

« BRIAR MEADOW NEWS »

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April 2006

A Message from the President

Tony Perez, BMHOA President

Happy Spring, and “Welcome” to our new residents. This newsletter is published on a quarterly basis and our goal is to keep everyone informed on current activities, upcoming events, and items of note that affect our neighborhood.

The *mission* of our Briar Meadow Homeowners Association is to help our residents to be safe and informed, as well as to keep our property values high. We hope that you will join us in ensuring Briar Meadow is one of the best neighborhoods in Plano.

If you haven't had the opportunity to do so yet, please access our web site at www.briarmeadowplano.com to learn more about this association, our dedicated board members, and the wonderful neighborhood in which you now reside.

It's been my pleasure during the past months to meet many of you, especially since a close relationship strengthens our ties and our commitment to maintaining this neighborhood in top shape. Our diversity is a great asset, making us richer as a community and on an individual basis.

And that rich diversity goes beyond the obvious. As a Cowboys fan, I must admit that I did enjoy meeting four members of the famed Hogettes, the fanatical supporters of the Washington Redskins. John and Linda Domin, our neighbors on Nash, had a memorable experience hosting them for the early season Monday Night Football game. They are a great group of guys who are very generous with their time and fame, as they managed to visit the patients at Children's Hospital and Scottish Rite Hospital during their short stay.

Our DFW metropolitan area offers the full range of entertainment, from professional sports to local theater. The recent Lenny Kravitz/Aerosmith concert at American Airlines Center was awesome! Plano, Frisco, Allen, etc. have their share of activities as well.

Please introduce yourself to your neighbors and you'll find that we all have much in common besides house numbers. I hope you'll make 2006 a year to get acquainted, get involved, and find assurance that you made the right choice by moving into Briar Meadow.

A note regarding involvement; we are a volunteer group, composed of your neighbors who decided years ago to form an association for the *primary* purpose of maintaining the common areas; Legacy entrances and Coit entrance. All membership dues go toward that purpose. Although we do sponsor events such as the Halloween Gathering and Crimewatch picnic, as well as this newsletter and our Directory, we do our best to fund those activities through advertisements or donations from local businesses.

For instance, our free Halloween Gathering for 2005 was fully funded by donations of time, money and homes. Our pizza was donated by Ci Ci Long, of Starkey Mortgage. Our HOA members who made valuable contributions were Dawne Sullivan on Clearwater Court, Janet Dolginoff on Sunflower, Sonale Dave on Rochelle, (special thanks for the use of their home), the Domin family plus Jean Alexander on Nash (special thanks to Stephen, our Wizard), Liz Bender and Meri Garrett-Perez on Skyline, and Frances Sheffield and Kathy Keith, also on Nash.

Additionally, we conduct an annual **garage sale (April 28 & 29)** as a means of increasing our fund balance. All proceeds go directly to the Briar Meadow account. Any money raised through ancillary activities is what we use to pay for expenses that are separate from the maintenance costs. Per our bylaws, at least 90% of any money the association has must be spent on maintenance only! We make every attempt to ensure that 100% of your annual dues submissions go toward the maintenance only.

We are very fortunate to have a non-mandatory HOA. Many residents chose this neighborhood for that purpose; including some of your current board members. This will remain a non-mandatory association.

However, we still want to meet our annual goal of providing professional care of the common areas. Your financial support is central to that goal. We continually search for less expensive services or methods to reduce costs. We have strived over many years to keep the requested price of annual dues steady. But, just as your utility bills have increased significantly over the past months, so have the costs for our (BMHOA) electricity and water.

All board members are satisfied that the service we're receiving from PLM meets our needs and is very affordable. The company has worked with us on adjusting our line of service to ensure the entrances continue to be well-maintained.

Next month, we will begin the **2006-2007 membership drive**. We have over 100 homeowners who are steady contributors to our beautification efforts. If you made the decision not to join, you can still help outside of official membership. Donations are accepted at anytime.

Briar Meadow Home Owner Association Garage Sale Fund Raiser - April 28 & 29

Garage sale coming soon, **April 28th and 29th!** Proceeds are solely for the benefit of the BMHOA maintenance of the entrances. Please consider going through your closets and garage to donate to this worthy cause. This is a great way to help out even if you are not able to become a member this year. Please call Krissy Sartor at 214-227-1341 or email krissy.sartor@comcast.net for donation pick up. We will be available to pick up your donated items beginning April 17th. Thank you for the big and little things you do to help this neighborhood remain beautiful and well cared for! If you would like to donate some of your time to help with this project, please call Krissy Sartor at the number above.

Please note: This is not a neighborhood-wide garage sale. There will be one permit for the location of the BMHOA garage sale only. Thank you in advance for your support!

~ Yard of the Quarter Award ~

The Beautification Committee is delighted to announce the winner of the Yard of the Quarter for second quarter 2006:

Phil and June Roden 3709 Skyline Drive

For their efforts in maintaining their yard, they will be awarded 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 2006, so now is the time to start sprucing up your yard. 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.



For HOA news and information visit <http://briar Meadowplano.com/>
Let the webmaster know of any suggestions or changes for the website.

Thank you...

Thank you to the Bettenhausen's for their donation made to our neighborhood beautification fund.

Crime Watch Bulletins

Thanks to those who have expressed their appreciation for the e-mail updates of Plano Crime Watch Bulletins. It's unfortunate that we have to send out those briefs, but yes, they are very helpful in identifying trouble spots in our city. Because of the bold, daylight car theft in our own neighborhood last month, we've requested an increased presence around our area by the Plano Police Department. Please watch your speed and the stop signs!
Our **HOA Crime Watch Chairperson** position is available if you are interested in taking on this role. All that's required is access to a computer for receiving and sending out e-mails and attendance at a quarterly meeting with the Plano Police Dept.

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YOUR NEIGHBORS SELL YOUR HOME

Meri Garrett-Perez

That may sound crazy, but it is true. Buyers and their agents are keenly assessing the neighborhoods in which they look. Frankly, if the neighborhood looks as though it's going downhill, the prices of the homes can be adversely affected.

Grassy flower beds, scraggly or dying trees, weedy yards and sidewalks, cars lining the streets, all have a negative affect on the buyers' willingness to purchase in that neighborhood or pay top dollar. Make no mistake; agents will encourage potential buyers to drive through the neighborhood at different times of day and night.

Keeping up the appearance of your yard and home are just as important now as when you sell your home. In fact, it may be MORE important now because you do not want your property value to decrease. But if homes in the neighborhood sell for less as a result of an unkempt appearance of the entire neighborhood, then chances of you receiving top dollar in the future are decreased dramatically.

What can we as a neighborhood do to protect our property value? Here are a few tips and suggestions:

- When you mow, edge or weed-eat, don't leave clippings on the lawn or sidewalk. Bag them for the city to pick up or use them as compost.
- Paint trim, doors, eaves, etc., to keep a fresh appearance as well as protecting your investment.
- Do not park in front of your home unless you really do not have anywhere else to park. Not only is it dangerous for children and drivers alike but it is also an easy target for vandals. (An actual comment from a Realtor showing my Briar Meadow listing, "We are wondering if the neighborhood is a little "iffy" because of all the cars parked on the streets.") Believe me, I understand if you have teens who drive and you have only a two car garage. But if you have simply gotten in the habit of parking in front of your house, please consider parking in the back.
- Trim low hanging limbs. Shape your trees or hire a professional. Don't allow your vines or weeds to overtake your flowerbeds. Mulching will add beauty, aid in moisture retention and keep your weeding chores to a minimum.
- Perhaps the most dreaded chore...keeping your fence in good condition. Nothing screams, "We don't care", like a sagging or broken fence.

These are just a few items that can help us all keep our property value. Let's all do our part.

Meri Garrett-Perez Real Estate Consultant

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Proudly serving Briar Meadow and the Metroplex

And proud to be a Briar Meadow resident!

Briar Meadow Homes on the Market

Meri Garrett-Perez, Keller Williams Realty and Briar Meadow Resident

7317 Ridgemoor Ln	4 DOM	LP=\$210,000
3833 Lowrey Way	49 DOM	LP=\$269,900
3800 Sagewood Ct	219 DOM	LP=\$290,000
3800 Stoneway Dr	60 DOM	LP=\$299,000
3805 Sunflower Ln	105 DOM	LP=\$320,000
3945 Sunflower Ln	29 DOM	LP=\$299,900

Average DOM (days on market) 78 days
Average List price is - \$281,467

3801 Bow Creek Pending

Homes sold in our neighborhood in the last six months:

7021 Ridgemoor Ln	99 DOM
7109 Ridgemoor Ln	106 DOM
3832 Lowrey Way	172 DOM
3805 Stoneway Dr	7 DOM

7317 Ridgemoor Ln – Cancelled
3800 Stoneway Dr – Cancelled and put back on by agent
3801 Stoneway Dr - Expired
3932 Sunflower Dr –Withdrawn and re-listed for April

There are many websites and mailers that want to tell you what the "average" sales price is when what you should be concerned with is the average price of "comparables". It doesn't matter what a house next door sold for if it was a foreclosure. And frankly, it really doesn't matter what the house down the street is listed for or sold for...what matters is YOUR house.

Condition, price and location are the primary selling and pricing features.

Call a Realtor. Consulting a Realtor from a reputable company will help you make an informed decision. Realtors are experts in what they do. Realtors use market research, not emotion, to price and sell or purchase homes. A Realtor can give you advice on staging your home and also advise you on which repairs will give you the greatest return on your investment.

If you are wondering how we can increase or keep the value of the homes in the neighborhood, please see the article entitled "Your Neighbors Sell Your Home", or call me at 214-773-8395.

Check out our neighbors '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, Fed Ex, and US Mail.

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Benny and Nancy Sandler

Thank you for providing the BMHOA mailbox!

Membership Drive Update, *Linda Chang, Membership Chair*

I wish to extend a big **THANK YOU** to all our current 2005/2006 members listed below. Your commitment to the Association helps to maintain our three entrances and other common grounds. Your participation is greatly appreciated!!

2005/2006 BMHOA Membership

7301 Alandale	3817 Lowrey Way	3828 Nash Lane	3821 Sagewood Court	3809 Stoneway Drive*
7309 Alandale	3821 Lowrey Way	3829 Nash Lane	3701 Skyline Drive	3820 Stoneway Drive*
7321 Alandale	3824 Lowrey Way	7001 Ridgemoor Lane	3704 Skyline Drive	3828 Stoneway Drive
3800 Bow Creek	3700 Nash Lane	7009 Ridgemoor Lane	3705 Skyline Drive	3800 Sunflower Lane
3801 Bow Creek	3704 Nash Lane	7013 Ridgemoor Lane	3708 Skyline Drive	3808 Sunflower Lane
3804 Bow Creek	3708 Nash Lane	7105 Ridgemoor Lane	3709 Skyline Drive	3812 Sunflower Lane
3805 Bow Creek	3720 Nash Lane	7205 Ridgemoor Lane	3800 Skyline Drive	3901 Sunflower Lane
3809 Bow Creek	3724 Nash Lane	7209 Ridgemoor Lane	3820 Skyline Drive	3905 Sunflower Lane
3813 Bow Creek	3800 Nash Lane	7213 Ridgemoor Lane	3821 Skyline Drive	3913 Sunflower Lane
3816 Bow Creek	3801 Nash Lane	7217 Ridgemoor Lane	3824 Skyline Drive	3916 Sunflower Lane
3801 Clearwater Court	3804 Nash Lane	7305 Ridgemoor Lane	3825 Skyline Drive	3920 Sunflower Lane
3813 Clearwater Court	3805 Nash Lane	7316 Ridgemoor Lane	3828 Skyline Drive	3921 Sunflower Lane
3600 Lowrey Way	3808 Nash Lane	7401 Ridgemoor Lane	3829 Skyline Drive	3924 Sunflower Lane
3601 Lowrey Way	3809 Nash Lane	7016 Rochelle Drive	3832 Skyline Drive	3925 Sunflower Lane
3605 Lowrey Way	3812 Nash Lane	7020 Rochelle Drive	3700 Stoneway Drive	3928 Sunflower Lane
3609 Lowrey Way	3813 Nash Lane	7100 Rochelle Drive	3704 Stoneway Drive	3937 Sunflower Lane
3620 Lowrey Way	3817 Nash Lane	7108 Rochelle Drive	3705 Stoneway Drive	3948 Sunflower Lane
3624 Lowrey Way	3820 Nash Lane	7112 Rochelle Drive	3709 Stoneway Drive	3949 Sunflower Lane
3708 Lowrey Way	3821 Nash Lane	3800 Sagewood Court	3717 Stoneway Drive	3952 Sunflower Lane
3721 Lowrey Way	3824 Nash Lane	3801 Sagewood Court	3721 Stoneway Drive	3953 Sunflower Lane
3813 Lowrey Way	3825 Nash Lane	3804 Sagewood Court	3725 Stoneway Drive	3956 Sunflower Lane

New members since the October 2005 newsletter are shown in bold. Those members with an “” were members at the time of the October 2005 newsletter but were inadvertently left off the list.*

Financial Report *Lloyd Sartor, Treasurer*

Fiscal Year-to-Date Income Statement 7/1/2005 – 3/31/2006

INCOME	
Dues Income	14,070
Add'l Contributions	190
Advertising Revenue	85
TOTAL INCOME	14,345
EXPENSES	
Mowing	7,097
Water	2,523
Electricity (sprinklers)	387
Sprinkler repair	176
Membership	45
Yard of Quarter	25
Newsletter	175
Other	50
TOTAL EXPENSES	10,478
NET INCOME	\$3,867

Balance Sheet As of 3/31/2006

Operating Account	3,397
Activities Account	1,389
TOTAL ASSETS	\$4,787

The BMHOA financial status has been tenuous most of this fiscal year. However, the financial condition returned to a manageable state due to (1) maintenance service cost cutting and (2) additional membership dues income and donations.

On January 31, 2006, a shortfall of over \$1,600 was anticipated. To break the trend of borrowing from future income, cost-cutting measures were pursued. The decision was reluctantly made to reduce our landscape service by eliminating planting of “color” (flowers) at our entrances. This step reduced our landscape expense by over one thousand dollars for the remainder of the fiscal year.

The Income Statement shows income vs. expenses for the first nine months of this fiscal year. Please note that only \$25 from the operating account was spent on social activities.

The Balance Sheet shows the available assets in two accounts. The Operating Account is the primary account into which dues are deposited and regular operating expenses are paid; there are legal restrictions on operating account revenues and expenses. The Activities Account is used for miscellaneous discretionary revenues and expenses such as garage sales, social activities and planting new trees; these monies are completely discretionary.

Our current operating account balance (\$3,397) is approximately the same as our projected expenses for the 4th quarter of the fiscal year (\$3,413). By closely monitoring and controlling expenses, this fiscal year should end right on budget.

Having managed revenue and expenses this year while covering last year’s overruns, BMHOA will enter fiscal year 2007 with cautious optimism. The key will be to maintain or even slightly increase our current membership level. Hopefully, we can even add that “color” back to our neighborhood!