



PRESIDENTS MESSAGE

I hope everyone had a great Thanksgiving ! Merry Christmas and Happy New Year!!

Time flies when you are running downhill! The year was a good year if only because there were no Hurricanes! That helps insurance rates remain stable or go lower.

We BPHOA were able to complete several goals major and minor. We were able to re-roof 7 buildings as required by bylaws. The CBU's mailboxes were recently replaced, they look great. We were able to complete multiple building repairs some small jobs and 5 major repair jobs. We replaced 3 complete building side walls, removed old damaged siding repaired stud walls, wrapped them in Tyvek and replaced siding with "Hardie Plank" siding. This should last 50 years, it is made with concrete and fiber. We modified the deed restrictions to better serve the community's needs. The pool lounge furniture has been refurbished or replaced.

This current board is tasked with the "heavy lifting" so to speak. It has been 30+ years since the Patch was built. That seems to be the average lifetime of our siding and all other hardware, even trees. We have replaced 3 sets of roofs and are planning for 2028 when the next BOD will need to replace the last 2 sets of roofs. We have buildings with bad siding to be replaced. In 2024 we replaced clubhouse windows, hvac and pool heat pump. The pool itself was renovated in 2022/23 and pumps were replaced. **Most everything that has been done in the last 5 years will NOT need to re-done anytime soon.** The BOD after 2029 will have a quiet time and will just need to keep up with the basic operations. However maybe in 20 years they will need to start thinking about re-roofing. If I am alive in 2040 I won't be on the BOD !!

Many thanks to all the Homeowners who were able to lend a helping hand with our various committees or a helping in general wherever and whenever needed. May everyone have the Christmas and New Year they desire. May all who left the Patch for heaven this year rest in peace! May you all have a great 2026 !!!

Greg Davis President BPHOA



Hello Briar Patch Community;

I would like to thank everyone who has contributed their time and efforts into making this community run smoothly. We have a great team, but we also could use some more help on the board especially in the years to come. We are always looking for members to step up and do their part as a board member.

Our next Annual meeting is in February of 2026. At this time I will be needing to collect 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.

Sincerely,

Marie Lawrence

Secretary



ROADS & GROUNDS

We have made the needed adjustments to the pads for the mailbox CBU's. Hopefully it provides a step for those homeowners that need it.

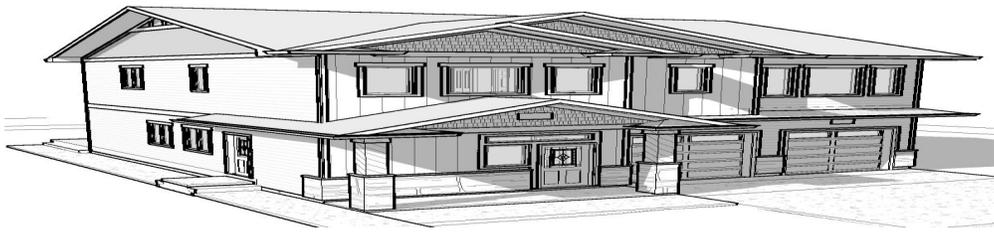
BRIARPATCH POSTED SPEED LIMIT



Thank you,

David Vangsness

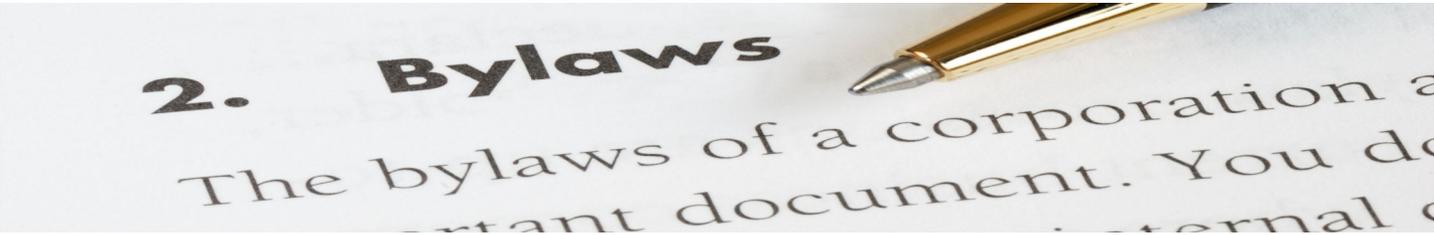
Director of Roads and Grounds



BUILDINGS & ARCHITECTURE

***MERRY CHRISTMAS, HAPPY CHANNUKAH,
HAPPY KWANZA AND HAPPY RAMADAN!***

***BEST WISHES TO EVERYONE FOR A HAPPY HOLIDAY
SEASON AND HOPES FOR A GREAT NEW YEAR!***



2. Bylaws

The bylaws of a corporation are an important document. You do not want to ignore them. Internal

Bylaw Review

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

PLEASE take a look at your lanai screens

Check outside your back door make sure things are OK!

If you are feeding the birds please stop. There have been complaints of finding animal waste in the back and squirrels in attics. It is also against bylaws to feed wild animals.



- ◇ **Arts & Crafts** - Thursday, December 11th from 6 PM to 8PM we will be making **Holiday Ornaments/Decorations**. The cost will be \$ 5.00 per resident and \$10.00 for non-residents. Enjoy a glass of wine! Limited to 12 people. If you are going to attend, please send email to briarpatchnpr@yahoo.com or call (727) 808-2101.
- ◇ **Holiday Luncheon** – Saturday, December 13th at 12:30PM. Please add your name, etc. on the sign-up sheet on the bulletin board by December 6th. We will be providing sandwiches and water. Please bring something to share with your neighbors (appetizer, dessert, your favorite dish, or drink, etc.)



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. **A very special THANK YOU to Donna Ahlf, Jim & Gaynor Burch, Pat Carnival, Iris & Greg Davis, Lis Dietrich, Linda & Ray Gonzalez, Marie Lawrence, Craig Russell and Don Smith for helping decorate Briar Patch so beautifully for the holidays!**

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




**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!



BRIAR PATCH NEWSLETTER December 2025

The Patch Corner

Nicaragua – The Land of Lakes and Volcanoes



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Sit back and let me take you on this journey—no passport, no long lines, just your imagination and a cozy seat. Today we’re heading to Nicaragua, the bright, beautiful heart of Central America where the earth hums with volcanoes, the lakes whisper stories, and the people greet you like family they’ve known all their lives. Nicaragua has Honduras to the north and Costa Rica to the south. It is situated between the Pacific Ocean and the Caribbean Sea with Managua as its capital. Nicaragua is called the “Land of Lakes and Volcanoes” because of its stunning lakeside landscape and many volcanoes. The official language is Spanish. Let’s take a video tour of this welcoming country. <https://youtu.be/Cu-kFYFz8bo> ---Beautiful!!

History of Nicaragua: Nicaragua has a history full of strength and spirit. This land has been home to Indigenous peoples for thousands of years—folks who loved the rivers and mountains long before any explorers set foot there. These included the Chorotega Indians, the Nicarao and the Mayangna. The Indigenous people soon declined greatly because of disease, assimilation into other cultures and other reasons. Over the centuries, the country has seen struggle and triumph, colonization and revolution, but through it all, the Nicaraguan people kept their warmth, their music, and their pride. Resilience is woven right into the soil there.



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner

And speaking of soil— a little about those volcanoes! Nicaragua is called the land of lakes and volcanoes for a reason. You can stand on the edge of Masaya Volcano, feel that warm breath rising from the earth, and watch the sky blush at sunset. It's like the planet is alive beneath your feet. Then there's Ometepe Island—a peaceful oasis sitting right in the middle of Lake Nicaragua, made from two volcanoes rising out of the water like ancient kings.



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That lake is so wide and calm some folks call it a “freshwater sea,” and when the breeze moves across it, you can almost feel your worries loosen up and float away.

As you wander through this virtual getaway, picture yourself strolling through colorful markets, hearing the laughter of children, maybe sipping a cup of rich Nicaraguan coffee...so smooth it feels like a hug in a mug. Everywhere you turn, there's music, kindness, and a rhythm that reminds you to slow down and breathe.

Nicaragua may be far away on the map, but its warmth settles right into your presence. And sometimes that's all a vacation needs to be.

Fun Facts about Nicaragua: Nicaragua's Lake Nicaragua is the only freshwater lake in the world home to sharks! / Granada, one of its oldest cities, was once so desirable that pirates attacked it several times. / Nicaragua has 19 volcanoes, and several are still active—perfect for thrill-seekers and nature lovers alike.

See you on the next journey!

Credits to: Countrystudies.us /[Travelguidechannel](https://www.youtube.com/channel/UCv8v8v8v8v8v8v8v8v8v8v8)

Rachel James