



Briarwood Buzz

Summer 2009

Property Manager's Update

It's hard to believe 6 months have passed since becoming your full time property manager. Thank you all for being so welcoming and kind during my start-up.

The Association's goal each year is to make Briarwood a better place to live than ever before!



New Entry Plantings

Each morning I start by driving the entire community checking on a variety of items to ensure that your community is looking good and note any problems or issues.

My responsibilities include maintaining and enhancing the condition in your 200+ acre community with just under 600 families. Each day is very busy organizing the many contractors which care for the property including Wackenhut, Avant-Yarde, Irrigation, Pest Control, Pool maintenance, as well as bookkeeping, bar-coding, interviewing prospective home buyer applications, processing Architectural review forms, processing rental applications etc....

In order for me to best meet all the needs of the Association please help me by using email to address any concerns you have so that the Association can document each concern and respond appropriately.

BPOA office hours are Monday through Friday from 9 am to 5 pm by appointment only.

I look forward to continuing to familiarize myself with Briarwood and those residents whom I have not yet met, and wish all of you a wonderful summer!

—Nicole Taranto
Property Manager, C.A.M



Important Reminders



Summer season is a time that many homeowners choose to make alterations and improvements to the lawn and landscaping of their property. This is a reminder to all owners that before you make any changes to the exterior of your home or lot (including but not limited to landscaping changes), the change must be approved by the Briarwood Architectural Review Committee prior to being started. The request for changes form can be found on the Association website at www.BPOAnaples.com.

Please remember that Mondays are Garbage/Recycling pick up days and Thursdays are only Garbage pick up.

Please help keep our community looking neat and clean and do **NOT** place garbage or recycling containers out until 6 pm the evening before pickup and put containers away the following day.

Garbage/recycling bins must be kept in the garage, or out of sight and not visible to neighbors or the street, and **NOT** placed in front of garage doors

NO commercial vehicles/boats are allowed to be parked covered or uncovered overnight in the driveway of your property. If these vehicles are seen repeatedly, the Association will levy a \$100 per day fine until the vehicle is moved.

PLEASE SLOW DOWN!! The speed limit on Briarwood Blvd is ONLY 20 MPH! Please adhere to this speed. We have had numerous complaints of speeders down the BLVD which causes a huge safety hazard!



Lawn Care Tips By: Avant Yarde



There is a new pest that is threatening the ficus plants in our area. This pest, according to the Dept of Ag, will change the look of Naples. They feel it is imperative if you have ficus to take evasive action by starting a systemic control program in order to save your ficus hedges and trees. Remember, ficus is in the fig family that also includes Rubber trees, figs, ficus, and banyan trees. Take this alert seriously.



Please use this notice as a recommendation to treat any fig family plants or hedges that you may have. For more information please visit this link

http://www.doacs.state.fl.us/pi/enpp/ento/fig_whitefly.html

Larry Sisco
Avant-Yarde, Inc.



The Importance of Collecting HOA Dues on time....



America is in the midst of a serious economic recession. Most Naples area Associations have seen a rise in past due accounts. Thankfully the BPOA seems to be less affected.

The Association intends to aggressively pursue all delinquent accounts to ensure that we have the cash flow and funds necessary to keep our community strong. It simply is not fair for the owners who do pay to shoulder the burden for those who are not paying. Therefore we have instituted a strict collection policy effective immediately.

Paragraph 6.7 A of the Briarwood Covenants and Deed Restrictions states: “ Assessment, fines, and installments therein paid on or before ten (10) days after the date due shall not bear interest, but all sums not so paid shall bear interest at the highest rate allowed by law, calculated from the due date until paid. The Master Association may also impose a late payment fee (in addition to interest) to the extent permitted by law...”

All accounts that are more than 10 days past due are subject to late fees of \$25 per quarter and interest that will accrue at 18% per annum. If these accounts are not brought current interest and late fees will be charged. Access and use of the community facilities will be suspended, and vehicle bar codes will be deactivated. These accounts will also be turned over to the Association’s attorney and liens may be filed against your property, including legal fees and expenses.

We urge you to take immediate action and bring your account current by the previously stated deadline in order to avoid being charged legal fees, interest, late fees, the de-activation of your vehicle bar codes, and the loss of access to community amenities. Our goal is to collect the assessments, which are rightfully owed to the Association in order to continue providing essential services to maintain our community and property values. Please help us realize our goal by keeping up to date with your financial obligations to the association.

We thank those homeowners who have been diligent in paying their dues and who make certain that their accounts are paid on time

If you have any questions regarding your account please email them to info@BPOAnaples.com or call during regular business hours at 239-450-0908.

Important Contact info Needed



Please remember that a majority of the BPOA communications are done via email. It is of utmost importance that each homeowner provide the Association with a valid working email. Through email the Association communicates changes and important updates to all homeowners.

It is also very important to provide the BPOA with a valid and working phone number. The phone number you provide also allows you to utilize the voice automated gate access system to authorize your guests and vendors into the community. If the

Association does not have a valid/working phone number on file for your property you **CANNOT** utilize the voice automated system.

If you have not filled out the Gate Access Control Form you can download it on the community website at www.BPOAnaples.com.



Please place
postage
here

Briarwood Property Owner's Association
335 Skelly Road
Naples, FL 34104



Bar Codes/Gate Entry



Bar Code Hours are as follows:

**Monday thru Friday:
10:00 am to 12:00 pm and 4:00 pm to 5:00 pm**

Please note that there is a **NO** stopping policy at the guardhouse. If you have questions about the Voice Automated Gate Access system please contact the BPOA at info@BPOAnaples.com

If you need to turn in a Gate Access Control form, please drop them off to the BPOA office at 950 Tivoli Court

Please understand the guards will NOT accept any packages, gate access control forms, etc. All items pertaining to guest entry/access must be directed to the BPOA.