



PRESIDENTS MESSAGE

I hope everyone is having a good start to the new year! We are currently preparing for the annual meeting. To be held Monday February 16th 2026 1:00 pm at Calvary church center on Trouble Creek. Please make sure to return your proxies if you do Not attend the meeting. If you cannot be present at meeting you are required to send back the proxy. We have 2 new members to elect and one incumbent. We invite your participation! New Port Richey City Manager Debbie Manns will provide an update on happenings and developments in the city.

F.Y.I.

I received a question from a home owner regarding an advertising mailing some of us if not all of us have received in the mail regarding “water pipe” insurance. The letter is designed to appear official in some way. I was asked to notify everyone this is an advertisement and could be a scam. The water pipes **in your home are your responsibility**. That responsibility starts where the pipes comes from the ground either in back or in front of your home. From that point back to the water meter and beyond is the responsibility of the provider New Port Richey Dept. of Public works. Before you purchase any insurance make sure you know what it truly covers. If we all need any insurance it would be for our internal piping. Our water lines are 30 years old, so it is possible for them to leak. Pay **attention to your water usage and read the bill carefully**. Listen for running water when it is not in use. Good Luck!

Please tell ANYone coming to your front door, **soliciting that it is NOT ALLOWED** in this community. Notify a board member if you have any issues. We do call offending companies and give them notice.

PLEASE— Read the BriarPatch Bylaws and Deed Restrictions!

Greg Davis MBA, President

BriarPatch HOA Inc.



Hello Briar Patch Community;

All members in Briar Patch should have received their Proxies by now. If you DO NOT plan to attend the Annual Meeting February 16th at 1 pm, you must fill out the proxy and either place it in my bin at the clubhouse or mail it to Briar Patch HOA 6525 Thicket Trail, New Port Richey Fl 34653. **Please do not deliver them to my home.**

The members who plan to attend will be given a ballot to fill out. For the members who are new, only one vote per unit is allowed.

There are still several members who have not sent in their Renewal Declaration pages for their home insurance. This is required as per our Deed Restrictions. They can be found on our website <https://www.briarpatchnpr.com/>

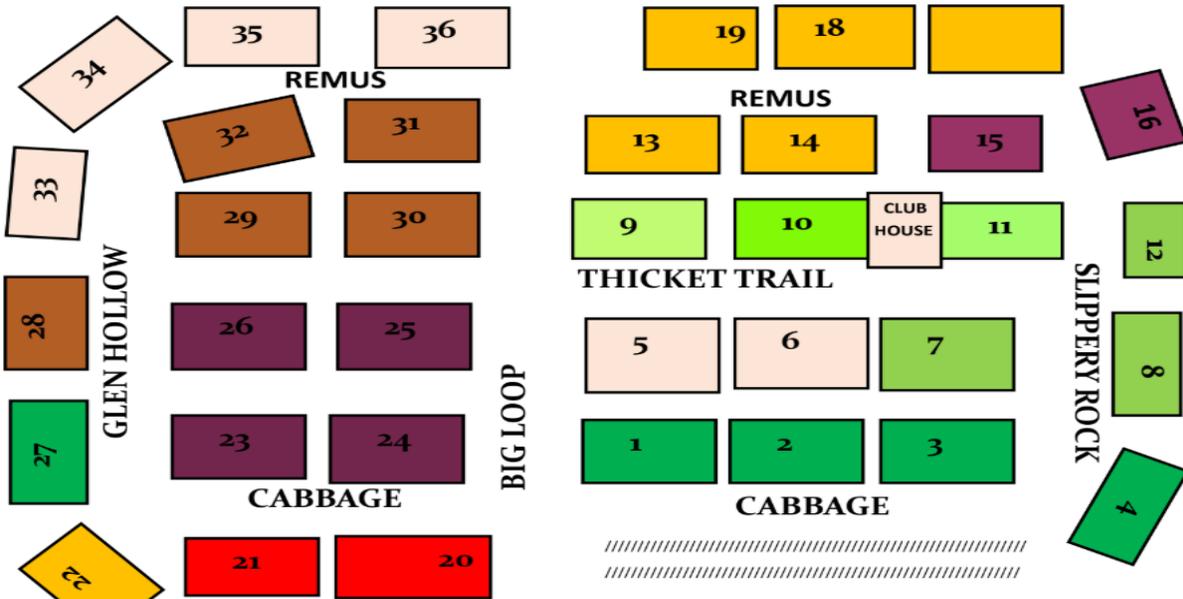
Each homeowner is required to purchase HO3 insurance covering their residence. Their insurance Declarations page stating their name and address and policy dates of coverage, must be submitted to Briar Patch HOA, and also upon each subsequent renewal of their insurance coverage, within 30 days of procurement.

Sincerely,

Marie Lawrence

Secretary

PAINT SCHEDULE



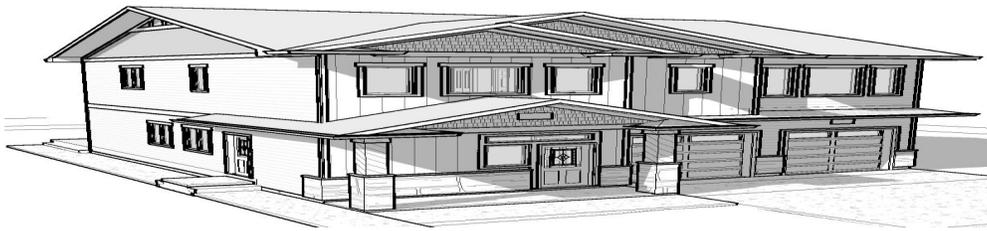
2024	2025	2026	2027	2028	2029	2030	2031
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ROADS & GROUNDS



Slow down!



BUILDINGS & ARCHITECTURE

Buildings #5 #6 #'s 33 to 36 and the clubhouse are to be painted this year. We do not have a set timeframe, it will be in the coming 2026 budget. PLEASE— Do Not interrupt the painters! If you have questions please call the HOA. Thank You!

If you live on Cabbage, Thicket or Remus and have a building behind you, please be **mindful** if you have a back spotlight. **Don't leave it on all night!**

PLEASE - DO NOT HAVE ANY WORK DONE ON THE BUILDING WITHOUT HOA APPROVAL. YOU ARE RESPONSIBLE FOR ANY DAMAGE CAUSED BY WORKMANSHIP. Please look on the Briar Patch website to find, architectural and landscape modification forms. A form **MUST be SUBMITTED** and when completed can be left in our Clubhouse mailbox (wall units). As always you can send questions to directors via the website.

PLEASE DO NOT ! Come to a board member's home!

Thank you!

2. Bylaws

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

Bylaw Review

11. The owner of each lot shall make arrangements for their own **garbage and refuse containers** to be put out to the curb and taken away from the areas in front of the house or garage.

Cans or containers shall not be placed in front of the house or in front of the garage or in the front of any Lot or parcel except on regular collection days and after sunset on the day before regular collections of trash, garbage. Rubbish and recyclable material, as may be provided by any sanitary service unit. Homeowners must remove empty **containers** from areas in front of the house or garage within 36 hours on the same day as the contents of the **containers** were collected by the sanitary service unit and **containers** must be stored out of sight.

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,

<https://www.briarpatchnpr.com/> or call 727-808-2101 and leave a message.

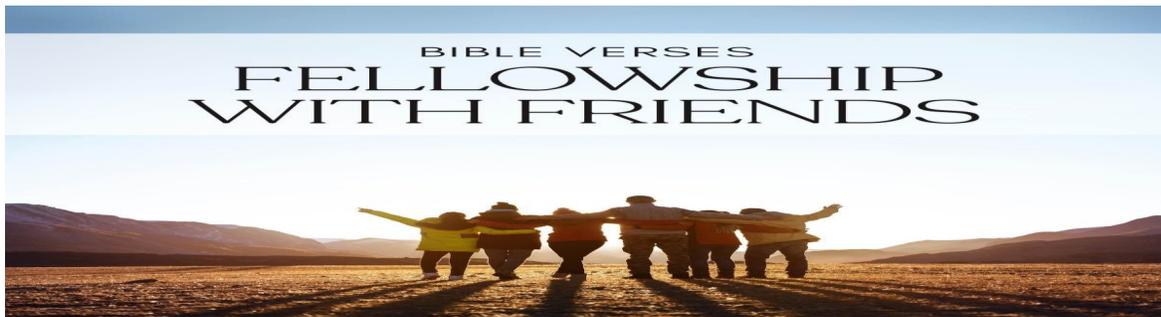


Hello Briar Patch Community,

- ◆ **Clubhouse Game Night – Bunco** – February 4, 2026, 6:30PM at the clubhouse. Donna Forester has graciously volunteered to teach those of us who do not know how to play this game. Please bring \$5 as it will go towards prizes.

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 invite you to come join us! This group will gather on the 2nd and 4th Wednesday of each month from 2-3:30PM. **The next classes will be on Wednesday, February 11th, and February 25th.** If you have any questions please contact the group facilitator, Marguerite Isaac at 813-953-6344 or you can email briarpatchnpr@yahoo.com
- ◆ **Paint & Sip** – will resume in April.





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




**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 February 2026

The Patch Corner

Charleston South Carolina – Garden City



We are headed to Charleston, South Carolina. It has a nickname Garden City because of the beautiful landscapes and commitment to preserving green spaces. Charleston is located between Mt. Pleasant and Sullivan's Island. On the south it is bordered by the Savannah River and on the west the Appalachian Mountains and on the east the Atlantic Ocean. Let's take a tour of this unusual city. <https://youtu.be/UPkSBXzC4MA> Truly a beautiful city!

Next stop is the Charleston Museum which is one of the oldest museums in the country. As we enter, we will see artifacts and displays behind glass compartments along a long hallway that gives us an idea of what early Charleston might have been like. We see pictures of rice plantations that provided a lot of Charleston's income, statues of huge mammals, and many artifacts that take us to Charleston's past. Very enjoyable exploration of the museum. Now it's time to eat. The Oak Steakhouse in downtown Charleston is said to have good food. Let's try their steak dinner. That was delicious! Now on to see more of Charleston's attractive sites.



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BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner

History of Charleston, SC: Charleston was named after King Charles I. It was at first Charles Towne, and the name was changed to Charleston in 1782. The Kiawah Indian tribe lived in Charleston when the settlers came. There were other tribes there also. The Kiawah helped the settlers. They began to diminish because they had no immunity to the diseases of the settlers. The ones remaining left Charleston and settled on Kiawah Island.

Fun Facts About Charleston: Charleston is known for its Rainbow houses. It has the nations oldest museum. Charleston's single houses have doors on the side not facing the street. The pineapple is a symbol of hospitality in Charleston. Charleston and Barbados are almost identical in layout.



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See you on our next virtual journey!

Rachel James