

BRIARGATE BEACON

WHAT'S NEW IN BRIARGATE

New LED Sign



LED sign installed on the McDonald's lot. The signage will disseminate information for the community to included meeting dates, deed violations, heavy trash pickup dates, etc.

Non-working Street Lights

Many nonworking street lights were reported to CenterPoint by Briargate HOA to replace or repair.

Briargate HOA

Briargate has partnered with the Strip Center on W. Fuqua and created signs to deter illegal dumping.



Briargate Workers

Briargate residents who assisted Briargate and the Willow Ridge Strip Center to remove "Heavy Trash".



HOA Assessments for 2019

Briargate Facts

Briargate is a deed restricted community governed by a community homeowners association. There are approximately 2,450 homes in 14 sections.

Briargate Community, Section 1-13 and Section 14 are under the jurisdiction of the Briargate Community Improvement Association (BCIA, herein after referred to as the Association). The Association is a non-profit corporation chartered under the laws of the State of Texas. Homeownership within the BCIA constitutes a mandatory membership in the Association. The Association is governed by the Declaration of Covenants, Conditions and Restrictions (Deed Restrictions) and operates according to the By-Laws of the Association. Each home in the Association may be assessed an annual maintenance fee of \$144.00 annually. Actual assessment for the past 30 years has been at the rate of \$144.00 year. The association was formed to support benevolent undertakings of property improvement campaigns, maintenance of common areas, safety and health campaigns.

The Association is managed by a seven-member Board of Trustees, who are elected from among homeowners in Briargate. The Board of Trustees has fiduciary responsibility of subdivision's maintenance fees as well as responsibility to ensure the association's functions are carried out. The Association is also responsible for enforcement and management of deed restrictions governing the exterior maintenance of all homes as well as the Association's common areas.

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Briargate Duplexes



As many of you know it is a constant struggle to ensure that homeowners of Briargate maintain their properties. As a result, the Board of Trustees has decided to partner with the City of Houston. The City of Houston will issue citations for residents of the duplexes and houses who refuse to keep properties clean.

Constable Corner

See something, say something. You will remain anonymous.

Trash Cans

MUST BE PLACED OUT-OF-VIEW!!



DEED RESTRICTIONS MOST VIOLATED

Trash/Trash Can In View – Section 3.9 of Deed Restrictions: No refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal bulk, materials, scrap, or debris of any kind shall be kept, stored, or allowed to accumulate on any Lot including neighbor's Lot except within an enclosed container of a type, size and style approve by the Board of Trustees and appropriately screened from view, except that any such container may be placed in a designated area for garbage or trash pickup no earlier than six o'clock p.m. on the day preceding trash pickup of such garbage and trash, and shall be returned to an enclosed structure or an area appropriately screened from view no later than midnight of the day of pickup of such garbage and

trash. Fines may be assessed by the City of Houston if violation is not corrected.

Prohibited Vehicles – Vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats, and other watercraft, boat trailers, machinery or equipment of any kind. The City of Houston can and will assess a fine of no greater than \$350.00 per day and towing if not removed within 5 days.

Heavy Trash Collection

Again, and again this notice has been included in newsletters and deed violation letters. **“Tree Waste”** is defined as “clean wood waste”, which consists of tree limbs, branches and stumps. No lumber will be accepted. Collection will occur every **3rd Friday on odd months, i.e., January, March, May, July, September and November.**

“Solid Waste” is defined as items such as furniture, appliances, lumber, and other bulky material. Collection will occur every **3rd Friday on even Month(s) i.e., February, April, June, August, October and December.** If you receive a letter from Briargate with a City of Houston Case number, a fine has been assessed to your property in the amount of **\$350.00-\$1,000.00**

For questions or more information, please call 311, (713) 837-0311 or **City's Customer Service** or log onto www.houstonsolidwaste.org.

Maintenance Projects

Any work that requires structural changes to any home within Briargate must be approved by the Architectural Control Committee. These types of projects require an ACC Application form.

REMEMBER: HOUSES MUST BE PAINTED IN EARTH TONES AND YOU CANNOT PAINT THE BRICK ON YOUR HOUSE!! HEAVY FINES WILL BE ISSUED!!