



PRESIDENTS MESSAGE

September 2026



Hello Neighbors, I Hope everyone is surviving the *HEATWAVE* !

I hope every one has been staying cool! We are planning to celebrate Labor Day with a pool party. We will supply sandwiches by *Felice Deli* ! ***There is a sign up sheet at the Clubhouse.*** If you are coming please bring a dish to share and put it on the list to minimize duplicates. **This is planned for SUNDAY SEPTEMBER 6TH.**

Feel free to wear your speedos and thongs!



The HOA continues to move forward with the business of the HOA. We have obtained estimates for service from multiple tree service companies, landscaping companies and plumbers. We do this because the bylaws dictate it and it is good business practice.

GOOD NEWS worth Repeating!

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 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 all to meet at the Clubhouse. **Thank you Debbie !!!!!**

As always we are looking for volunteers, if you have secretarial skills we could use your filing or organizational skills. Thank you!

Greg Davis President BOD BriarPatch HOA Inc.



skills we

ADMINISTRATION



Hello Briar Patch Community;

Hope everyone has a great Labor Day!

To make the sale of a home go smoothly, I would like to ask owners to please inform me of their intention. There are a few things they need to know about the process. The first one is to please inform their agent to go onto our website briarpatchnpr.com and read FAQ's Before the Sale, which is something that they should do also. There is information in there for the seller and the buyer. Second, the agent for the buyer should also be informed to read FAQ's Before the Sale so they can inform their client to follow the instructions for anyone deciding to purchase in Briar Patch community. When the Title company submits an Estoppel and I don't have any information about who the buyer is, I can't submit the Estoppel until I get the information from the person or persons wanting to live in Briar Patch.

Prospective Sellers:

Go to Printable forms. Then click 3rd form " Disclosure Form" and submit to briarpatchnpr@yahoo.com after buyer signs it at closing. Please be sure to give the buyer all keys. The HOA does not have keys to homes or mailboxes. Owners wanting to rent their home must be the Deed Owner of their home for 36 months (3 years) before renting it. Read section 30 & 36 of the Deed Restrictions and follow the instructions.

ADMINISTRATION



Prospective Buyers:

Must download & READ Deed Restrictions & Bylaws. Please note: At least ONE of the BUYERS needs to be 55 or older and no one under 30 may live in the home. All persons who will be residing in the home must be submitted in the paperwork. A person under the age of thirty years may visit the family in residence for a period of up to, but not to exceed two (2) weeks per visit. The family residing on the Lot must be physically present on the Lot and actually residing on the Lot for the duration of each such visit. The single family in resident may host only four such visits per Under-Aged Person per calendar year.

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



ROADS & GROUND

Hello Briar Patch Community,

Big changes ahead!!! This month we **change** landscapers and **Landscape Workshop** takes over for us. They were chosen from 5 other companies. Please give them a **few months** to get things in order. We know all of the hedges and shrubs need trimming and shaping for some. Please be aware that some flowering shrubs will be trimmed and may lose some blooms.

The trees on the berm are coming down soon. We will obtain professional advice and assessment for replacements. The Evergreens there need a height adjustment, they are too tall to trim the tops, without a crane. Hopefully a horticulturist will tell us if we can add more Evergreens to beautify and decrease road noise.

I am placing some pictures in this newsletter of property boundary lines. **If there are trees in your yard, they belong to you. Absolutely for certain, if a branch is touching your roof or siding, it is yours to remove. The roof warranty does not cover Preventable damage.**

If you do NOT want your beds sprayed, please notify the HOA by email or place a note in the clubhouse mailboxes so we can compile a list of those who do NOT want their beds to be sprayed. Also, please make sure you have a DO NOT SPRAY sign in your garden bed. Make sure to provide your name and address.

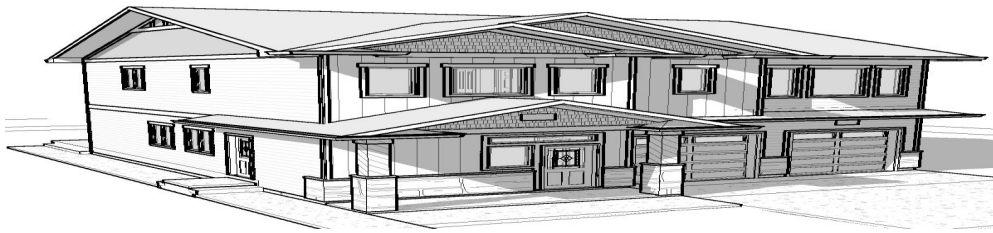
Please make sure that your plants are kept inside of your garden bed, they are not touching the building or roof, as per the bylaws.



ROADS & GROUNDS

Herein is a property map of the Briar Patch community. The green lines denote property boundaries. If you live on the outer boundaries it means that everything inside of the lines is yours. Glenn Hollow you own up to the fence. The wooden fence belongs to Hazeldon Estates across the pond. You can put a fence in front of theirs if you choose to do so. Cabbage Lane 6400 block you own up to the fence, the trees are yours. Everyone else is bordered by a chain link fence you own up to the fence. If there are tree branches extending to your roof they belong to you. **Up for future discussion, will be the pond maintenance.** The neighbor in the back on Big Loop has a nice pond area as do the people in Hazeldon behind Glen Hollow. **Why is Briar Patch maintaining it????**





BUILDINGS & ARCHITECTURE

Greetings neighbors of Briar Patch,

We have engaged with a company named **ECC Exteriors**. They will be starting Tuesday September 1st. Having received permits from the city of NPR to do the requested work. **Once we have a schedule** we will notify you, the homeowner, if needed. We will notify you that you may need to remove items from your wall that could fall off when they are hammering or removing old siding. We will be placing a dumpster and supplies at the pool clubhouse parking.

Congratulations to everyone who replaced their windows recently, I'm sure you are satisfied. If you have had, or you are having your windows replaced, tell the company rep and the installers that you **Expect a PERFECT** caulking and clean up at the end. It should go without saying, but you have to make sure.

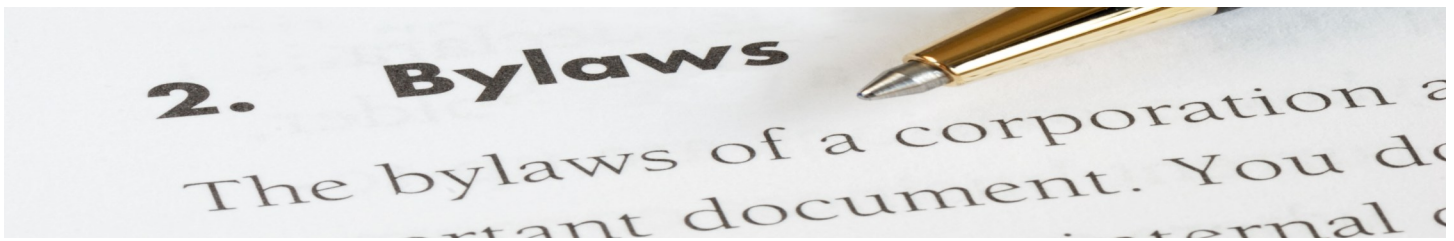
I will obtain paint, white and beige, for all who need touch-ups. Duna Painting will supply the paint for us. **Thanks to Duna Paining!!!!**

You will need to let me know when you need it. Please clean/wash the area that you are going to paint.

By the way, Duna is scheduled to paint buildings 5,6, clubhouse, 33,34,35,and 36 this year.

Please take a look at your driveway and have it pressure washed if needed. You cannot beat the price Mr. Gregory Williams provides at **\$35.00. Keep Briar Patch Beautiful !**

MOST IMPORTANTLY PLEASE GO OUTSIDE OF YOUR HOME AND TAKE A LOOK!LOOK TO SEE THAT TREE BRANCHES ARE NOT TOUCHING OR ENCROACHING ON THE ROOF OR BUILDING. ALSO MAKE SURE YOUR GUTTERS ARE CLEAR.



Bylaw Review

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 Built Up Roof must be licensed, bonded, and approved by the Homeowners' Association for your protection. (TAKE A LOOK!)

h. Provide exterior maintenance to privately owned units within Briar Patch community as follows:

- 1. Provide basic contractual lawn care service**
- 2. Provide contractual fertilizing and spraying of all lawns;**
- 3. Maintain sprinkler system and provide scheduled irrigation to all lawns;**
- 4. Provide roof leak services; (This does not include storm related damage)**
- 5. Replacement of exterior rotten wood siding;**
- 6. Scheduled repainting**
- 7. Scheduled re-roofing;**



Hello Briar Patch Community,

Thank you very much to Donna Ahlf and Ray Gonzalez for helping me cut down all the tree branches from the walkway on Trouble Creek.



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

Labor Day & Farewell to Summer Party - Let us come together to celebrate on Sunday, **September 6th** at 12 PM (pool/clubhouse). We will have sandwiches and water. Please bring a dish (food, side dish, dessert, etc.) and/or your favorite beverage to share with your neighbors. **The sign-up sheet is on the clubhouse bulletin board. Please include your name, phone number, what item(s) you will be bringing (to avoid duplication) and the number of people in your party.**

Art Sale – Come to see beautiful wood burned art from our new neighbor Linda Porter. It will be held at the clubhouse on Saturday, **September 12th** from 11AM to 2PM. Art-work prices are reduced for Briar Patch neighbors. (Cash and credit cards transactions accepted).

Christian Study & Fellowship Group – no classes





Summer Art Sale

WOOD BURNED ART
INVENTORY SALE
AT REDUCED PRICES

SEPT. 12TH
11 AM- 2 PM
@ THE CLUB
HOUSE

LINDAN DESIGNS
BY LINDA PORTER
[HTTPS://LINDANDESIGNS.COM](https://lindandesigns.com)

ADD AN ORIGINAL ART PIECE
TO YOUR DECOR

CASH OR CREDIT CARD ACCEPTED



Fellowship Music Band Practice – Residents are invited to gather to listen to fellowship music practice on the following **Wednesday's, September 16th, and September 30th**. If you have any questions, please send email to briarpatchnpr@yahoo.com or call (727) 808-2101.

Paint & Sip – Come and explore your creativity and try your hand at acrylic painting on **Thursday, September 24th 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 \$5.00 charge for residents and \$10 for non-residents. If you are going to attend, please send email to briarpatchnpr@yahoo.com





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 furniture has been refurbished. The last 8 chairs are presently at the factory being re-strapped. We hope to have the fence painted this summer/fall. The upgraded furniture makes the pool area look better and the loungers & chairs feel better when sitting.





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.

Cornerstone Pros Electrician - 813-949-4445

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.

🏠 **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 Service - 727-342-9990

Brightway Insurance - Daniel Dotter (Agent) – 727-478-3080. Received a great deal on Home Insurance.

Gregory Williams – 407-492-6287 Driveway pressure washing at a reasonable price.

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 September 2026

The Patch Corner

Charleston, West Virginia: Where the Rivers Remember



We are heading to Charleston, West Virginia where we will see the old and new city meet and feel a quiet warm connection to the past. Charleston has a way of keeping its stories tucked down in the hollows, but the rivers remember. Along its borders is the mighty and legendary Shenandoah River. Charleston is nestled in a river valley surrounded by the Allegheny mountains. Lets have a look at its past before we enter the now.

History of Charleston: One of the oldest stories about Charleston belongs to the Native peoples who lived in the Kanawha Valley long before the city had a capitol building, a downtown, or even a proper name. Charleston sits where the Kanawha and Elk Rivers meet, and that water has been drawing people to this valley for thousands of years. Later Native nations, including the Shawnee, were also part of the history of the Kanawha Valley. The river itself carries an Indigenous name, and the region became a place of contact—and conflict—as European settlers moved into the valley. When you walk around Charleston today, remember you're walking through a landscape whose story began long before the city did.

Charleston has a way of keeping its stories tucked along the riverbanks. You must know where to look to hear stories that bring back the past of Charleston. One of the oldest stories here belongs to the Native peoples who lived in the Kanawha Valley long before Charleston had a capitol building, a downtown, or even a proper name.

Charleston sits where the Kanawha and Elk Rivers meet. Long before European settlers arrived, Indigenous peoples lived, hunted, farmed, traveled, and buried their dead throughout the region.



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner

Archaeologists have found evidence of ancient cultures in the Kanawha Valley, including the Adena, whose people constructed enormous ceremonial and burial earthworks. Many of those mounds disappeared as the valley was developed, but a few reminders remain. The Criel Mound in nearby South Charleston is one of the most important survivors. It was constructed more than 2,000 years ago and is one of the largest remaining prehistoric burial mounds in West Virginia. Nineteenth-century archaeologists eventually established that the mound builders were ancestors of American Indians who came after them.

Later Native nations, including the Shawnee, were also part of the history of the Kanawha Valley. The river itself carries an Indigenous name, and the region became a place of contact—When you walk around Charleston today, remember this: you're walking through a landscape whose story began long before the city did. Let's take a tour and see the past and the present meet. <https://youtu.be/mdrf2lYWzpU>

We can visit the West Virginia State Museum, where you can walk through the state's history from distant past times into the modern era. Admission is free, and the museum has 26 Discovery Rooms filled with artifacts, stories, artwork, and audiovisual exhibits. That's a good place to start understanding the Native history of the region because it puts the ancient Kanawha Valley into the larger story of West Virginia.

After all that history, head downtown. Charleston's historic center has that comfortable Appalachian feeling—old buildings, little shops, restaurants, and streets where you can Grab yourself something to eat, take a little rest, and listen to the people around you. Sometimes the best history lesson isn't in a book. It's hearing folks talk about where they're from and what their people have been doing there for generations. The food was good and the history was captivating.



This Photo by Unknown Au-



BRIAR PATCH NEWSLETTER Continuation:

The Patch Corner

Three Fun Facts About Charleston:

1. The Capitol dome is covered in real gold leaf.

The West Virginia State Capitol's magnificent dome is gilded with 23½-karat gold leaf and rises 293 feet.

2. The Kanawha Valley has ancient burial mounds.

The Criel Mound in South Charleston was built more than 2,000 years ago by people of the Adena tradition.

3. You could spend more than a whole day just reading at the State Museum.

The West Virginia State Museum says that if a visitor read every display and watched every documentary, the complete experience would take more than **26 hours**. That's what I call having plenty to talk about at supper!

I hope you enjoyed the visit to Charleston. See you on the next trip!

Rachel James