

BRIAR MEADOW NEWS



Volume 6, Issue 8

October 2006

A MESSAGE FROM THE PRESIDENT

Michelle Bebb, BMHOA President

Boo! Yes, it's that time of year again. We're very pleased to be finalizing our plans for our annual Halloween Gathering, which will be held on Tuesday, October 31st ~ 5:30 pm at the corner of Nash & Ridgemoor. **As part of our efforts to promote the ongoing BMHOA Membership Drive, there will be a drawing for Dinner For Two! All current members and any new members joining between now and 10/31/06 will be in the drawing!**

This summer was so very hot and with our drought conditions, the BMHOA Board Members were very concerned about the 4 Chinese Pistachio trees that were planted last year on Legacy. We agreed to buy 'gator bags' to put around the 4 trees to help water them. Each bag holds 20 gallons of water and only takes about 5 minutes per bag to fill! As recommended, we deep soaked the trees twice a week. We would like to thank Cliff and Beck Lee on Lowrey Way who let us use their water to fill these bags for the last few months. We really appreciate their support!

There are still opportunities for participating in the BMHOA Board. We are looking for someone to chair the Social Committee and the Directory Committee. If you are interested in these positions, or would like to assist with one of the other committees, please contact Michelle Bebb @ Thebebb@aol.com or (972) 618-4178.

We are now four months into our fiscal year and our ongoing MEMBERSHIP DRIVE for 2006/2007. Thank you to the neighbors who have already joined and paid their dues. The membership form is on the back page. Please fill it out and return it with your check for \$140.00 by mail or . . . save a stamp, and call Michelle Bebb at (972) 618-4178, and I will be delighted to pick it up from your house! If you have any questions, please contact any Board Member.

Remember ~ 90% of your dues goes towards the care of our three entrances. The trees, shrubs and grass we are primarily concerned about are on Legacy Drive and on Coit Road. Our entrances on Rochelle, Ridgemoor and Sunflower are the first impression your friends and relatives have of the neighborhood in which you live. All of these entrances are our responsibility. These areas are professionally maintained. Fertilizer, labor, water and any other expenses are paid solely from the Association dues to which you are asked to contribute. For only \$2.70 per week, you ensure that the outside world has a positive first impression of your home ~ the place where your children play and you come to relax and enjoy the fruits of your labor.

As we continue through this fiscal year, please consider the value of that small contribution. If you have not already done so, please join your Association today and help keep our neighborhood beautiful!

YOUR 2006-07 BMHOA BOARD

President.....	<i>Michelle Bebb</i>	Past President.....	<i>Tony Perez</i>
Vice President....	<i>Teresa Dyson</i>	Director-At-Large.....	<i>Dawn Dodd</i>
Treasurer.....	<i>Lloyd Sartor</i>	Director-At-Large.....	<i>Anand Sane</i>
Secretary.....	<i>Krissy Sartor</i>	Director-At-Large.....	<i>Meri Garrett-Perez</i>
Membership.....	<i>Kathy Keith</i>	Webmaster.....	<i>Robyne Marks</i>
Beautification.....	<i>John Domin</i>	Newsletter.....	<i>Linda Domin</i>
Crime Watch.....	<i>Diana Elias</i>	Social.....	<i>OPEN</i>
Welcoming.....	<i>Meri Garrett-Perez</i>	Directory.....	<i>OPEN</i>

Your Homeowner Dues at Work

You may often wonder how your Homeowner Dues are being spent. At least 90% of all dues collected are spent on maintenance of the trees, shrubs and grass along Coit and Legacy, including care of the flower beds at the Rochelle, Ridgemoor and Sunflower entrances. BMHOA has a contract with PLM Landscape who has done a great job for us for more than seven years. They provide us great service for an exceptional value. Here is a quick update of expenditures since the start of this fiscal year (July 1, 2006).

- \$561 per month for mowing, edging, shrub trimming and fertilization*
- \$50 per month for water (this is lower than normal due to water restrictions)*
- \$50 per month for electricity to run the sprinklers*
- \$460 in July to replace the sprinkler controller at Rochelle (it was about 10 years old and repair did not make sense)*
- \$235 in August for a complete check of all sprinklers and repair of a broken valve at Sunflower*
- \$78 for 4 Gator Bags used to water the four young Chinese Pistachio trees along Legacy (due to the drought)*



In addition to the items above which cost money, much time and energy was spent for the BMHOA at no charge, such as:



- Check and repair of sprinkler heads by BMHOA Board Members*
- Setting of sprinkler timers to comply with Plano Water Restrictions. This was done by both BMHOA Board Members as well as PLM technicians*
- Twice weekly watering of Chinese Pistachio trees along Legacy by BMHOA Board Members (since mid-July)*
- Donation of water by Becky and Cliff Lee for the Chinese Pistachio trees (since mid-July)*
- Hand-watering of shrubs with dead leaves at Sunflower by BMHOA Board Members*
- Cleanup of flower beds at all entrances by BMHOA Board Members. This cleanup has been removed from our contract with PLM to save money.*
- Hanging of Flags at entrances on all Federal Holidays and September 11 (Patriots Day)*



As a reminder, we eliminated planting annuals in Fall 2005, Spring 2006, and Fall 2006. This decision was made due to lack of membership funds, and has saved us approximately \$3500. We hope to have enough members by Spring 2007 to plant annuals for next summer. We need 20 more members to reach our goal. So if you have not joined already, please consider doing so. Hopefully, you will consider the above expenditures as value to you. The BMHOA Board works hard to keep our neighborhood property looking nice, but we need your help to continue doing so. Thanks to all who have joined!!!

Teresa Dyson – BMHOA Vice President



TREASURER'S REPORT



The BMHOA Treasurer would like to say a big "THANK YOU" to the 88 families dedicated to the maintenance and upkeep of this beautiful neighborhood. We only need 20 more members to reach our goal and enable the BMHOA to continue paying the monthly upkeep and watering of the three entrances, as well as hopefully adding some spring color. Our monthly expenses are approximately \$1000, which includes landscape maintenance, utilities, and miscellaneous expenses (newsletter, supplies and membership drive).

Our Operating Account has a current balance of \$7669, and our Activities Account has a current balance of \$2106.

Please help us increase our Operating Account to ensure a quality level of maintenance for the duration of our fiscal year (July-June). Join the BMHOA today!

Thank You!!!



Lloyd Sartor, Treasurer



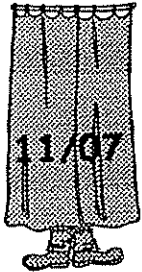
OCTOBER 31, 2006

HALLOWEEN GATHERING

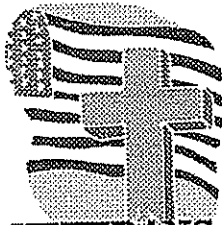
5:30 p.m.

Corner of Nash & Ridgemoor
Pizza and Drinks for
Trick or Treaters!

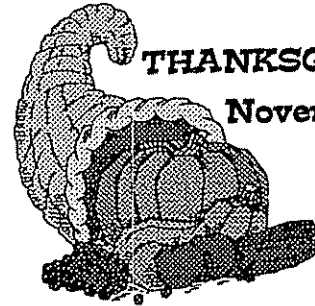
NOVEMBER



DAY



VETERANS DAY
November 11



THANKSGIVING DAY
November 22



DICKENS IN THE PARK
Downtown Historic Plano

12/01/06

6:00 p.m. ~ 10:00 p.m.

Official Tree-Lighting

7:00 p.m.



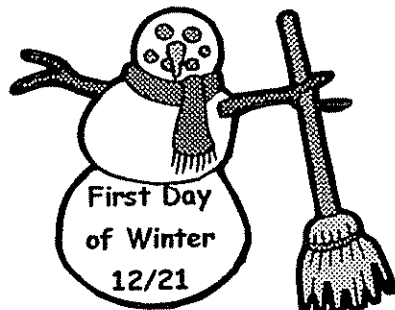
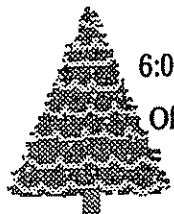
PLANO HOLIDAY PARADE
December 2



28th Annual
Christmas Crafts Fair
Plano Centre

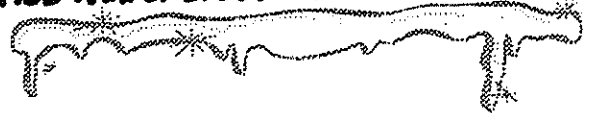
11/18/06

10:00 a.m. ~ 5:00 p.m.



First Day
of Winter
12/21

PSD Winter Break ~ 12/22/06 ~ 01/03/07



Fall/Winter Landscaping Tips

It's time to get your law ready for the winter. The drought conditions that we had this past summer have severely stressed our lawns, so in order to give our yards the best chance of survival for the winter, you should follow these few basic tips:

DE-THATCH - To best prepare your lawn for winter, you might consider renting a de-thatcher from Home Depot to remove the dead grass that has built up in your lawn. De-thatching will make it easier for your fertilizer to work into the soil.

AERATE - Aeration machines are commonly used on golf courses as a way of helping fertilizer to penetrate deeper into your lawn. You can either rent a machine or hire someone to do this for you (Home Lawn Aeration Service - (972) 997-8226).

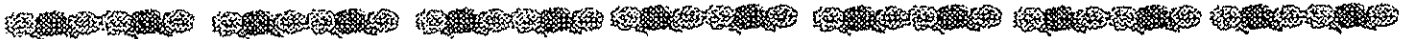
WINTER FERTILIZER - After you have aerated and/or de-thatched your yard, you will need to select a winter fertilizer (I like the ones that also contain a weed killer). The winter fertilizers promote a healthy root system to help your yard survive the colder temperatures. If we have a hard freeze that lasts for several days, it can kill large sections of your lawn and also any bushes that you have planted in your flower beds. You can also use some Gypsum on your yard to help break up the clay soil.

WINTER GRASS LAWNS - You might be considering putting in a "Winter Lawn," and if you are, you should do so ASAP to give it a chance to take root before the colder weather sets in. The first step in putting in a Winter Lawn is to "scalp" your existing lawn by setting your mower to its lowest setting and mow your entire yard. You should then put down a grass seed that will do well in cooler weather, such as Blue Grass or Fescue. Follow this up with a mild "Starter Fertilizer," and be sure to water it by hand daily for the first 30 days. (Note - new landscaping is exempt for 30 days from the drought restrictions.)

MULCH - An extra layer of mulch on your flower beds is also be a good idea. As a Plano resident, you can pick up mulch from the recycling facility on Custer Road very cheaply. The mulch will act as an insulating layer for your bushes, as well as help to retain moisture in the soil next to your house to help prevent foundation damage.



John Domin
Chairman, Beautification Committee

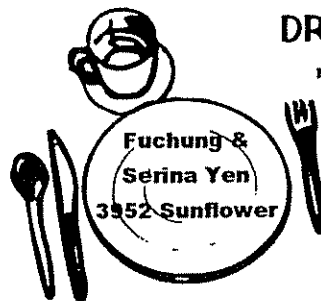


Visit the BMHOA website at
[www.briarMeadowplano.com](http://www.briar Meadowplano.com)

EARLY BIRD MEMBERSHIP

DRAWING WINNERS

"Dinner for Two"



YARD of the QUARTER

Fourth Quarter 2006

THOMAS DIAMOND and ALISON STIRM

7217 RIDGEMOOR

For their efforts in maintaining their yard, Thomas and Alison 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 January 2007,
so start sprucing up your yard!

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



Skaggs Elementary awarded Blue Ribbon!!!



The U.S. Department of Education has awarded the esteemed 2006 No Child Left Behind - Blue Ribbon School Award to Skaggs Elementary! The Blue Ribbon School Award is given to outstanding public or private schools that are either academically superior in their state, or demonstrate dramatic gains in student achievement. Skaggs Elementary was awarded this recognition for achieving a top 10% rank in state tests in Reading, English, Language Arts and Mathematics. This incredible accomplishment would not have been possible without the hard work and dedication of the students, teachers, staff and parents. According to Mrs. Bargmann, Skaggs' principal, the celebrations will be scheduled in the coming months. The award itself will be presented to (Mrs. Bargmann at a ceremony in Washington, D.C. on November 9-10.



Congratulations Skaggs Stars!!! We are proud of you!!!



REAL ESTATE UPDATE

The following houses in the neighborhood are for sale:

7304 Ridgemoor
7313 Ridgemoor

3833 Lowrey
7417 Ridgemoor



3932 Sunflower 3700 Sunflower
3809 Lowrey

The following property has an option contract:

3941 Sunflower



The following properties have sold since our last newsletter:

3816 Lowrey
7013 Ridgemoor

3813 Lowrey
3800 Sagewood

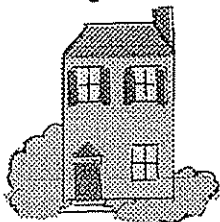
7205 Ridgemoor
3800 Bow Creek

3805 Skyline
3820 Skyline

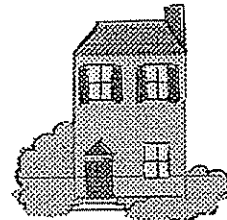
The average days on the market appear to be 29, but that is skewed by the home at 3820 Skyline, which sold in one day! The average sold price per square foot is \$92.10. That average price includes homes with and without pools, and homes with and without updates. In other words, you won't necessarily sell your home for \$92.10 per square foot. Remember to consult an expert to determine the value of your home.

I often am asked why one home sells for a seemingly low price and another sells for a higher price, or why one home stays on the market for months and another sells in a short period of time. The answer is not always simple. There are many factors that determine the price of a home as well as how quickly a home sells. "Price, condition, and location," is the usual response. While this is a true statement, there are many other components that combine to affect the sale of a home. Updating, staging and cleaning your home are major factors also. Your Realtor should be an expert in all of these aspects of home sales or employ someone who is.

Remember that appearance of the neighborhood as well as your neighbors' houses are MAJOR factors in getting top dollar for your home. We Realtors give feedback on the homes we show. The feedback includes reasons the buyer didn't chose the home, and often the feedback includes comments on the neighborhood. The HOA dues you voluntarily pay each year keep our entrances looking good. They could look better, but more of you will have to join the HOA. Okay, while I'm on the subject of making your neighborhood look appealing (and safe), consider parking in back of your home. If you can't get into your garage, isn't there possibly room on your driveway for at least 2 cars? Buyers notice everything when they are considering a move to a different neighborhood, but please keep in mind, it's easier for cars and buses to get around the neighborhood with fewer autos parked in the street.



**RIGHT IN YOUR
NEIGHBORHOOD**



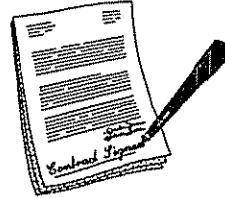
Meri Garrett-Perez, ABR, M.Ed.
Your Real Estate Counselor
Keller Williams Realty
(214) 773-8395

Fellow Briar Meadow "ians"...

We recently sent out our second notice for membership, and the response has been good. Thank you for your support!

So far, we have a total of 88 members. This is a good start, but we need more support to fund our neighborhood. If you know of someone in our community who is not involved with our HOA, please refer them to me. I would love to talk to them.

Thanks again,
 Kathy Keith, Membership
 (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!

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

<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 # _____	