



## HAPPY NEW YEAR !! TO ALL

I hope everyone had a great Christmas! Once again 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. After arborist inspection and recommendation, we removed 2 dying trees.

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 siding in need of replacement. In 2024 we replaced clubhouse windows, hvac and pool heat pump. **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 2045 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 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;

Happy New Year everyone. I want to thank all our Board Members who have worked so diligently this past year to keep this community running smoothly. 2025 Has gone by way too fast. 9 homes sold this past year and there are still around 8 more homes for sale so far.

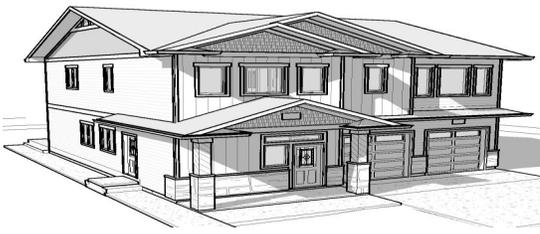
Members that pay their HOA fees with Coupons and send in a paper check need to be sure to send their payments a week to 10 days prior to the 1st of the month to avoid getting a \$ 20.00 late fee for being later than the 5th of the month when Truist bank receives their checks. Those using Bill Pay need to do the same if their bank does not utilize electronic payments. If your bank generates a paper check, you are responsible for making sure they send it out a week to 10 prior to the 1st of the month.

Before the 10th of this month, 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*



## **BUILDINGS & ARCHITECTURE**

### **Things to be aware of:**

**BriarPatch is a 55 + Home Owners Association governed community.**

**Home Owners must be aware of the bylaws BEFORE taking action.**

**A violation of the Bylaws puts the HO in a position of liability.**

**There are NO changes to be made to the exterior of the building or the roof.**

**Any needed changes require an Architectural Modification Request Form.**

**(needed change = windows, doors or skylight, roofs are under warranty meaning GAF states who can work on our roofs)**

**A receptacle must be used when leaving your trash out for pickup.**

**Please re-read the bylaws and deed restrictions**

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

***BEST WISHES TO EVERYONE FOR A  
GREAT NEW YEAR!***



**Hello Briar Patch Community,**

Thank you so much to all who helped make the Holiday party a success!

A special Thank you to the following individuals:

To everyone who helped set up and clean up for the holiday party.

Lillian Gonzalez, for donating the tablecloths and wine for paint & sip.

Maryann Murray & her daughter, for wrapping all the door prizes, donating door prizes, and taking me to pick up the food.

Donna Ahlf, for donating the water and door prizes.

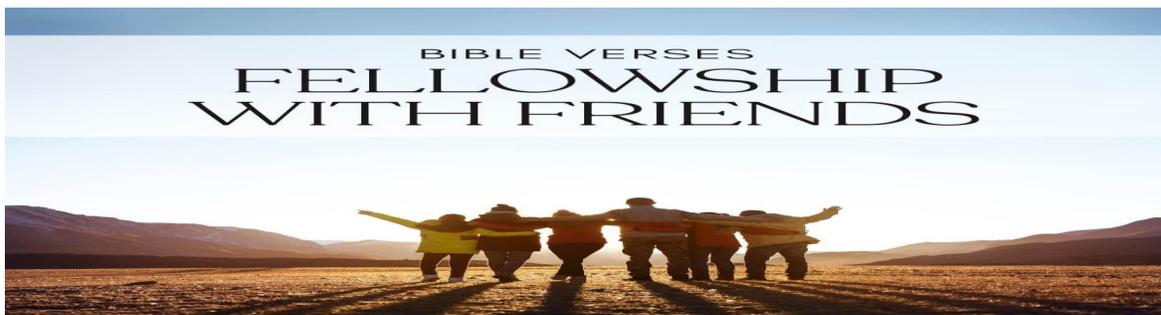
Karen Adams, for donating gift bags and door prizes.

**Thank you so much for a wonderful 2025 year filled with fun and excitement! Wishing everyone a happy and healthy New Year!**

**No January Clubhouse Game Nights.**

**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 4<sup>th</sup> Wednesday of each month from 2-3:30PM. **Our next class will be on Wednesday, January 14<sup>th</sup>, and January 28<sup>th</sup>.** If you have any questions please contact the group facilitator, Marguerite Isaac at 813-953-6344 or you can email [briarpatchnpr@yahoo.com](mailto:briarpatchnpr@yahoo.com).





- ♦ **Paint & Sip** - Thursday, January 22<sup>nd</sup> from 6 PM to 8PM. 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](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**



  
**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 January 2026***

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

#### **Micanopy Florida - The Town That Time Forgot**



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We are on our way to Micanopy, a small town in Florida where people sit on their sun-drenched porches and watch cars pass by. Imagine sitting on the porch at this house in Micanopy, peacefully passing the time while chatting with friends and drinking a glass of refreshing iced sweet tea!

Micanopy is located in North — Central Florida between Ocala and Gainesville where the live oaks stretch their arms wide like a canopy and Spanish Moss sways like it's keeping time with memories. This place is called Micanopy. It's the kind of town that doesn't rush for anybody.



**History of Micanopy:** Micanopy was settled back in the early 1820s, making it one of the oldest inland towns in Florida. The first American settlement in the U.S. ( St. Augustine is the oldest Spanish built settlement in the U.S.) It's named after Chief Micanopy, a respected Seminole leader, and you can still feel that deep history under your feet when you walk down Chokolka Boulevard. The streets are quiet, the buildings low and proud, and nothing's been polished so much that it's forgotten who it used to be.



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

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

The old houses, some of them from before the Civil War—stand holding onto the past and are full of stories of past lives. The Herlong Mansion, with its wide porch and graceful columns, looks like it's been waiting a hundred years just for you to notice it. Let's take a tour of this quaint memorable town. [https://youtu.be/H7FelJDo\\_Ok](https://youtu.be/H7FelJDo_Ok)

Micanopy food is simple and made with care. You'll find cozy cafés serving up Southern comfort: flaky biscuits, rich soups, fresh sandwiches, and sweet tea poured like it ought to be. Folks don't rush you out the door. They expect you to sit, chew slow, and maybe talk about the weather or what the town looked like "back when."

The land itself—lakes, wetlands, and old Florida wilderness—wraps around the town like a quilt passed down through generations. Nature hasn't been pushed out; it's been invited to stay. The food there is deliciously cooked with southern hospitality... It's time for a meal now. Let's go to Pearl Country Store and Barbeque eatery! Choose your Barbeque meat and don't forget some veggies! That was delicious!!



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Micanopy doesn't shout its charm. It hums it. And if you listen close enough, you just might feel your shoulders drop and your heart remember how to rest.



***BRIAR PATCH NEWSLETTER Continuation:***

## ***The Patch Corner***

### **Three Fun Facts About Micanopy**

Hollywood noticed Micanopy — scenes from movies like Doc Hollywood were filmed right in town. / The town has no traffic lights, and people there are mighty proud of that. They have stop signs and blinking yellow lights at a few intersections. / Micanopy sits near Paynes Prairie, where wild bison and horses still roam, just like the old days in Florida.

Credits to: ourretiredlife / creativecommons.com

See you on our next trip!

***Rachel James***