

THE BRIARGROVE DRIVE TOWNHOUSE CONDOMINIUM ASSOCIATION



NEWSLETTER



SUMMER 2024

BOARD OF MANAGERS

As you may be aware, Treasurer Ben McCray had an opportunity with his company that required relocation to Austin. Another homeowner, Juan Babiloni, has volunteered to step into the role until the next election.

INSURANCE AND OTHER REMINDERS

Parker Holt, our insurance broker, met with the Board on August 6 to discuss and explain the rise and cost of insurance.

Property insurance mandates the following:

- All units must have operational smoke detectors. It is a good idea to change the batteries when we go on and then come off of Daylight Saving Time.
- Furnace inspections must be turned into the office. Fall is the best time to do this.

All units must be pigtailed by the end of this year, and proof must be submitted to the office. A permit is not needed. If you have already had this service done, please provide the office with documentation.

We are paying approximately \$11,000 per month for water. Please try to conserve use of water whenever possible.

Windows are the homeowner's responsibility to maintain. Please make sure your windows are sealed.

GATES

It is imperative that you NOT exit through the entrance gate or enter through the exit gate.

This will lead to possible accidents and/or traffic jams. If you are using the pedestrian gate, please make sure that it shuts and locks behind you. The cost for a replacement fob is \$100.

COMMUNITY REMINDERS

Remember that cars are NOT to be "stored" on the property. Should you choose not to park in your carport or garage, you may park on Chevy Chase, Winrock, or Willers Way, all of which are public streets. The by-laws state that parking is to be in your garage or carport. You should consider this a safety measure. A visitor's car may be towed if it is not properly tagged with a valid placard from the office. Towing rules are in effect.

Thanks to all volunteers who helped clear the park and malls after Hurricane Beryl. We appreciate you!



PETS

At no time should an animal be off leash on the property.

TRASH PICKUP

Trash pickup is every Monday and Thursday. No construction debris will be removed. Larger items should be marked "TRASH/BASURA." Heavy trash pick up is on Monday.

Please place your trash outside on Mondays and Thursday and avoid leaving garbage cans out in the alley driveways on other days. Trash that has been set out too early attracts rodents.

Please visit briargrovedrive.com for more community information.

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SAFETY AND SECURITY

If you feel there is an emergency, please call 911. If there are other issues that require help, call the non-emergency police number listed on the following page. Our off-duty patrol works full time in Briargrove and is here less frequently, due to the access gates.

We continue to urge you to **keep your front light and garage lights on**. Be sure to lock your vehicles and take valuables inside.

Report any suspicious activity to the office. If no one is there, call either the non-emergency number listed on this page or 911, depending on the urgency of the situation. Please don't wait until morning to call. You can also communicate urgent situations to other residents via the WhatsApp group. This communication does not replace formal communication to the appropriate entities.

NEW HOMEOWNERS WELCOME TO OUR COMMUNITY!

Aranya Das & Sujata Sahu
2117 Lander Lane

Conner & Maranda Joyce
6334 Chevy Chase

Habib Khoury
2107 Lander Lane

Cedric Martin & Sarah Hatcher
6330 Chevy Chase

Kayla Vaughn
2147 Winrock

OFFICE HOURS

Monday through Friday: 8:30 AM to 5 PM
The office is closed on Wednesdays.
Lunch is between 11:30 AM and 12:15 PM.

USEFUL BDTCA NUMBERS

Office number: 713-783-9043
Office email: office@briargrovedrive.com
Official website: <https://briargrovedrive.com>

Neighborhood Police (non-emergency):
713-884-3131
Emergency: 911

BOARD MEMBERS

Mike Panza, President
Paula Friedman, Secretary
Juan Babiloni, Treasurer



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