



PRESIDENTS MESSAGE

August 2026

Dear Neighbors, Summer and Rain storms are here!!!



I hope every one is having a good start to the summer season. We were not able to celebrate Memorial Day, we had too many folks under the weather or away on vacay. July 4th we would have all burned up or melted! We will plan for a great end of the summer bash for Labor Day! I was recently asked, **why did you join the HOA board?** I didn't really want to answer, I thought I might say the wrong thing. Herein I am going to tell all and say the wrong thing! :)

I joined because I have a vested interest in making sure our property values remain stable as the community ages. As we all do! To ensure the corporation known as BriarPatch HOA Inc. is managed appropriately in accordance with the Florida 720 Statutes and all other applicable laws. To ensure we securely manage all finances and vendor relations appropriately. To ensure we are managed with the appropriate needed and written policies and operating procedures. That the HOA BOD know and understand the mission and acts in a Fiduciary manner on behalf of the homeowners. Most importantly to fairly enforce the bylaws **that we all reviewed, understood and signed, that we would live by them.** *Here is where I might run off the rails.* **Everyone read the bylaws and signed that they read them. This is a legal point, you are responsible for following what you read.** Then we get silly stuff and the HOA has to respond it. What are the issues, I want to park on the lawn, I want a red or blue door, I want to have a dog but I don't like your rules. (our rules) I want to have 2 or 3 dogs. I got a fake certification for the need to have an esa. I want to **hide** a visiting dog. I want to store my garbage can out front. I want to put out garbage bags. I want to paste stickers on my garage door. I want to leave my garage door open 24-7. I want to hang Christmas light on my facade all year. Why can't I buy condo insurance? Why do I need to lock the pool gate? Why can't I smoke at the pool? I want to blow up fireworks, I want to use my porch as a storage unit. I want to complain but not help.



PRESIDENTS MESSAGE

Continuation

Then we get complaints about enforcement or the lack thereof. We don't share violation info or enforcement information. We will not be in a catch 22, so the bylaws will be enforced. To mitigate the BOD liability we will need to be sure to expediently notify home owners of violations.

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 \$1052.00 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. It needed to be replaced.

07/25/2026 We received a request, the pool lights and exterior lights are not working. We checked and the **TIMER** was turned OFF! Don't know Who, Don't know Why!!!

If you DO NOT know how something works and it doesn't belong to you, don't touch it! Ask Questions contact the HOA by email or 727-808-2101

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PRESIDENTS MESSAGE

Continuation

Last bit of bad news you don't want to hear! Mr. Victor Oliveras resigned from the HOA BOD. He was unable to work full time and complete HOA duties to his liking. At least he gave the effort! What's your story? We need volunteers!

We need 2 people to sit on the Fining committee

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 Homeowners. (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. Truly appreciated !!

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

You must either send an email to the 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 as soon as possible. Debbie will call you and set a time for you to meet at the Clubhouse. Thank you Debbie !!!!!

Please remember this is done as a KIND benefit to Briarpatch neighbors.

Thank you!

Greg Davis President BOD



ADMINISTRATION



Hello Briar Patch Community;

The summer heat is in full swing.

It has come to my attention that a few members in Briar Patch do not have the proper insurance covering their homes. These homes are Villas and Townhouses, NOT Condos. **They require HO₃ insurance not HO₆.** Condo insurance only covers the inside walls of your home and all your contents. It does not cover the outside of your home. **If we had a master policy covering all of the homes in here, you would be paying over \$ 400.00 plus per month, not \$ 230.00 per month.** Please be sure that you have the correct coverage for your home. If something were to happen to the outside of your home, like a huge storm damaging your roof or your porch, would you have the funds to cover the damage? The HOA is responsible only for re-roofing your home when it is needed, not to cover any storm damage. Please be sure to correct this if you have a Condo policy. 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 helping me with phone calls to the members that have not submitted their renewals. Thank you Maryann.

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

Thank You!

A decorative graphic consisting of several overlapping, horizontal brushstrokes in various colors including blue, purple, pink, orange, and yellow, creating a vibrant, abstract background for the 'Thank You!' text.



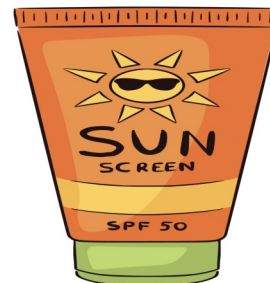
ROADS & GROUNDS

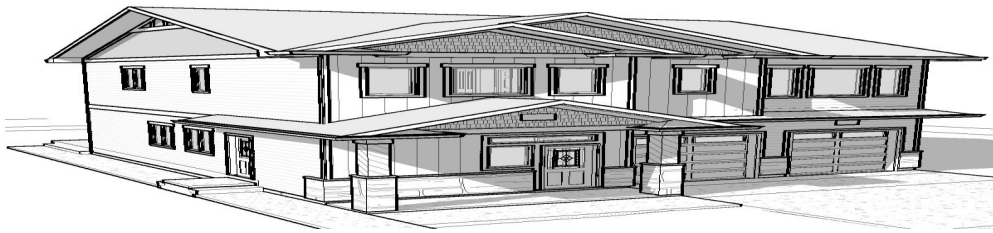
Hello Briar Patch Community,

You may have noticed a new crew doing lawns. After 16 years, Cutters Greenscapes is no longer our lawn maintenance provider. We thank them for years of service. On that note as a reminder, our documents specify “basic lawn care”. “All other maintenance requirements are the responsibility of the homeowner”. Appears the rains have started. According to WFLA meteorologist Pasco is 12 inches below normal. In view of the severe drought majority of the property fared well. On that note, we are going to contract a new irrigation specialist to get system ready for dry season. Stay cool and use sun-screen.

Frank Ferreri

Director of Roads and Grounds





BUILDINGS & ARCHITECTURE

Greetings neighbors of Briar Patch,

I would like to sincerely thank everyone who placed their trust in me by voting me to serve on our HOA Board as the Director of Buildings. It has truly been an honor to serve our community.

After much thought, I have decided to resign from my position. This was not an easy decision, but balancing a full-time job with the responsibilities of volunteering as a board member has become more than I can reasonably manage.

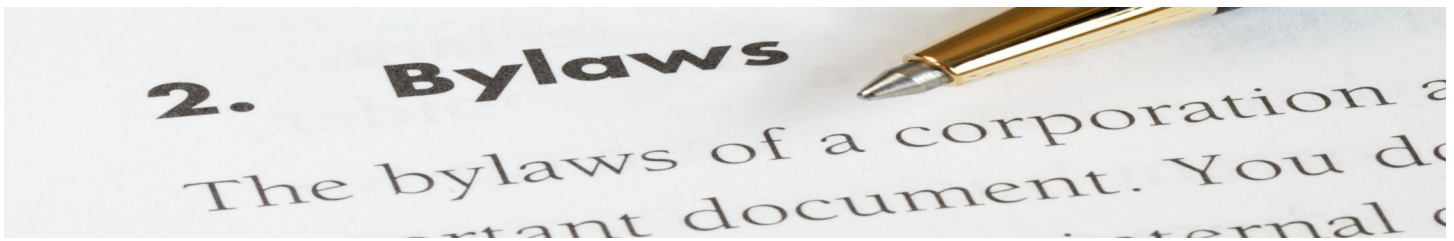
I appreciate the opportunity to have served and hope that my efforts made a positive contribution to our neighborhood. Thank you again for your confidence, support, and understanding. I wish the Board and our community continued success.

We have engaged with a company named **ECC Exteriors**. They will be here soon to start a repair project. They will replace siding on buildings that are most in need of repair. I have asked them to do some of the small jobs first, like porch beam replacements. There are several buildings that need sidewall siding replacement. Their plan is to have all of the work done before the end of September. However they are waiting on permits from NPR.

Congratulations to everyone who replaced their windows recently, I'm sure you are satisfied.

Victor Oliveras

Director of Buildings



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.

29. Maintenance of the deck and the Build-Up Roof System as well as carpeting and railing on open decks on the second floor of the Roost models shall be the responsibility of the homeowner or each such Roost model residence. Briar Patch Homeowners' Association, Inc. shall not be responsible for maintenance or replacement of the Built-Up Roof, deck, carpeting and railing. All roofers employed for the maintenance or replacement of the BuiltUp Roof must be licensed, bonded, and approved by the Homeowners' Association for your protection.

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.



Hello Briar Patch Community,

Thank you to all the volunteers who are helping with the bathrooms, clubhouse, and pool!



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 an acrylic pour on canvas on **Thursday, August 27th 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, August 12th and August 26th**. 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!!!!

The pool lifter had to be repaired, again! The lifter is a battery operated hydraulic mechanism, called an Actuator. The motor moves the piston up and down in a pressurized oil filled tube.

THE TUBE ABSOLUTELY MUST NOT BE PUSHED OR PULLED BY HAND. IT CAN ONLY BE MOVED BY THE HAND CONTROLLER.

We found it jammed into the ground not movable and the Actuator had to be replaced, it cost \$1052.00. The hand controller and control box were also replaced.

If you plan to use it **DO NOT FORCE IT TO DO ANYTHING**. If it does not work change the battery, there is a spare battery on the charger in the clubhouse. If you have questions contact the HOA let us know what you need.

We do have members who need to use and benefit from this device.



BATTERY

LIFT ACTUATOR



HAND CONTROLLER



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.

Billy's Mobile 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 August 2026

The Patch Corner

Cumberland, Maryland – The Queen City of the Allegheny



Well, hey there, everybody! 😊 This month we're packing our bags—without ever leaving our chairs—and taking a beautiful little virtual trip to **Cumberland, Maryland**, nestled in the heart of the Appalachian Mountains. Cumberland is lovingly known as the “**Queen City of the Alleghenies**” because, many years ago, it was one of the largest and most important cities in the Allegheny Mountain region. As we arrive, just imagine those rolling mountains, winding rivers, and fresh mountain air welcoming us. Doesn't that sound peaceful?

Before we explore, let's enjoy a couple of beautiful videos that will make you feel like you're right there.

Take a look: <https://youtu.be/tktd9nWom78> and <https://share.google/irBvfdVkmBykrDaWH>

A City That Honors Its Past

After World War II, the people of Cumberland made a special effort to preserve the city's rich history. Today, you'll find a community that treasures its heritage while continuing to grow and welcome visitors with warmth and pride.



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner



This Photo by Unknown Author is li-

One of the sweetest sights in the springtime is seeing the cherry blossom trees. Blooming in neighborhood yards. Those delicate pink blossoms remind folks that while time keeps moving forward, some of life's simple beauties stay the same, connecting the past with the present.

A Place Rich in Appalachian History:

Long before European settlers arrived, Native American tribes called these mountains and rivers home. The forests provided food, the rivers were full of fish, and the land offered everything they needed to live. Historians believe the area may have been home to members of the Shawnee people.

The city was originally known as **Fort Cumberland**, serving as an important military outpost during the time of young George Washington. Later, after the American Revolution, Cumberland became an important starting point for pioneers traveling west in search of new opportunities. The historic **Cumberland Road** eventually became part of what we now know as **U.S. Route 40**, helping shape America's westward expansion.

Did You Know?

Here are a few fun facts about Cumberland:



The Paramount television drama **Mayor of Kingstown** was filmed in Cumberland.



The area was once home to the Shawnee people.



Cumberland was named after Cumberland, a historic county in England.

This



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner



This Photo-

The Allegheny area in Cumberland was called Mr. Ewart's mountain because of a recluse who lived isolated there in the wilderness.

I sure hope you've enjoyed our little visit to this beautiful mountain town. There's something special about places that honor their history while welcoming folks with open arms.

Thank you for traveling with me today. Until our next adventure, I'll see you on our next trip!
Sources: Wikipedia, AI-assisted research, and historical information about Cumberland, Maryland.

Rachel James