



PRESIDENTS MESSAGE

July 2026

Dear Neighbors Goodbye Spring and Welcome Summer!!!



We held an interim (emergency) board meeting to review landscaping proposals. Although our current contract runs through 2028. We are performing our due diligence by getting multiple quotes as per bylaws. We will determine if we need to change vendors. If you, the HOMEOWNERS have an opinion please send an email to us with your comment at: Briarpatchnpr@yahoo.com

Many thanks to all who volunteer their time, sweat and elbow grease on behalf of the community. **THANK YOU !!!!!** We have received a proposal to complete our list of building repairs. We will be working with ECC Exteriors to replace failing siding. They use LP Smart-Side siding and Trim, a product with a 50 year warranty. We hope to complete as many repair jobs as budget allows. Their pricing presents a minimum fifty percent discount so we will be on budget.

Homeowners on CABBAGE Lane, be aware the view will change this year. The very large trees on the Cabbage/Trouble Creek berm are dead or dying. This was certified near the end of last year by the city arborist. We chose to space out their removal due to the cost. We removed the most dangerous tree first and will get the rest this year. Date TBD. We will need to replace those trees and will seek professional recommendations.

Please take note your Porch is not a storage unit. If you have boxes, equipment or other large items on your porch, please remove it and store it somewhere else. If you have holiday decorations, lights or hanging pots on the façade of your home or garage they must be removed. You can keep lights and hanging pots on the interior of your porch but not on the outside façade. Holiday decorations must be removed in a reasonable time after the holiday. (**reasonable time 2-3 weeks**).





PRESIDENTS MESSAGE

Continuation

Dear ESA dog owners, as per our CCR's please send confidentially the required paperwork to the HOA Secretary. (b) **All ESA and Service dog owners must submit a certificate from their LOCAL physician or a licensed clinical therapist, who is familiar with their health issue, to Briar Patch HOA yearly starting in Jan. 2025.**

HOA PROPERTY, a while ago I mentioned that folks should notify the BOD if there is an issue with HOA equipment and property. Such as pool locks, doors, pump housing pool lift, bathroom, fans, \street signs, fences etc. etc.. I mention this because someone trying to do good, jammed the pool lifter down to the tiles. The actuator is an electronic hydraulic unit. When forced up or down it breaks and it costs \$1800 to replace. We replaced some parts on the lifter but unable to get the actuator to move up/down as it was jammed into the floor. *If you DO NOT know how something works and it doesn't belong to you, don't touch it!*

GOOD NEWS!

You ever need a Notary Public ?? Well we have our own!! Ms. Debbie Farlekas has agreed to perform Notarization upon request for the BriarPatch Community. (ONLY) We the HOA agreed to pay her fees to the state and she agreed to provide notary services to the HOA and our members.

If you need a Notary Public, you must give a 24 hour notice minimum.

You must either send an email to: Briarpatchnpr@yahoo.com or call 727-808-2101

Leave a message that you need notary service include your Name, Telephone number and Debbie will get back to you as soon as possible. Debbie will call you and set a time for you all to meet at the Clubhouse. *Thank you Debbie !!!!!*

Thank you!

Greg Davis President BOD

BriarPatch HOA Inc.

ADMINISTRATION



Hello Briar Patch Community;

I hope everyone has a great 4th of July.

I've had a couple of members cancel their auto pay with Truist Bank. Please inform me of this so I can take you off of autopay on my side of the automatic payment list to the bank. When they still have you on the Briar Patch list and it doesn't go through, the bank charges us an NSF fee, which I in turn will have to charge you for. Please, if you want to cancel this service, either go through me to do it so I can be aware of it and cancel it on my side, or at least inform me that you have done so before the bank tries to pull it from your bank. One department does not inform the other department of any change. Kind of like the left hand doesn't know what the right hand is doing. Thank you in advance.

There are still a few members who have not sent in their Renewal Declaration page for their home insurance. This is required as per our Deed Restrictions every year upon renewal. Maryann Murry is the members that have not helped me with phone calls to submitted their renewals. Thank you Maryann.

Thank You!

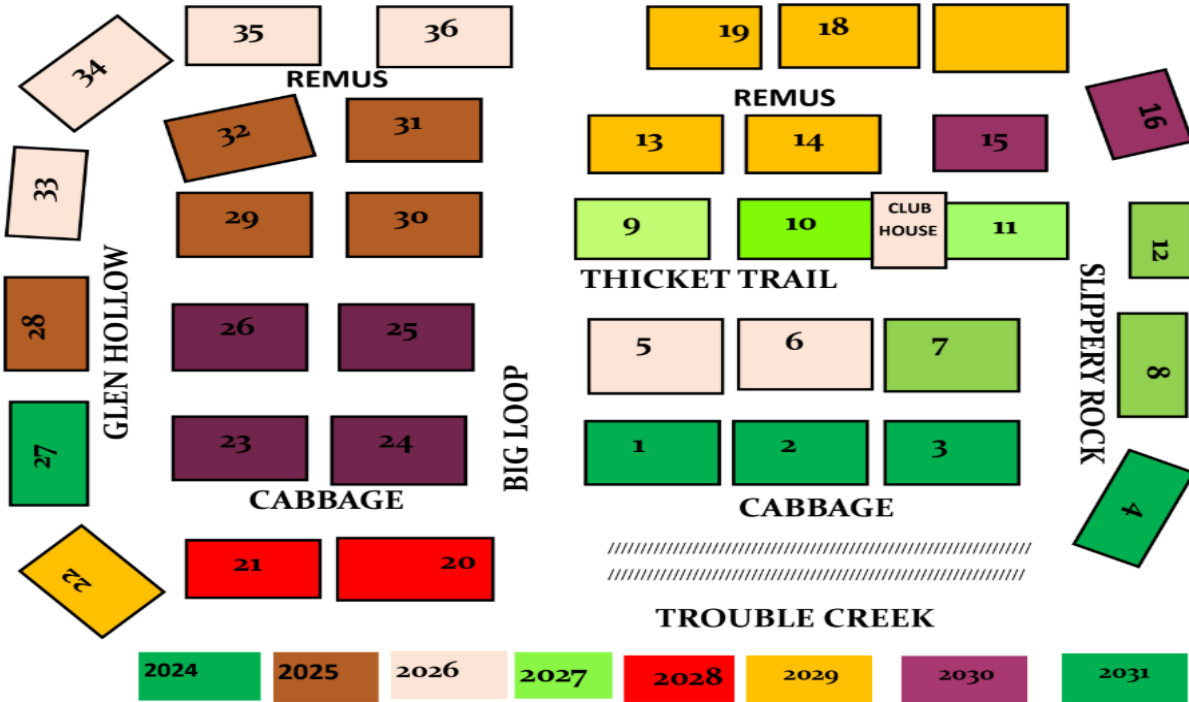
Each homeowner is required to purchase HO3 insurance covering their residence. Their insurance Declarations page stating their name and address and policy dates of coverage, must be submitted to Briar Patch HOA, and also upon each subsequent renewal of their insurance coverage, within 30 days of procurement.

Sincerely,

Marie Lawrence

Secretary

PAINT SCHEDULE





ROADS & GROUNDS

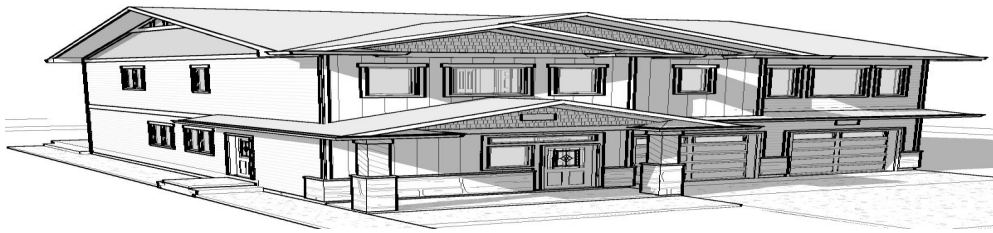
Hello Briar Patch Community,

Some house keeping in June. All our signage has been either cleaned or replaced. A few of the parking bunnies hopped away and new ones took their place. The posts holding signs are all now same color as your home. The driveway/sidewalk power washing was/is going great! Thanks to Gregory Williams for giving us a Briar Patch discount. Irrigation has had a few issues, however when reported our grounds crew will do repairs. The watering ban surely doesn't help. The good news is, as we all know, rainy season can be intense. A few owners have re-sodded as some lawns had no hope. The HOA has been pleased with Kevin Rogers landscaping installing St. Augustine at a fair rate. Enjoy your summer and use your sun screen.



Frank Ferreri

Director of Roads and Grounds



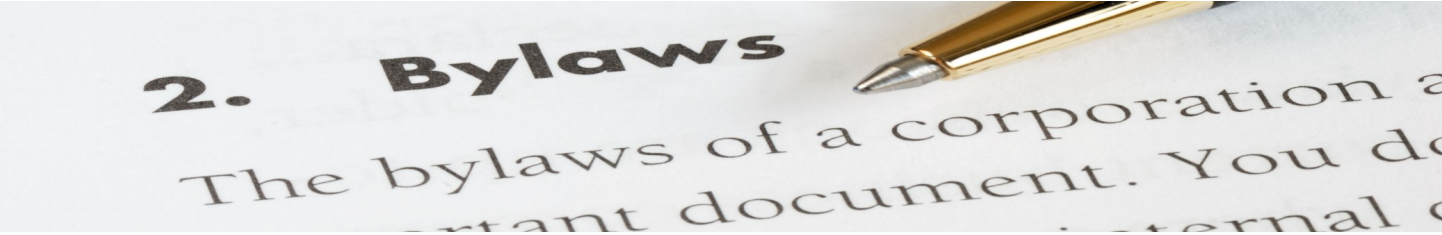
BUILDINGS & ARCHITECTURE

Greetings neighbors of Briar Patch,

I would like to take this time to apologize to you with your work request it hasn't been easy trying to find a company that is reasonable with the jobs that are needed. Some jobs are small and some need to be prioritized; thank you for your patience. Also please remember June is the start of Hurricane season and with that said please make sure you are stocked up on flashlights, batteries and if you have a propane grill maybe now would be a good time to get a full tank . For those who like to track the weather you can always go on YouTube and search Mr. Weatherman or National Hurricane Center. Also, please respect your neighbors front lawn especially if they have a sign that says keep off grass. Have a great summer.

Victor Oliveras

Director of Buildings



2. Bylaws

The bylaws of a corporation a
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Bylaw Review

18. The front porch of each residence is part of the residence and is there for the use and enjoyment of the property owner. Certain modifications, such as storm doors, white only, and porch flooring are changes that require approval by the Association's Board Directors. Where the homeowner has installed Board of Directors' approved storm or screen door, the main entry door for the purpose of these Deed restrictions, shall be considered as part of the interior of the residence and not subject to any approval of the Board of Directors, with the exception that the exterior surface shall be white. The Association's Board of directors shall have the authority to create written rules governing modifications of the front porch, and written rules governing screen doors and storm doors.

16. The owner of each Lot shall keep their garage **doors closed** when they are not being used for ingress or egress. Exceptions to the Restriction shall permit doors to be open up to twelve (12) inches to allow for proper ventilation and shall permit garage doors to be fully open when the owners are working on projects within the garage.

13. The owner of each lot shall keep the grounds **free of all refuse and equipment**.

4.(a) Unless required by law, absolutely no dogs or visiting dogs of any kind shall be kept on any portion of a Lot, the common area, or any other area in Briar Patch Unit One or Briar Patch Unit Two. No other animals shall be kept on a Lot in Briar Patch Unit One or Briar Patch Unit Two, except that one household cat or two usual household birds may be kept, provided they are kept within the interior portion of the residence. Each dog owner shall control his or her dog on a leash when the dog is in Briar Patch Unit One or Briar Patch Unit Two, except when the dog is confined to the residence in Briar Patch Unit One and Briar Patch Unit Two. Each dog owner shall pick up the feces of his or her dog immediately and dispose of such feces in a sanitary manner promptly. Dogs must be kept on owner's property. Dogs must be walked on leash in the street on their way to Trouble Creak and must NOT do their business on anyone else's property or common grounds. Owner's of dogs many NOT leave their animals tied up alone outside. (b) **All ESA and Service dog owners must submit a certificate from their local physician or a licensed clinical therapist, who is familiar with their health issue, to Briar Patch HOA yearly starting in Jan. 2025.**



Hello Briar Patch Community,

Thank you to all who stepped up to volunteer to help with the bathrooms, clubhouse, and hosting game nights!



Clubhouse Game Night

- ♦ BINGO - Tuesday, July 14th hosted by Fred Roth, 6:30PM. Please bring your quarters.

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

Christian Study & Fellowship Group - no classes until October

Paint & Sip – Come and explore your creativity and try your hand at rock painting on Thursday, July 30th from 6 to 8 PM at the Clubhouse. Enjoy a glass of wine! Bring your wine glass. There will be white and red wine. Limited to 10 people.

There is a \$10 charge for residents and \$20 for non-residents. If you are going to attend, please send email to briarpatchnpr@yahoo.com

Fellowship Music Band Practice – Residents are invited to gather to listen to fellowship music practice on the following Wednesday's July 8th and July 29th. If you have any questions, please send an email to: briarpatchnpr@yahoo.com or call (727) 808-2101.





Reminders:

- ♦ Bathroom lights are automatic sensor lights no need to touch switch.
- ♦ 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.
- ♦ 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 your Briar Patch homeowners directory.

Thank you all for your help and support!

Regards,

Diolinda (Linda) Gonzalez, Clubhouse Director



MANY MANY THANKS TO THE POOL COMMITTEE!!!!

This team checks the pool daily as mandated by the state. They check the Ph, alkalinity, water level, blow off the deck, clean loungers and water plants. **We can always use more help. Thank you all for everything you do!!**

The chairs are out for re-strapping. It takes the factory about 3-4 weeks to complete the process. When the first set comes back the next 8 chairs will be sent to the factory.

The pool itself has been functioning well, the water is clean and clear. Don't drink it!

We replaced some of the dying shrubbery and a Robellini palm. There is a tall palm in front of the clubhouse that has a large hole at the top. We will need an arborist to inspect it and the other shrubbery at the pool.





Please send recommendations you would like to share with your Briar Patch neighbors to www.briarpatchnpr.com or post/share on the clubhouse bulletin board.

Kevin Rogers Landscaping Services - 727-326-3024

A+ Lawn and Pest Control – Dan 727-378-4841

My Mattress Loft in Spring Hill – 352-403-2571 Great quality mattresses for a great price.

Marie Lawrence - 🏠 **Nextdoor** - it is an email that connects the surrounding neighborhood. People are always letting you know who they recommend and who they do not recommend.

David Vangsness - handyman 727-342-9990

Phillip Geraci - Brightway Insurance – 727-478-3080. He received a great deal on home insurance.

Gregory Williams – driveway pressure washing at a reasonable price. Phone number (407) 492-6287.

Trademark Garage Floors – Kevin Sweet –727-365-5953 – Great quality floors, friendly and timely service, removed the mole, sealed the cracks, helped moved items out and back in garage. The floor is very low maintenance.

Meadow Dog Park, Larch Lane and Meadowbrook Lane, New Port Richey is a newly renovated neighborhood park which features a gated off-leash dog park. It also has walking trail, playground, basketball court, and a pickleball court.

Help Needed

Please help us keep Briar Patch litter free. If you see any garbage or tree branches around your home or in common areas, please pick it up and throw it out. Thank you!



Bathrooms

Reminders:

Bathroom lights are automatic sensor lights no need to touch switch.

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 July 2026

The Patch Corner

Iceland – The Land of Fire and Ice



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We are headed to the land of fire and ice. This nickname is given to Iceland because its active volcanoes and glacier help shape the country. We can even visit volcanoes that were recently active. There are no land borders to enter Iceland, so we must enter by land or ship. The main cruise port is Reykjavik. It is near the town center so we can do some exploring on foot. From Reykjavik we can visit Heimaey, the largest island off the Iceland coast. Iceland's beauty lies in its untamed landscapes where fire and ice coexist. As we watch a video of historical island we will see that beauty. Let's take a memory tour of Iceland with the famous Rick Steves.

https://youtu.be/jpQMILUBtbQ?si=e47BdimFM_IYgD4E That was a beautiful tour with memories for those from the Iceland!

History of Iceland:

Icelandic literature takes us to a past life in a faraway place and in a different world. Its sagas tell us of the way of life of families who lived there. When Iceland was discovered, the Vikings were looking for new land and discovered Iceland as a home. Their families built their dreams there. Legend also has it that a Norwegian man called Floki went to Iceland with three sheep for his food supply.



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner

He eventually named the island Iceland because of the glaciers. He did not settle permanently but his arriving in Iceland was important to the history of the land. The story of his life is told as part of the history of the land. The first Viking that arrived in Iceland was named Ingolf Am- arson. He is looked at as the first permanent settler. Ingolf chose a place near where he and his men had thrown the statues of their gods into the sea. Marking their home area. Other Vikings came and Iceland began to grow. In 1944 it became independent.

According to Kids National Geographic website Some of the first settlers were Irish religious people who wanted to live a simple life. So, we see settlers to Iceland from three different lands. Some of these settlers stayed and this added diversity to the country.

In the past Iceland was part of Norway and then later was ruled by Denmark for more than 500 years, but as stated, the country became an independent republic in 1944. Its people then had their own country and land.

Fun Facts About Iceland: there are no mosquitos in Iceland / Sheep roam free in the summer / Iceland has the cleanest tap water in the world / The Aurora Borealis can be seen in Iceland's night sky in the wintertime.

Finding a good meal in Iceland is not hard to do. A restaurant with good food is found in Rey- kjavik. This is a restaurant that has vegetarian meals, seafood and other delicious entrees. The name of the restaurant is Brut. Come on let's go there.



Credit to: globhistory.org / guide to Iceland / creative commons
I hope you enjoyed Iceland. See you on the next Journey.

Rachel James