



Sanaa Badri Semon <sanaa.semon@gmail.com>

Briar Oaks BOD Newsletter- July

Briar Oaks <input@briaroaks.com>

Wed, Jul 21, 2021 at 1:16 PM

To: Brittaney Pitts-Gause <secretary@briaroaks.com>, "president@briaroaks.com" <president@briaroaks.com>, "treasurer@briaroaks.com" <treasurer@briaroaks.com>, "vp@briaroaks.com" <vp@briaroaks.com>

Stop Sign Proposal Update

Thank you for everyone's input, the board has reviewed your feedback and decided to table the proposed solution at this time.

Our goal for proposing additional stop signs was to help mitigate resident and service vehicle speeds in our neighborhood via a budget-friendly solution. We took into consideration feedback from homeowners in the vicinity of the installation sites, whose lots would be affected. Further, we did not reach consensus among all the feedback received.

We received comments in favor of installing speed bumps. This will be recommended for future Boards to revisit, once our reserve funds have accumulated sufficiently to install and maintain them. We are also still in the queue for a Sheriff Patrol and will provide an update should our community move up their priority list.

In the meantime, we'd like to remind everyone to please maintain a safe speed while in our small neighborhood.

Semi-Annual Meeting

Please mark your calendars for this important meeting on **September 15, 2021 @ 6:30pm**. Location will be provided once we have confirmed the details. A notice will be sent from William Douglas via mail, so be on the lookout for your meeting packets.

The meeting agenda will include:

- a vote on the proposed Bylaws, CCRs, Rules and Regulations changes
- presentation of the annual budget for the upcoming fiscal year
- discussion of other important community items

If you have any questions that you would like to have addressed at the meeting, please submit them to Lisa VanVolkenburg at William Douglas (lvanvolkenburg@wmdouglas.com) for inclusion.

Silt Fences

It has recently come to the Board's attention that there may be some remaining silt fences in hard-to-reach areas behind homeowners' properties. If you suspect that there is a silt fence remaining near your property, please email us at input@briaroaks.com and let us know where it is located so that we may note this for the contractor. Please submit your request as soon as possible, as the contractor will be coming back out soon to remove any remaining fencing.

Fireworks

We would like to apologize to any neighbors who may have been caught off guard by fireworks on the 4th of July. Last year, the neighborhood was issued Rules & Regulations setting a precedent to ban fireworks within our subdivision. Unfortunately, the HOA Board is unable to enforce this ban via fines and warnings to neighbors who set off fireworks on July 4th, New Year's Eve, and New Year's Day because Greenville County and SC Law allow for fireworks on those specific holidays. Greenville City does have a firework ordinance, however Greenville County (where we reside) does not. There is a proposed ordinance on Greenville County's website and docket, but it has yet to receive a vote.

We apologize for any confusion that this may have caused. We will do our best to alert our community prior to the New Year holiday so that households will have time to prepare. We do ask that neighbors please be careful and courteous when discharging fireworks. Please observe safety precautions by having a water hose nearby and placing extinguished casings in a water bucket. We request that neighbors remain cognizant of the time and location that fireworks are discharged. Responsibly clean up any debris such as burnt paper and casings in and around your location, including neighboring areas, lawns, etc. Please also be prepared to take ownership for any damage that the fireworks may cause. We thank everyone for their cooperation, your efforts will make the holiday more enjoyable for all.

Board Update

Upon the announcement of Kevin Dehlinger's resignation as BOD Vice President on June 23, the Board took some time to revisit existing duties and reorganize Board positions. Now that our largest project (ravine cleanup, landscaping contracts and common area maintenance) is behind us, we have decided that a three-person Board will finish out this term, as in the year prior. The updated Board positions are as follows:

Jeff Palmatier – President

Brittaney Pitts-Gause – Vice President

Sanaa Semon – Secretary/Treasurer

We have dissolved the At-Large position, which was an as-needed role while we completed our larger projects. Further, this decision ensures we maintain an uneven number of voting positions within the Board. We want to thank Fred Bouie for volunteering his time and for his contributions while serving on the Board.

Thank you all for your patience and understanding while we took this time to re-adjust our duties.

Landscaping & Stormwater Management Update

Those of you who attended the 6/3 Townhall or read the minutes for the meeting will recall that we were struggling to understand exactly what the HOA is responsible for maintaining as a result of the signing of the Assignment of Declarants Rights by the previous board. This document essentially made the HOA responsible for all of Mark III's agreements with the County. There are a number of these but the one we wrestled with is the Storm Water Management Facility Maintenance Agreement for Residential Properties which levies a significant amount of work on the HOA to keep the Storm Water Facilities running smoothly. These include the two ponds (Detention and Bio-Retention) and their access areas; what are called vegetative filter strips which line the ravine and the Bio-Retention pond at the bottom of Briar Oaks Lane. After getting legal guidance to see if we could avoid the responsibility of maintaining them, we were forced to take it on. The ponds and vegetative filter strips must be cut at least twice a year. The ponds require approved vendors to maintain at a cost of \$1900 a cut per pond for a total of \$7600 per year. The previous board only budgeted for a single pond for \$1900 per year. Leaving us a shortfall of \$5700. The vegetative filter strips added another 3000 sf to the landscaping.

Also, we discussed out efforts to make Mark III fix the ravine between 6 and 10 Fawn Hill before someone got hurt, we would be legally liable according to counsel. The good news is we got it fixed after a lot of arm twisting. The bad news is that we got it fixed and added almost 2500 sf to the easement area we are responsible for maintaining.

All told we had to increase the Landscaping contract by 5500 sf and hire a pond maintenance contractor.

We interviewed numerous vendors and ultimately got 3 bids for landscaping – and interviewed vendors for the ponds (this is basically a commodity, and all the vendors charge the same fee). The winning bid was from Shurburt coming in over \$6K under the other two vendors. Shurburt is our existing landscape contractor who requires constant oversight and management – however given the cost savings we decided to go with them.

All of our agreements and responsibilities to the county are on file with the Greenville County Registrar of Deeds and are public records. I recommend you familiarize yourself with them. We will not be distributing the documents since these are legal records and are subject to change (our ByLaws, Covenants and Rules & Regulations are here.)

We have been economizing and we will be able to fund our legal responsibilities without recourse to an assessment or dues increase, at this time.

We've gotten a lot of comments that our community is starting to look better, hopefully that is something we can all be proud of.

Reminders

Please be sure to clean up after your pets, this is an ongoing issue and we'd like everyone to please be courteous. We also suggest having your pets use easements, which is the strip of grass between the sidewalk and street, versus using the neighbors' lawns.

Please travel at reduced speeds through the streets of Briar Oaks. We are a small community and being mindful of your speeds will ensure the safety of all our neighbors.

Thank you,

- The Briar Oaks BOD

5 attachments



Ravine 1 - After.jpg
846K



Ravine 2 - Before.jpg
895K



Ravine 2 - After.jpg
847K



Ravine 1 - Before.jpg
899K



Ravine 3 - Before with note.jpg
3198K