



BRIAR MEADOW NEWS



Volume 7, Issue 1

January 2007

A MESSAGE FROM THE PRESIDENT

Michelle Bebb, BMHOA President

Happy New Year to our neighbors old and new! All of the members of the Board send a big Thank You to neighbors who have paid their Briar Meadow Association dues. We currently have 100 members. If you have not paid your dues yet, it's not too late! See more about **Membership information** on the back page.

We are in the process of updating our **2007 Neighborhood/Service Directory**. We will be using the information from the membership forms sent in with your dues. If any of the information has changed, please notify us of the changes using the form below. Also, if you have a home improvement/home repair referral that you would like to share with your neighbors, please submit the contact name and phone number on the same form. Lastly, if you want to include your child as a neighborhood babysitter, that information can be included in the Directory as well. Send or email the above information to Teresa Dyson by February 28. If you are interested in placing an ad in the **Service Directory**, please contact Michelle Bebb @ (972) 618-4178 or Thebebbs@aol.com. Prices for ads are listed on the following page.

Please take time to read all of the articles in this newsletter. It is a great way for you to learn what is going on in your neighborhood, understand how your dues are being spent, and become educated on a variety of topics. The **Beautification Committee** recently awarded the **Yard of the Quarter** to a beautiful home in our lovely neighborhood. Check the article and see who the new winner is! Elections for the 2007 / 2008 BMHOA Board will be held in early June. Please give serious thought to getting involved in the BMHOA. Serving on the Board requires no prior experience, a minimal amount of time, is a lot of fun, and keeps you involved with your neighbors.

This is a great neighborhood filled with many wonderful people. Spring will be here soon, and many of you will be out working in your yards or walking along the streets. Stop for a moment, introduce yourself, and get to know more of your neighbors. Briar Meadow consists of an excellent mix of many interesting people!

Best Wishes for a prosperous 2007!

BRIAR MEADOW DIRECTORY INFORMATION FORM

MY PERSONAL INFORMATION HAS CHANGED TO:

Name: _____

Address: _____

Phone: _____ E-Mail: _____

HOME IMPROVEMENT/REPAIR REFERRAL:

Business Name: _____

Business Phone: _____

LIST MY CHILD AS A BABYSITTER IN THE DIRECTORY:

Babysitter Name: _____ Age: _____

Babysitter Phone: _____

Deliver to: Teresa Dyson ~ 3824 Nash Lane ~ (972) 491-1094 ~ E-Mail: teresa.dyson@verizon.net

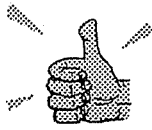
TREASURER'S REPORT



Lloyd Sartor, BMHOA Treasurer



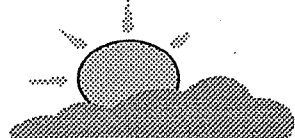
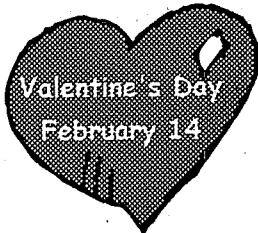
It has been an uneventful year so far financially. Our current membership is at 99 families, just short of our goal of 106 families. However, we have not had any unexpected, unbudgeted expenses, and have contained our planned expenses. We are currently \$1,000 in the black with respect to our financial plan.



With a balance of \$9,353 in our operating account, remaining planned expenses of \$6,054, and hopefully an absence of unplanned expenses, the BMHOA is positioned well to finish the year under budget!

Skaggs Elementary  Rice Middle  Jasper High  Plano Senior High 

PISD Spring Break ~ March 5 ~ 9



Daylight Savings Time Begins March 11

Briar Meadow Homeowners:

I wanted to let you know that we have Coyotes living in our neighborhood right now. We have seen them three times in the last four days (Jan19-22). There are two; one is grey, and the other is more brown. After our first sighting, I called animal control to have the Coyotes relocated, but they leave all wild animals alone. (He said the Coyotes will help control the rabbit and possum population.) I was told they are docile animals and should leave you alone. They will wander up to yards, but shouldn't bother people. If you feel you need to scare them away, you can yell at them or make loud noises. I was getting my mail one day and had our puppy in the front yard. I was heading up the yard to play with the puppy and saw a Coyote. When he spotted us, he began trotting towards us. I yelled and he hesitated for a moment, but then continued towards us. I made it inside, and the Coyote continued on his way. I would definitely keep small animals inside. Every time the Coyotes have been spotted, they were on the North side of Skyline Drive, towards the West end alley of Nash.

Trisha Johnson

YOUR 2006~07 BMHOA BOARD

President.....**Michelle Bebb**
Vice President.....**Teresa Dyson**
Treasurer.....**Lloyd Sartor**
Secretary.....**Krissy Sartor**
Membership.....**Kathy Keith**
Beautification.....**John Domin**
Crime Watch.....**Diana Elias**
Welcoming.....**Meri Garrett-Perez**

Past President.....**Tony Perez**
Director-At-Large.....**Dawn Dodd**
Director-At-Large.....**Anand Sane**
Director-At-Large.....**Meri Garrett-Perez**
Webmaster.....**Robyne Marks**
Newsletter.....**Linda Domin**
Social.....**OPEN**
Directory.....**OPEN**



LANDSCAPING TIPS for JANUARY/FEBRUARY/MARCH



Weed Control - if you haven't planted a Winter Lawn and you have something green growing in your yard, chances are pretty good it's a weed. Clover and Henbit (with little purple flowers and looks similar to Clover) are very common now, as are Dandelions and Canadian Thistle. It is easier to see these when the lawn is dormant, so you can spot-treat these with any broadleaf weed killer. Keep in mind that you will need to apply this when the temperature is back above 60 degrees, or else the weeds will not absorb the chemicals properly.

Water Your Yard - It is still important to water your yard and landscaping during the winter months; you just don't need to do it as often. Proper moisture in the soil will keep your foundation solid, and also help prevent bushes and shrubs from dying over the winter. Remember to keep following the watering rules as per the Plano Utilities directives.



Mulch - If you haven't done so already, an extra layer of mulch on your flower beds would also be a good idea. As a Plano resident, you can pick up the mulch from the recycling facility very cheaply. The mulch will act as an insulating Layer for your bushes, as well as help to retain moisture in the soil next your house to help prevent foundation damage.

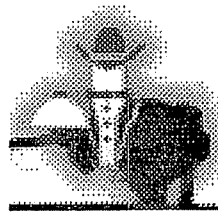
John Domin, Chairman, Beautification Committee



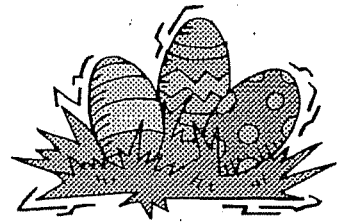
**"Heart of Texas"
Arts & Crafts Show**
Plano Centre
March 23 ~ 25



FIRST DAY
OF
SPRING
MARCH 20



Taste of Plano"
April 2, 2007
5 - 8:30 PM
Plano Centre



**EASTER SUNDAY
APRIL 8**



YARD of the QUARTER

First Quarter 2007

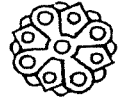
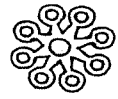
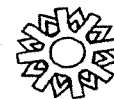
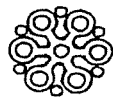
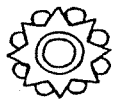
DAVE and KATHY HEGGLAND

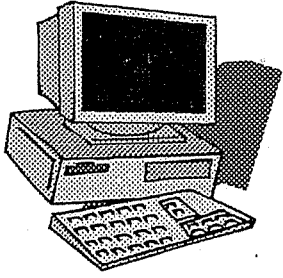
3821 LOWERY WAY

For their efforts in maintaining their yard, Dave and Kathy will receive
a \$50 Gift Certificate to Calloway's Nursery,
and the BMHOA Yard of the Quarter sign for their yard.

The next winner will be chosen in April 2007,
so start sprucing up your yard!

You must be a current member of the BMHOA to be eligible for this award.





Visit the BMHOA website at
www.briar-meadow-plano.com

ADVERTISING COSTS:

Newsletter:

Business Card ~ \$35 // Half Page ~ \$50

Full Page or Insert ~ \$100

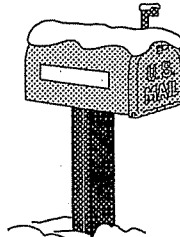
Service Directory:

Business Name/Phone Listing ~ \$50

Business Card ~ \$75



Check out our neighbors at "U-Mail-It" for all of your mailing needs.
Authorized shipping center, fax, notary, business cards, shipping supplies, copies, laminating.
24-hour Mail Boxes, UPS, FedEx, and US Mail



U-Mail-It

2220 Coit Road, Suite 480

(northeast corner at Park Boulevard)

Plano, TX 75075

(972) 758-1144 Fax: (972) 758-1244

Ben and Nancy Sandler

Thank you for providing the BMHOA mailbox!

Controlling Emotions When Buying a Home

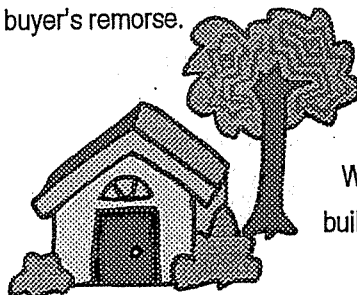
Buying a home is not just a monetary investment; it can also be an emotional experience. While buying a home may mean facing the reality of financial limitations, it can also signify reaching a long-time goal.

As a homebuyer, it is important to keep emotions out of the decision-making process. If you find a home that meets all your needs, discover as much information about it as possible before making an offer. It may appear to be the home of your dreams, but even a gorgeous home can have underlying problems that aren't initially apparent. Or it may be that the home won't suit your family's needs after you've moved in. By that time, however, it will be too late.

To find the right home, without becoming overly emotional, search in a rational manner. Before beginning your search, complete a list of requirements. Determine what type of neighborhood in which you want to live. Then decide what you can afford and what features you and your family need. Decide the distance you are willing to commute to work and what school district you want your child to attend.

Begin your search only after you have completed your list. By taking the time to do some background research, you may reduce the risk of emotional shopping and future buyer's remorse.

**RIGHT IN YOUR
NEIGHBORHOOD**



Meri Garrett-Perez, e-Pro, ABR, M.Ed.

For all your Real Estate needs, call: 214-773-8395

I don't just LIST HOMES, I **SELL** them!

When anyone you know is thinking of selling, buying or building....whether it's commercial or residential....please

call me. I'll be glad to help them!



Property Type: SINGLE FAMILY

Status: SOLD

Address	Bedroom/Bath	Gar/Cpl/TCP	Sq. Feet	Built	List Price	DOM	Sold Date
3816 Lowrey Way	4 / 2	2 / 0 / 0	2,388	1997	\$ 219,900	30	08/04/06
3813 Lowrey Way	4 / 2	2 / 0 / 2	2388	1997	\$ 227,000	28	08/08/06
7205 Ridgemoor Lane	5 / 3	2 / 0 / 2	2694	1996	\$ 232,000	54	09/01/06
3804 Skyline Drive	4 / 3	2 / 0 / 2	2872	1996	\$ 250,000	13	07/28/06
3941 Sunflower Lane	4 / 2.1	2 / 0 / 2	2926	1995	\$ 250,900	43	11/07/06
3833 Lowrey Way	4 / 3.1	2 / 0 / 2	3222	1992	\$ 257,500	63	12/01/06
7013 Ridgemoor Lane	4 / 2	2 / 0 / 2	2416	1996	\$ 259,900	4	08/31/06
3932 Sunflower Lane	4 / 2.1	2 / 0 / 2	3551	1994	\$ 269,000	97	10/31/06
3800 Stoneway Drive	4 / 3.1	2 / 0 / 2	3684	1998	\$ 270,500	18	12/22/06
7417 Ridgemoor Lane	4 / 3	2 / 0 / 2	3725	1994	\$ 279,000	105	01/12/07
3800 Sagewood Court	4 / 3	2 / 0 / 2	2981	1997	\$ 280,000	17	08/10/06
3800 Bow Creek	4 / 3.1	2 / 0 / 2	3078	1993	\$ 299,900	69	08/17/06
3809 Lowrey Way	4 / 3.1	3 / 0 / 3	3541	1994	\$ 309,900	127	01/16/07
3700 Stoneway Drive	4 / 3	3 / 0 / 3	3125	1997	\$ 320,000	16	12/11/06
3820 Skyline Drive	5 / 3.1	3 / 0 / 3	3601	1994	\$ 335,000	1	09/15/06
MINIMUM	4		2388	1992	\$ 219,900	1	
MAXIMUM	5		3725	1998	\$ 335,000	127	
AVERAGE	4		3079	1995	\$ 270,700	46	

These are the properties that have sold in the last 6 months. One property sold for 100% of the sales price in one day. Some other properties were bank owned, Real Estate Owned (REO), Foreclosure or Pre-Foreclosure. Those properties are included in this comprehensive list and can negatively affect the Average Days On Market (DOM) and/or the Sales Price/Price per Square Foot. I am supplying this list to the neighborhood as information only, and you should not infer any property value or make any judgment concerning pricing or selling of your home in regards to this list. Consult a Realtor who is knowledgeable about this area to ensure that the appropriate comparables are utilized and your property is appropriately priced and marketed.



Property Type: SINGLE FAMILY

Status: ACTIVE

Address	Bedroom/Bath	Gar/Cpl/TCP	Sq. Feet	Built	List Price
7109 Ridgemoor Lane	4 / 2	2 / 0 / 2	2384	1996	\$ 203,000
7009 Ridgemoor Lane	4 / 2.1	2 / 0 / 2	2566	1993	\$ 224,900
7304 Ridgemoor Lane	4 / 3.1	2 / 0 / 2	2655	1996	\$ 249,500
3801 Stoneway Drive	4 / 3.1	2 / 0 / 0	3089	1998	\$ 259,000
3916 Sunflower Lane	4 / 3.1	2 / 0 / 2	3509	1995	\$ 299,000
MINIMUM	4		2384	1993	\$ 203,000
MAXIMUM	4		3509	1998	\$ 299,000
AVERAGE	4		2841	1996	\$ 247,080

Fellow Briar Meadow Neighbors ~

The holidays are over and it's a fresh new year.

We're at 99 members, not our goal I fear.

We're still in good standing and our budget is met,

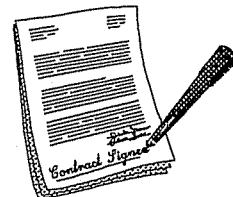
But let me know if there are any "potentials" you need me to get.

As always, your involvement is needed to prevail;

And without all of you, we would certainly fail.

So thank you for helping make Briar Meadow #1.

We hope to continue this fortunate run!



Kathy Keith
Membership Committee
(214) 227-1625

 Listed below are the current members of the BMHOA for fiscal year 2006~07. Many thanks to all of our members for their commitment to the BMHOA, whose participation ensures the continued maintenance of the entrances and common grounds around our neighborhood!

7301 Alandale	3825 Lowrey	7209 Ridgemoor	3709 Skyline	3820 Stoneway
7321 Alandale	3704 Nash	7213 Ridgemoor	3800 Skyline	3828 Stoneway
3804 Bow Creek	3708 Nash	7217 Ridgemoor	3801 Skyline	3832 Stoneway
3805 Bow Creek	3720 Nash	7301 Ridgemoor	3812 Skyline	3800 Sunflower
3808 Bow Creek	3725 Nash	7305 Ridgemoor	3816 Skyline	3808 Sunflower
3809 Bow Creek	3800 Nash	7321 Ridgemoor	3820 Skyline	3812 Sunflower
3816 Bow Creek	3801 Nash	7020 Rochelle	3821 Skyline	3901 Sunflower
3801 Clearwater	3804 Nash	7100 Rochelle	3824 Skyline	3909 Sunflower
3813 Clearwater	3805 Nash	7104 Rochelle	3825 Skyline	3916 Sunflower
3601 Lowrey	3809 Nash	7108 Rochelle	3828 Skyline	3920 Sunflower
3609 Lowrey	3813 Nash	7112 Rochelle	3829 Skyline	3921 Sunflower
3620 Lowrey	3816 Nash	3800 Sagewood	3832 Skyline	3924 Sunflower
3624 Lowrey	3817 Nash	3801 Sagewood	3700 Stoneway	3925 Sunflower
3721 Lowrey	3820 Nash	3804 Sagewood	3701 Stoneway	3928 Sunflower
3729 Lowrey	3821 Nash	3808 Sagewood	3704 Stoneway	3948 Sunflower
3801 Lowrey	3824 Nash	3821 Sagewood	3705 Stoneway	3949 Sunflower
3804 Lowrey	3825 Nash	3701 Skyline	3709 Stoneway	3952 Sunflower
3817 Lowrey	3828 Nash	3704 Skyline	3717 Stoneway	3953 Sunflower
3821 Lowrey	7009 Ridgemoor	3705 Skyline	3725 Stoneway	3956 Sunflower
3824 Lowrey	7105 Ridgemoor	3708 Skyline	3809 Stoneway	

<i>BMHOA ANNUAL MEMBERSHIP ~ 2006 ~ 2007</i>		Include in Neighborhood Directory?
Name:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Phone:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Email:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Please inform me via email of crime watch bulletins and other BMHOA activities.		<input type="checkbox"/> Yes <input type="checkbox"/> No
Volunteering Interests/Comments:		Briar Meadow HOA PMB 128 2220 Coit Road, Suite 480 Plano, TX 75075 www.briar Meadowplano.com
Amount Enclosed: \$ _____ Check # _____		