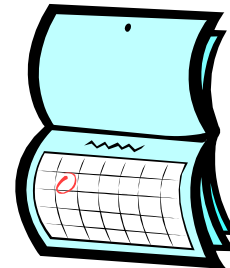


Upcoming Neighborhood Events – Mark your calendar!

Monday, May 3 Annual Membership Drive Kickoff
Tuesday, May 4 7:00 p.m. BMHOA General Meeting & Elections
Sunday, May 16 5:00 p.m. Neighborhood Block Party



ALL ARE INVITED!

Briar Meadow's Neighborhood Block Party

Sunday, May 16th 5:00 - 7:00 p.m.
On Nash Lane

Our Briar Meadow Neighborhood Celebration will include:

- Crime Watch updates
- Fire truck and police squad car
- Moon bounce for the children
- Pot luck dinner / Meet your neighbors



Hot dogs, beverages, tables/chairs and paper goods will be provided. BYOB if desired.

Please bring a side dish to share if you'd like. Suggestions include:
Desserts (cakes, cookies) - families whose street address ends in 0-2
Side Dishes (vegetables, casseroles, salads) - families whose street address ends in 3-6
Appetizers (finger foods, fruit, chips) - families whose street address ends in 7-9.

RSVPs are welcome and appreciated but not required.

To RSVP or to volunteer to assist with the event, please contact Michelle Bebb at 972-618-4178 or thebebbbs@aol.com.

We hope to see you there! Please join us whether you can stay for the entire evening or are just able to drop by!!

Open to all neighborhood residents!

Answers to Your Questions

Below are some questions that have been asked of BMHOA Board Members by residents in Briar Meadow. If you have comments or would like additional information, feel free to contact any Board Member.

Q: How many members have joined the Association for the 2003-2004 year?

A: This year's membership is 92 homes as of April, 2004. Last year's membership was 106 homes as of April, 2003

Q: How many homes are in our neighborhood?

A: There are 243 homes in Briar Meadow.

Q: Why do we need the Homeowner Association?

A: Primarily to maintain our three neighborhood entrances including any necessary repairs. A secondary charter of the Association is to support neighborhood Crime Watch activities.

Q: What doesn't the Homeowner Association mandate?

A: The color of homes in the neighborhood, landscaping, or home improvements. The only neighborhood restrictions are those imposed by the City of Plano building codes. These are enforced by the City and not the Homeowner Association.

Q: What does the Homeowner Association mandate?

A: By law that 90% of the membership dues go directly to the care of the three entrances. The remaining funds are currently used for the annual membership drive, Yard of the Quarter, quarterly newsletter, and membership directory. In the past few years, these operating expenses have fallen well below the allowable 10% level.

Q: What bills are incurred by the Homeowner Association?

A: The primary bills are the monthly expenses to maintain the entrances ~\$810 to PLM for lawn care (mowing, fertilizing, pre and post-emergent, tree and shrub feeding and trimming, insect and disease control, mulch, fire ant control, and seasonal color), and for the water and electricity to serve the sprinklers and their timers. The \$1000-\$1100 per month base maintenance expense is the majority of the budget. The newsletter and membership directory require only minimal funds since the Board members work to get sponsors to offset their production costs. The Association's PO box is donated by a neighborhood resident.

Q: What happens with funds raised through garage sales and Service Directory sponsorship?

A: These additional funds are kept in a separate account that does not have the 90% spending restriction. This account was originally established in 2000 with the proceeds from the first neighborhood garage sale and currently has a balance of just over \$1700. This fund has been used to cover the costs of social events such as the annual Halloween Gathering (approx. \$100/year) and the annual Crime Watch event. Funds are being accumulated in this account for replacement of the dead pear trees on Legacy and for lighting at the entrances. Funds will not be spent on these projects until the Board can ensure that basic maintenance expenses as well as any major repairs can be covered through membership dues.

Q: Why have the dead trees along Legacy in front of Briar Meadow not been replaced?

A: The Association does not have sufficient funds at this time to replace these trees and to still ensure the basic entrance maintenance services and unexpected repairs can be covered.

Q: What are the plans for the beds at the three entrances?

A: Seasonal color is planted in April and October of each year. In the future, it is hoped that the beds can be enhanced to include more native, draught-tolerant plants to reduce water and maintenance requirements and to allow for more dense seasonal color.

Q: What are the areas that the Association must maintain?

A: The Legacy Drive common areas begin from the Verizon building on Legacy and continue down the sidewalk to where the brick wall changes just west of Ridgemoor. This includes the west flowerbeds at Ridgemoor to the fence line and east bed to the utility box. Also included are the turf areas at the Rochelle entrance from Legacy to Lowrey Way (first street). The Sunflower common areas include both the north and south sides from the sidewalk at the street to the change in the brick wall or to property owner's fence line.

Answers to Your Questions (cont.)

Q: When does the Membership & Service Directory come out and what is its purpose?

A: The goals for the annual Membership & Service Directory are to assist in building our neighborhood community and to provide local references through the Services and Babysitting directories. The inclusion of the Service Directory within the Membership Directory also covers the cost of publication. The Directory is intended for distribution in January; the last two editions have been delayed to allow additional members to join and participate.

Q: What is the timeframe for the Association Membership Drive?

A: The membership drive is intended to occur from May through August each year; the Association fiscal year runs July through June. In the last two years, the drive has been extended due to low membership and delays in neighbors joining the Association. This action was necessary to secure sufficient funds to maintain the entrances.

Q: Why was the Neighborhood Night Out crime watch event held in August?

A: The Neighborhood Night Out is an annual nationwide crime awareness and prevention event. The late summer timeframe is beneficial to the northern states although more difficult in Texas. Please refer to <http://www.nationalnightout.org/> for more information. In 2003, Briar Meadow participated in the event on August 3. For 2004, Briar Meadow is holding its annual Crime Watch Block Party on Sunday, May 16 while the weather is still pleasant.

Q: How can I receive the email crime watch alerts?

A: If you wish to receive regular crime watch alerts from the Plano Police Department, send an email to rraghu75@hotmail.com.

Q: What became of the Association website?

A: The Association web site was established by the son of a previous Board member. Responsibility for keeping it up-to-date was passed back to the Association, but the Board is still seeking someone to take over this role.

Q: What is the Yard of the Quarter Award? What is the cost?

A: The Yard of the Quarter (YoQ) award is a quarterly recognition program to express appreciation to neighbors in Briar Meadow who take exceptional care of their yards. The award is a \$50 gift certificate to Calloway's, half of which Calloway's partners with us to provide. The sign is moved to the new winner's home at the beginning of each quarter. The spirit of the award is to encourage and provide recognition for well cared for yards. The recipient of the award must be a member of the Association who has not previously won the award. Some winners have elected to donate the funds back to Briar Meadow.

Q: Can the Yard of the Quarter award become monthly instead of quarterly and can it be awarded per street?

A: There is not sufficient membership at this time to support the requirements of a recognition program per month and per street.

Q: Are the Homeowner Association dues tax deductible?

A: Homeowner Association dues, whether the association is mandatory or voluntary, are not deductible per federal tax regulations.

Q: Why doesn't Briar Meadow have lighting at the entrances? What steps are necessary to get lighting in place at the entrances?

A: Getting entrance lighting requires both initial funds outlay for the infrastructure to support the lighting (wiring projects) as well as on-going costs for electricity and maintenance. Part of the infrastructure is in place at the Sunflower entrance through an earlier neighborhood improvement project. The \$618 raised through the Fall 2003 garage sale is set aside towards this project. The infrastructure and lighting installation projects will cost somewhere between five thousand~ ten thousand dollars to implement at the three entrances. This project will probably be done in stages due to the cost.

Q: How many members must we have in the Association to maintain the Briar Meadow entrances?

A: At least 107 of the 243 households are needed to join the Association to cover the basic expenses to care for the entrances and to make minor repairs. The costs continue to increase for electricity and water as well as for the maintenance services, so more than likely even more members will be required this next fiscal year. In addition, the membership drive will include an "early bird discount" to encourage members to join, but this will require an even larger membership.

Answers to Your Questions (cont.)

Q: What happens if not enough members join and there are insufficient funds to maintain the entrances?

A: The Homeowner Association will be forced to further reduce the level of care provided at the entrances. Steps have already been taken to cover the cost of trimming new bushes by reducing the seasonal color to maintain the same overall fee. Previous projects implemented rain and snow sensors to save water resources. The Yard of the Quarter award could be discontinued; however the cost savings would be only \$100 per year. Special projects, such as replacing the dead trees on Legacy, have purposely not been undertaken to allow additional funds to cover any shortages that may occur with meeting basic maintenance costs.

Q: What is the status of the financial health of the Association?

A: By the start of the 2004-2005 year on July 1, the Association will rely solely on new memberships to fund the entrance care; the “float” acquired in the initial years of the Association has been exhausted. The current yearly expenses of the association total approximately \$14,000. This is the base cost to maintain the three entrances and does not include funding for unexpected major repairs or improvement projects.

Q: What is the worst-case scenario? What happens to the Briar Meadow entrances?

A: In the event the Homeowner Association dissolves, the City of Plano will take over the entrance care. The City will remove the current sprinkler systems and the entrances will get water only when it rains. The City will care for the entrances and mow periodically versus weekly. Flowers, shrubs, and trees will not likely be cared for or replaced if needed.

Q: Why is it worth the effort and funds to maintain the entrances?

A: Entrances distinguish neighborhoods and set the tone for anyone entering the neighborhood, including prospective buyers. While a neighborhood with well-kept entrances conveys pride and prosperity, one with poorly cared for entrances can convey neglect and a less desirable environment within. Homeowners take pride in caring for their homes and that pride extends to their neighborhood. A new resident to the neighborhood recently stated that her family was first attracted to Briar Meadow through the beautiful entrances. She also enquired why the entrances have seemed less well cared for recently. The cause is the lack of funds to devote to the entrances. This new neighbor decided to join the Association and hopes for more flowers next year.

Q: What can and will the Association do if more neighbors join?

A: The answer depends on how many members join and how sustainable the membership level is into the future. The currently viewed priorities are as follows: ensure the current year’s care costs can be met; rework the beds and increase seasonal color; replace the dead trees on Legacy; allocate funds back to a “rainy day fund” to establish a float for basic services for the next year as well as unexpected repairs; add lighting to the entrances; and reduce the membership dues.

Q: Were any repairs needed this year or last?

A: So far in 2003-2004, only minor repairs have been needed for the sprinkler systems and those have been made with available funds including the use of the carryover funds from previous years. Significant repairs were needed in 2002-2003, and the membership at the time was high enough to support the repairs.

Q: Do our sprinklers go off when it rains?

A: No, a Rain Guard is in place at our entrances. The neighborhood also benefits from the City of Plano discount on our water bill for having a Rain Guard in place. This is one of the improvements previously implemented by the Board to be environment friendly, reduce costs, and improve efficiency.

Q: What if I have questions, comments, concerns, and/or suggestions regarding the neighborhood?

A: Please contact any Board member directly to discuss any questions you may have.

Q: I would like to get involved and either serve the neighborhood as a Board member or a committee volunteer. How do I do this?

A: First, thank you for your interest in our neighborhood; it is very much appreciated. The more people that participate, the greater the neighborhood can be. Please contact any Board member to sign up. Our 2004-2005 year is just around the corner and volunteers are needed!

Answers to Your Questions (cont.)

Q: What are the positions in the Homeowner Association?

A: The positions on the Board are as follows:

- **President**
- **Vice President**
- **Treasurer**
- **Secretary**
- **3 Directors at Large**

We also have the:

- **Beautification Committee** – administers ongoing maintenance, repairs and improvements of the three entrances
- **Crime Watch Committee** – coordinates crime watch within the neighborhood as well as with the City of Plano
- **Membership Committee** – conducts the annual membership drive
- **Membership & Service Directory Committee** – solicit participants for the service directory and prepare and distribute the booklet
- **Newsletter Committee** – prepares the quarterly newsletter and distributes to all neighborhood residents
- **School Committee** – keeps the Board up-to-date with school news for the quarterly newsletter
- **Social Committee** – organizes the annual Halloween Gathering, Crime Watch Block Party, garage sale, and other neighborhood activities
- **Website Master** – maintains the BMHOA website
- **Welcome Committee** – welcomes new families who move into our neighborhood.

Q: How many times does the Board meet a year and how long do the meetings last?

A: The Board typically meets 8 or 9 times a year. The meetings last approximately 1 – 1-½ hours.

Q: When will the General Meeting & Annual Election of officers take place?

A: The elections will be held on Tuesday May 4, 2004. 7:00 p.m. Carpenter Park Recreation Center – Art Room

Q: Who can vote at the election?

A: Only current BMHOA members may vote, but all are invited to attend the meeting.

BMHOA General Meeting & Elections

Tuesday, May 4, 2004

7:00 p.m.

Carpenter Park Recreation Center - Art Room

Annual Election of Officers

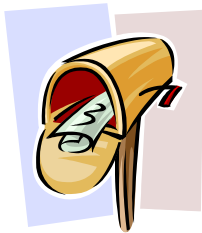
(only current BMHOA members may vote)

Open to all neighborhood residents!

2004-2005 BMHOA Membership Drive Kickoff

Monday, May 3rd

Watch your mailbox for your membership application



Early bird rate of \$120 available through May 31st (save \$10!)

Yard of the Quarter Award

The Beautification Committee is delighted to announce the winner of the Yard of the Quarter for the second quarter of 2004:

**Craig Leger & Randy Viator
3820 Skyline Drive**

For their efforts in maintaining their yard, they will be presented with a \$50 Gift Certificate to Calloway's Nursery and the Briar Meadow Yard of the Quarter sign for their yard.

The next winner will be chosen in July 2004, so now is the time to start planning your summer color. You must be a current member of the Briar Meadow Homeowner Association to be eligible for this award. To recommend a member for next quarter's award, please contact John Domin at 972-491-5818 or domintexas@aol.com.

BMHOA Board of Directors

2003-2004

President	Michelle Bebb	972-618-4178
Vice President	Michael Bebb	972-618-4178
Treasurer	Dawn Dodd	972-491-1413
Secretary	Sally Kammer	972-208-2003
Directors At Large		
	Kevin Lucia	972-618-8931
	John Pitlik	972-618-3813
	Raghu Ram	972-208-0077

THANK YOU to our advertiser for covering the cost of publication:

Future Fence Co. 972-491-0573
www.futurefenceco.com

Briar Meadow News is published quarterly by the Briar Meadow Home Owner Association (BMHOA) to communicate information to all residents in Plano's Briar Meadow subdivision. Material published may be opinion and does not necessarily represent the views of the BMHOA or its Board of Directors. Advertising in the newsletter does not represent endorsement by the BMHOA.

Advertising Rates

Insert or full page	\$100
Half page	\$50
Business card	\$35

For articles or advertising, please contact Linda Chang, Editor, at 972-618-2523 or linda.chang@verizon.net. The next newsletter will be published in July, 2004.

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Benny and Nancy Sandler

Thank you for providing the BMHOA mailbox!