

**When Spring arrives will our grass be watered?**



**\$4,060 more is needed THIS YEAR  
(29 memberships) to maintain the entrances**

**SHOW that you care...  
CONTRIBUTE TODAY!**

**A Message from the President**

*Tony Perez, BMHOA President*

**Boo!** Yes, it's that time of the year again. We're very pleased to be finalizing our preparations for the holiday activities, which kick off with our annual Halloween Gathering and Hunt for the Haunted Haunts. The "Gathering" is open to the neighborhood but the Hunt is for children of current HOA **members only**.

Our wonderful neighbors, Mike and Michelle Bebb have graciously offered their yard as the gathering point again. Please take a moment to thank them for their kindness.

Thank you to those who have already registered their children in response to the e-mail that was sent to our current BMHOA members. Meri and her supporting cast on the social committee appreciate the rapid response.

**Keep those cards and letters coming!** We've had some great ideas submitted to our board members on a variety of subjects and they are always welcome. The home owners association is your association. It is our intent to ensure the neighborhood's appearance and value does not drop due to any reason that is within our control. Your feedback is very helpful.

**Walking the Dog!** Thank you, thank you, thank you to those pet owners who are so respectful and considerate when walking their dogs. We all take pride in our yards, and the unsolicited droppings are a nuisance at best. Please note, in all fairness to the owners, that you may not see them carrying a bag in hand to clean up after their pet. Many of them keep the bags in their pockets until first required. Walking the dog(s) is good for the pets and for the owners, and we have some beautiful canines in the neighborhood. But please remember as you take Fido for a stroll that many of our neighbors are not pet owners and many have small children who enjoy playing in their front yard; until....

**Join Us!** We still have a couple of committee chair positions open. If you'd like to represent the BMHOA as a liaison with the Plano Police Department, the Crime Watch Committee Chair is available. Your assistance is also welcome as the Directory Chair. A creative flair and a home computer will put you in business.



**2006 Directory!** Speaking of the directory, it's time to finalize our member list and publish the new directory for all BMHOA members. It provides a listing of HOA members, baby sitters, advertisers, and other useful information exclusive to our needs. Please mail in that HOA check and we will contact you to verify what you do or do not want published before we go to final print. And **thank you** for supporting your voluntary neighborhood association!

**The Hunt for the Haunted Haunts**

**Monday, October 31<sup>st</sup> - 5:30PM**  
Corner of Nash and Ridgemoor

Please e-mail hunt registrations to  
[Meri@MeriSellsTexas.com](mailto:Meri@MeriSellsTexas.com)



Thank you...

Thank you to Jack and Helen Greenberg  
for the \$50 donation made to  
our neighborhood beautification fund

**1 - Winter Lawns** – If you want a green lawn through the winter months, then now is the time to plant Rye grass seed. Follow these steps and you will soon have a great winter lawn:

(a) Set your mower to its lowest setting and "scalp" the lawn; (b) plant the Rye grass seed according to directions; (c) fertilize with a "starter" fertilizer according to directions; (d) water lightly (you may need to adjust your sprinkler system timing).

\*Note – Rye grass does not spread like Bermuda and St. Augustine. If you have some bare spots, you will need to re-seed these areas.

**2 – Fall / Winter Watering** – Just because your lawn is becoming dormant doesn't mean you don't have to water. If your lawn dries out, it can damage the root system; it can also lead to potential foundation damage to your home. During the fall/winter months, you should water your lawn twice a month to prevent these issues.

**3 – Fall Fertilizer / Pre-Emergent** – To ensure a healthy lawn in the spring, you must plan for it in the Fall. Now is the time to apply a Winter Fertilizer to help protect the root system and ensure a healthy start in the Spring. I like to use *Scotts Winterizer Plus Weed Control* to help control broadleaf weeds like dandelions and spurge that take root in the Fall when the grass starts to go dormant. A Pre-Emergent weed control can also be applied now to prevent crab grass from getting a head start on your lawn in the Spring.

**4 - Insects and Other Pests:**

- Ø **Fire Ants** – During the fall weather (especially after a rain storm), fire ant mounds are easier to spot and therefore treat. Treat the mounds when they first appear and check back on them to be sure the mound is dead.
- Ø **Rabbits** – If rabbits are eating your foliage, try spreading used cat litter around your beds, which gives off a "predator scent" that should discourage the rabbits from feasting on your plant. You can also try commercially available predator scents (i.e., fox urine), which can be purchased at Elliotts Hardware. I have also had success with Blood Meal, which gives the added benefit of putting Nitrogen into the soil.



**~ Yard of the Quarter Award ~**

The Beautification Committee is delighted to announce the winner of the Yard of the Quarter for the third quarter of 2005:

**Shaun Scofield and Debbie Ward  
3700 Stoneway**

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 January 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 [dointexas@aol.com](mailto:dointexas@aol.com).

**Garage Sale Fines for Signs... \$500 - \$2000**

More than 170 Garage Sale sign citations have been issued since August 1st.

See [www.plano.gov/garagesales](http://www.plano.gov/garagesales) for guidelines.

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.

**U-Mail It**

2220 Coit Road, Suite 480  
(north-east corner at Park Blvd)  
Plano, TX 75075  
(972) 758-1144 Fax: (972) 758-1244

Benny and Nancy Sandler

**Thank you for providing the BMHOA mailbox!**

**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 Sally Kammer, Editor, at 972-208-2003 or [s.kammer@verizon.net](mailto:s.kammer@verizon.net). The next newsletter will be published in January, 2006.

# BMHOA Board and Committee Chairs 2005-2006

## Officers....

<b>President</b>	Tony Perez	972-398-1070
<b>Vice President</b>	Linda Domin	972-491-5818
<b>Past President</b>	Michelle Bebb	972-618-4178
<b>Treasurer</b>	Lloyd Sartor	214-227-1341
<b>Secretary</b>	Krissy Sartor	214-227-1341
<b>Directors At Large</b>	Dawn Dodd	972-491-1413
	Meri Perez	972-398-1070
	Teresa Dyson	972-491-1094

## Committees...

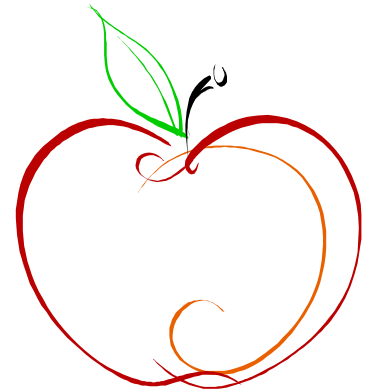
<b>Beautification</b>	John Domin	972-491-5818
<b>Crime Watch</b>	<b>OPEN</b>	
<b>Directory</b>	<b>OPEN</b>	
<b>Membership</b>	Linda Chang	972-618-2523
<b>Newsletter</b>	Sally Kammer	972-208-2003
<b>Social</b>	Meri Perez	972-398-1070
<b>Webmaster</b>	Robyne Marks	972-618-1601
<b>Welcome</b>	Jan Sapp	jansapp007@msn.com
<b>Education</b>	Dora Potluri	

We would like to extend a very sincere thank you to the volunteers who have donated so much of their time and efforts to ensure the Briar Meadow neighborhood entrances are inviting and our sense of community is strong.

**\* Skaggs \* Rice \* Jasper \* Plano Senior \*\*\* PISD School News \*\*\* Skaggs \* Rice \* Jasper \* Plano Senior \***  
*(Dora Potluri, Education Committee)*

We are fortunate to be served by one of best schools in North Texas. The Texas Education Agency (TEA) on August 1, released accountability ratings for all Texas schools. Plano ISD is rated "Exemplary" or "Recognized" on 28 of 31 student performance indicators and "Academically Acceptable" on three indicators.

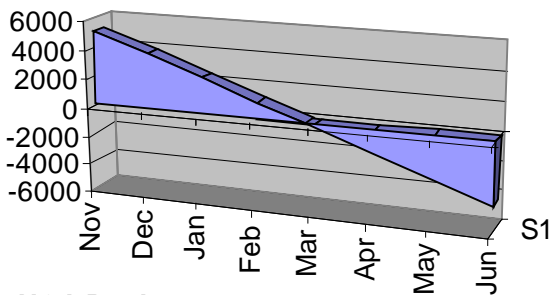
We are proud of our schools and have done exceptionally well in 2005 ratings of Texas Education Agency. We congratulate our students, parents and the teachers for these outstanding accomplishments.



- Skaggs Elementary received "**exemplary**" rating for 2005 (**9 years in a row!!!**). Skaggs is one of the 11 elementary schools in Plano to receive this honor out of 40.
- Rice Middle School received "**exemplary**" rating for 2005. Rice is one of the two middle schools out of 12 in Plano to receive this honor for 2005.
- Jasper High School received "**recognized**" rating for 2005. Jasper received the highest rating among all the high schools in Plano. Jasper is the only high school to receive this recognition among all the high schools in the region.
- Plano Senior High School received "**recognized**" rating for 2005. It is one of the two high schools in this region to receive this recognition.

To view detailed performance report on our schools and school district, please visit our web site <http://www.briar Meadow plano.com>. We also have several useful links and information on our newly updated website. Check it out!!!!

### Funds for Entrance Maintenance



The association monthly expenses are currently **\$1350**...and they are increasing with the rise in energy costs.

Without additional memberships and/or financial donations our neighborhood will not have funds for water and electricity for the sprinklers or lawn care (mowing, trimming, treatments) after March.

***Please help us all avoid this problem!***

## Have You Noticed In Our Neighborhood...

(Linda Domin, Vice President)

the beautiful flower arrangements at . . .

3600 Lowrey  
3712 Nash  
3724 Skyline



the perfectly manicured lawns and bushes at . . .

7112 Rochelle  
3704 Skyline

the very "welcoming" entrances to . . .

3801 Nash  
3809 Bow Creek

the delightful display of fall colors hanging at . . .

3800 Sunflower                      3901 Sunflower  
3813 Skyline                         3821 Skyline  
3832 Skyline

the "pair" of perfect "pear" trees at . . .

3805 Sagewood  
3813 Clearwater

and the flags were still there at . . .

3701 Skyline                      3832 Skyline  
3724 Skyline                      3829 Skyline  
3704 Nash                         3708 Nash  
3813 Nash                         3808 Sunflower  
3725 Stoneway

*These are only a few of the many, many beautiful homes at Briar Meadow. Watch for more highlights in future newsletters!*

### Statistically Speaking      Meri Garrett-Perez

Statistics can be VERY misleading...sometimes on purpose... but often because all the other data which leads up to the statistical numbers (represented by a graph, chart, percentages or averages, etc.) isn't given for perusal.

For example, the average sales price for homes in the neighborhood is \$242,605.00. Okay, so what does that mean? Frankly, it means nothing by itself. We need more information such as why some homes sold for more and some for far less.

In our neighborhood, in the last 6 months, there was a selling range from approximately \$72.00 per square foot – \$95.00 per square foot. Sure upgrades, staging and pools will add value in varying degrees. But I think most of us in the neighborhood also realize that some homes were abandoned and then foreclosed. Sometimes prices are slashed for other reasons, which in turn affect the average sales price.

So don't look at that "average sales price" and think that is the price at which YOU would (or could) sell your house. There's just more to it than that. If you have questions concerning the price of homes in our neighborhood you may contact me or any Realtor with whom you feel comfortable. I would always suggest using an official Realtor affiliated with a nationally recognized company with a proven track record.

## Real Estate Update as of October 20, 2005

Meri Garrett-Perez, KELLER WILLIAMS REALTY PLANO

Almost daily, I am asked about who has moved in recently, and how much homes are selling for in the neighborhood, etc. So I thought I'd give you a comprehensive look at who our new neighbors are, and give you the chance to go over and say hello. This is a list comprised from the MLS. I have combined homes which have leased throughout the year and those which have sold since 4/1/05.

Address                                      Closing Date

3712 Skyline                                8/05/05  
3713 Skyline                                9/13/05  
3808 Skyline                                4/03/05  
3825 Skyline                                7/20/05

7005 Ridgemoor                            8/31/05  
7109 Ridgemoor                            9/28/05  
7217 Ridgemoor                            8/31/05  
7021 Ridgemoor                            9/27/05

3713 Stoneway                              8/25/05  
3813 Stoneway                              9/12/05  
3824 Stoneway                              5/13/05  
3828 Stoneway                              2/28/05

3608 Lowrey                                5/14/05  
3613 Lowrey                                1/31/05  
3620 Lowrey                                4/11/05  
3829 Lowrey                                8/26/05

3808 Sunflower                            4/20/05  
3941 Sunflower                            6/15/05  
3944 Sunflower                            7/21/05

3700 Nash                                  3/25/05  
3708 Nash                                  8/30/05

Currently For Sale:

7317 Ridgemoor                            3832 Lowrey  
3833 Lowrey                                3800 Sagewood

Currently For Lease: 3713 Ridgemoor

Because the selling prices of the homes in our neighborhood have varied wildly for a variety of reasons, I have not included the AVG. home price here. Instead please see my article, "Statistically Speaking".

For questions, contact Meri at 214-773-8395 or [Meri@MeriSellsTexas.com](mailto:Meri@MeriSellsTexas.com).



For HOA news and information visit <http://briar Meadowplano.com/>

As always, let the webmaster know of any suggestions or changes for the website.

## Membership Drive Update, *Linda Chang, Membership Chair*

This year's membership drive is well underway at 93 members, but we still have a ways to go to meet our membership goal of 122 homes. The #1 reason for neighbors not joining is because it's not fair that everyone doesn't pay. If everyone steps up to the plate and pays their voluntary dues, then things would be "fair" and everyone would be happy. We will be conducting our door-to-door campaign within the next few weeks. For those of you who are not yet members, this is your final opportunity to be included in the neighborhood directory. **The deadline for the annual Briar Meadow Membership Directory is Sunday, November 6<sup>th</sup>, so join today to ensure your name is included!**

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

### 2005/2006 BMHOA Membership

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

\* New members since the July 2005 newsletter are shown in bold.

## 93 Members

**Only 38% of 243 households – Please join today!**

Please submit the invoice below with your check of \$140.00 made payable to "Briar Meadow Homeowner Association." For questions on membership, please contact Linda Chang at [linda.chang@verizon.net](mailto:linda.chang@verizon.net) or 972-618-2523. Checks can be mailed to the address listed on the application or dropped off at any Board member's home.

<b>BMHOA Annual Membership 2005-2006</b>		<i>Include this information in the Neighborhood Directory?</i>
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
E-mail address:		<input type="checkbox"/> YES <input type="checkbox"/> NO
Please inform me via email of crime watch bulletins and other association activities. <input type="checkbox"/> YES <input type="checkbox"/> NO		<p align="center"><b>Briar Meadow Homeowner Association</b>  PMB 128  2200 Coit Road, Suite 480  Plano, TX 75075  www.briar Meadowplano.com</p>
Volunteering Interests or Comments:		
Amount Enclosed: _____      Check # _____		