. Bylaws

### Bylaw Review

**2 DEFINITIONS a.** Definitions. For ease of reference, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Association as the "Articles." The terms used in these Bylaws shall have the same definition and meaning as those set forth in the Briar Patch Subdivision Deed Restrictions, and all amendments thereto, recorded in the Public Records of Pasco County, Florida, unless herein provided to the contrary, or unless the context otherwise requires. **b.** The terms listed below are defined as follows: i. Association. Briar Patch Homeowners Association, Inc., its successors and/or assigns. ii. Properties. That certain real property described in the Briar Patch Subdivision Deed Restrictions, as the same may be amended from time to time. iii. Common Area. All real property owned by the Association for the common use and enjoyment of the Owners. iv. Lot. Any plot of land shown upon the recorded plat of the subdivision of the Properties, with the exception of the Common Area. v. Owner. The record owner, whether one (1) or more persons or entities, of the fee simple title to any Lot which is a part of the Properties. vi. Member. Those persons entitled to Membership as provided in the Articles of Incorporation. vii. Voting Member. The owner authorized to cast the vote for a Lot as set forth in the Articles of Incorporation. viii. Entry Door. Where the owner has installed an approved storm or screen door, the main entry door, for the purpose of these By-Laws, shall be considered as part of the interior of Page 1 of 15 OR BK 8294 PC 900 2 of 17 the unit and not subject to any approval of the Board of Directors, with the exception that the exterior surface of this door shall be white.

**15.** No owner shall cause any additions, modifications, improvements or changes to be made on the exterior of their structure, including, but not limited to painting, stone work, sidewalks, driveways, veneer, brick work, stucco, or any façade of any nature or other decoration, or the installation of electrical wiring, machinery or air conditioning units decoration, or installation of electrical wiring, machinery or air conditioning units, which may protrude through the walls or roof of the structure not within the walls of said structure. **All modifications MUST be approved by the HOA.** Homeowners shall file an Architectural Modification form for the Building & Architectural Committee in the Briar Patch Website, [briarpatchnpr.com](http://briarpatchnpr.com) or call 727-808-2101 and leave a message.



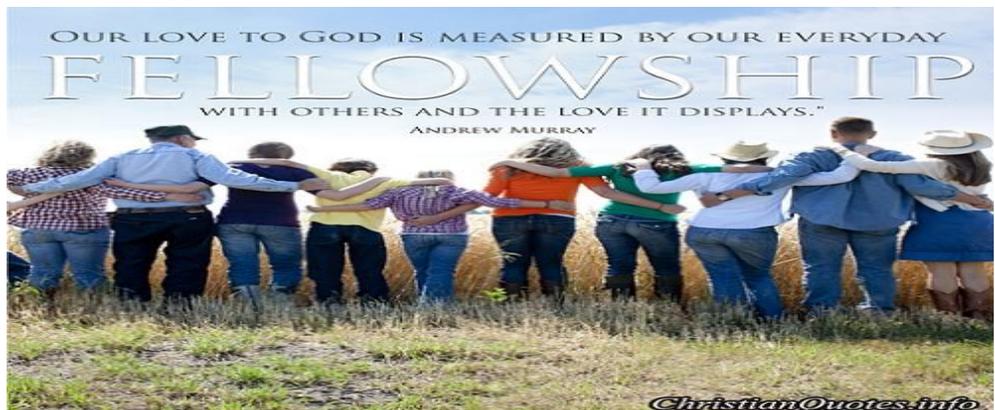
Hello Briar Patch Community,

Thank you, Maryann Murray, for donating plastic cutlery for the holiday event.

Clubhouse Game Night - Tuesday, November 11<sup>th</sup> - Trivia at 6:30PM

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

- ⇒ Arts & Crafts Night - Thanksgiving Photos Decorations - Thursday, November 13<sup>th</sup> from 6PM to 8PM Sponsored by Highland Pharmacy. Please add your name, etc. on the sign-up sheet on the bulletin board by Sunday, November 9<sup>th</sup>.
- ⇒ 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 Wednesday of each month from 2-3:30PM. **Our next class will be on Wednesday, November 12<sup>th</sup>.** Please contact the group facilitator, Marguerite Isaac at 813-953-6344. or you can email <mailto:briarpatchnpr@yahoo.com> with any questions.





- ⇒ **Holiday Decorating** – Please come make Briar Patch festive for the holidays on **Saturday, November 29<sup>th</sup>**, starting at **9AM by the clubhouse**. Please add your name, etc. to the sign-up sheet on the bulletin board.
- ⇒ **Holiday Luncheon** – **Saturday, December 13<sup>th</sup> at 12:30PM**. Please add your name, etc. on the sign-up sheet on the bulletin board by December 6<sup>th</sup>. We will be providing sandwiches and water. Please bring something to share with your neighbors (appetizer, dessert, your favorite dish or drink, etc.)
- ⇒ **Paint & Sip** - **Thursday, November 20<sup>th</sup> from 6 PM to 8PM will be a floral painting**. 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 Homeowners directory. Thank you all for your help and support!

Regards,

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



## 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!**



## ***BRIAR PATCH NEWSLETTER November 2025***

### ***The Patch Corner***

#### **The Florida Keys – 200 Years of Paradise**



*This Photo* by Unknown Author is licensed under [CC BY-SA](#)

On this trip we will travel to the Florida Keys, a unique string of tropical islands off the southern coast of Florida. The Florida Keys are often called paradise because of their stunning beauty. The first Island in the Florida Keys is Key Largo. We will travel south on highway 19 to I75 and eventually take US1 into Key Largo, also this highway will take you into the other Keys. There are 42 bridges that connect the Keys. The song Kokomo sets the stage for our Florida Keys travel. Let's listen to it. <https://youtu.be/YlripXxtEps> On to the Keys..... As we enter Key Largo, we see breathtaking sunsets in the evening and colorful beaches. There is so much natural beauty in the Keys. No wonder it has been called Paradise!

**History of the Florida Keys:** There is a documentary that tells the history of the Florida Keys. It is titled "Florida Keys: 200 Years of Paradise." Watching a preview of it gives us a new perspective of these islands. <https://youtu.be/odMSljhX-Z8> The whole documentary can be viewed on YouTube.

The Keys were originally inhabited by the Calusa and the Tequesta tribes. The Calusa were called the shell people because of their use of shells to make things and build structures. These tribes finally became extinct with the last remaining ones of the Calusa being relocated to Cuba and finally disappearing.



## ***BRIAR PATCH NEWSLETTER Continuation:***

### ***The Patch Corner***

Juan Ponce de Leon is given the credit for discovering the Keys in 1513 while trying to reach the Gulf Coast. Possession of the Island was briefly claimed by the British in 1763. The Largest of the keys is Key Largo, about 30 miles long and formerly known for its plantations of key limes (used to make key lime pies). John Pennekamp Coral Reef State Park, which contains large living coral formations, is the first undersea park in the United States. Now the Key Islands are connected by 42 bridges.



[This Photo](#) by Unknown

We are getting hungry after our learning tour. Let's eat at one of the many seafood restaurants in Key Largo. The Keys are known for good fish! YUM! Let's go!



[This Photo](#) by Unknown Author is

**Fun Facts about the Florida Keys:** The Keys were only accessible by water until the 20<sup>th</sup> century. Ernest Hemingway is from the Florida Keys. The Keys have its own species of deer called the Key deer. Key Largo is the first Key you'll reach when traveling from the North and also is the largest Key. Credits to: [Britanica/KeysHistory.org/Wikipedia](http://Britanica/KeysHistory.org/Wikipedia)

I hope you enjoyed visiting the Florida Keys. See you on our next trip!

***Rachel James***