

BRIARHILLS COMMUNITY CENTER



FROM THE PRESIDENT

Friends and Neighbors - this is very exciting time!

The Board of Directors is pleased to present the final design of the Architect to each and every member of the community. Starting in October, the existing clubhouse and poolhouse will come down and construction of the new Community Center and pool renovations will begin. The new building and the pool are expected to open in May of 2017 in time for the Briarhills Dolphins swim season and open to the rest of the community on Memorial Day weekend.

We've come a long way since the summer of 2014 when this all started with our updated capital reserve study and subsequent Master Plan. And it seems like yesterday that we were knocking on doors getting approval for the project last summer. And now, after countless hours digitizing records, moving to a cloud based data system, working with architects and engineers, securing financing, and selecting a contractor - we are ready to go.

This project represents a huge milestone in the history of the neighborhood. The existing clubhouse was built in the late 1970's with extensive renovations in the early 80's - and for the most part it has served us well. The pool was installed shortly after the clubhouse was built, and it too has seen its fair share of use over time. After over 40 years of service, we have the opportunity and the ambition to rebuild our facilities to last us well into the coming decades.

The Board of Directors retained the services of Stern and Bucek, an award winning architecture firm local to Houston to design our new Community Center. The building they've come up with is second to none, and will change forever the way we engage the pool and the park.

The new building has over 1,000 S.F. of open space for entertaining and meeting as well as an open kitchen concept for parties and gatherings. It will provide the pool deck with ample shade along its side and increase the pool deck area for lounging and viewing. The new building will have a large covered patio area with a massive overhead fan providing a constant breeze during the muggy summer months.

The pool is also in line for a complete overhaul as well. A new plaster lining inside the pool will smooth the inner surface and cover the abrasive exposed concrete bottom we have today. New coping edge stones will be installed to replace the cracked and loose ones there today. All of the existing pool deck will be replaced as well with new concrete with a cool coat finish to keep the deck cool on the feet.

Interim Office Procedures

The Board of Directors has gone to great lengths to ensure as minimal a disruption as possible to our residents. As such, starting in September, all board meetings - including the annual meeting - will take place at Parkway Place Senior Living, right across the street from West Briar Middle School. Many of you will know this place as our local polling station. All of our meetings have been reserved free of charge thanks to the generosity of Parkway Place. Meetings will be held at 6:30 PM on the second Monday of the month as per usual.

The last day that the front office will be open is Sept. 5th. After that, the office will be available by phone (713-558-7422) email (briarhills@sbcglobal.net), and via the website (www.briarhillspoa.org) during normal office hours - Saturday from 9:00 - 12:00 and Monday from 1:00 - 4:00 and by appoint-



Community Center view from Briarhills Parkway.

ment. Any phone calls or email received during non-office hours will be responded to within 48 hours.

Any business that requires a face to face transaction - renting the clubhouse, obtaining tennis keys, etc) can be scheduled by contacting the office manager and arranging a time and location to meet.

The New Website

As some of you already know, Briarhills has a new website! After a number of years, we finally have a spiffy new website that hopefully makes it easier to find all of the information residents needs in a convenient and helpful way. The new website is www.briarhillspoa.org. This is very similar to the old website, so please make note and save it to your favorites.

Also, please make sure to register on the website for our email news blasts. This is absolutely the best way to stay informed about what is going on in the neighborhood. If you registered with the previous website, you will have to register again, but its well worth the time. It only take a few minutes and it gaurantees youll stay informed and up to date.

Updated Payment Procedures

One of the requests that the Board of Directors recieves time and again is when will residents be able to make payments online. The answer is soon! As part of our loan agreement with Mutual of Omaha, they will be taking over all of the association's day to day banking operations. This transfer is ongoing and will be completed before Janurary of 2017. Once it is completed, residents will have access to all of the online payment methods Mu-

tual of Omaha offers, including payment by e-check and credit card. Paper checks will still be accepted by the office manager should anyone choose to do so.

New Access Proceedures

Starting next year, with the completion of the new Community Center, each household will be issued two amenity key cards or key fobs. These key fobs will be permanent to each household and will be used to access all of the facilities, including the resident restroom in the Community Center, the pool during the summer season, the tennis courts, and whenever the Community Center is rented.

No longer will residents be required to renew their pool tags or pickup a clubhouse key prior to renting or reserve a tennis key. All access will be controlled and monitored digitally. This will allow the Board of Directors to keep keying costs down, and enhance the level of service we provide to the residents accessing the facilities.

From all of us on the Board of Directors, we want to thank you for your patience and support and look forward to next summer to celebrate the grand opening of our new facilities!



Alec Luong, AIA - President
Biarhills Property Owners Association



SITE PLAN

The new Community Center, note number 23, will be located just behind where the existing clubhouse and poolhouse is located in the area currently occupied by the childrens playground. The Community Center will be oriented parallel to the tennis courts which allows for more shade to the pool deck.

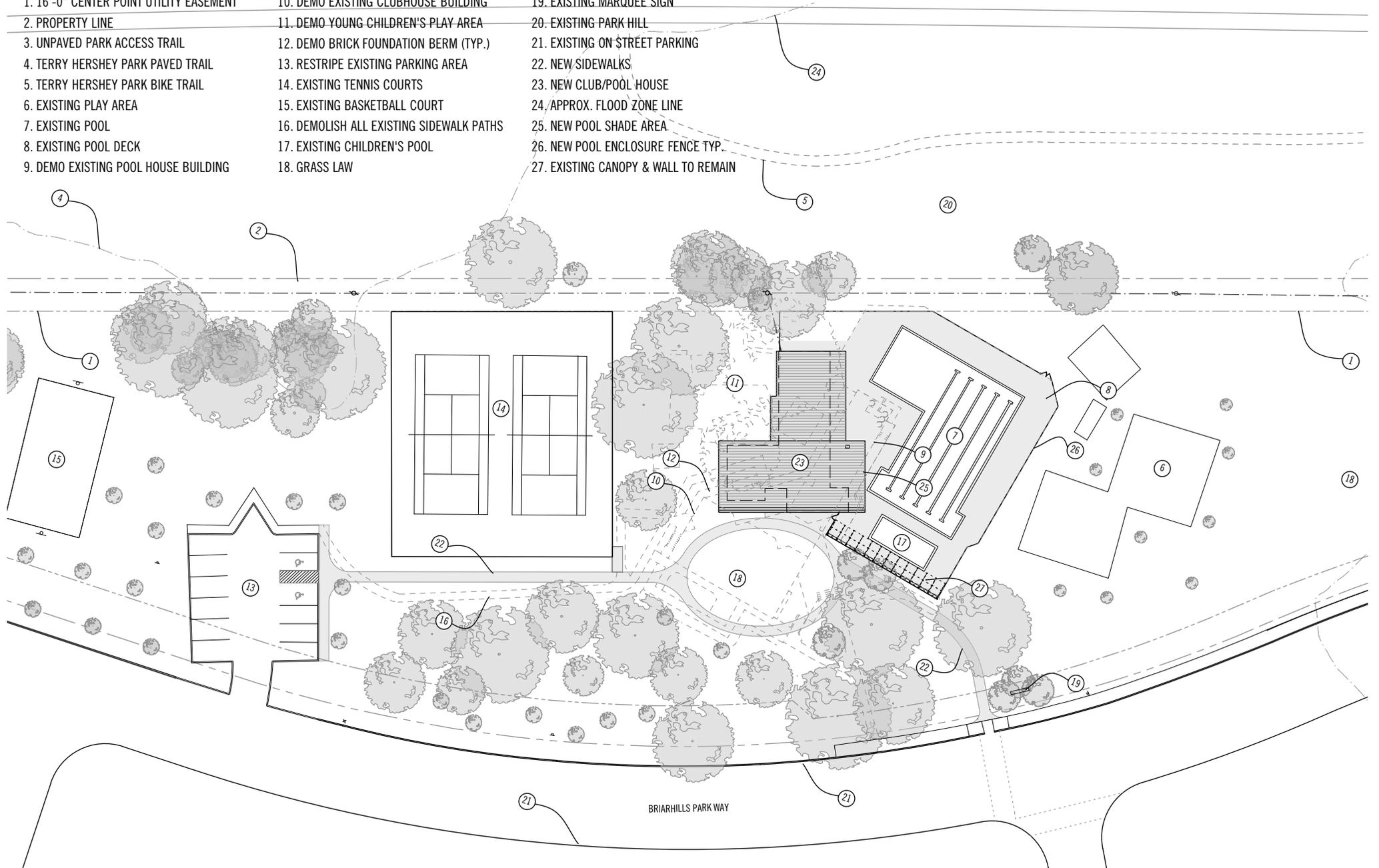
In the place of the existing clubhouse will be a manicured grassy lawn for childrens play in lieu of new playground equipment. This will open up the view from Briarhills Parkway deeper into the park and onto the new Community Center. All of the sidewalks the currently connect the parking area and the sidewalk along Briarhills Parkway will be torn up and replaced with sidewalks compliant to the Americans with Disabilities Act (ADA) thus making the site more accessible to our disabled residents.

Behind the Community Center, note 11, where the current young children's play area is, will be another manicured lawn. This back yard area will serve as an overflow area for Community Center rentals as well as a place to grill

and entertain. An future expansion to the building could also happen in this back area and will be planned for in the future.

The site plan also allows for future expansion to the playground, note 6, when new childrens play equipment is installed. It also preserves our great grassy field area for open play and movie nights. And, hopefully sooner than later, the basketball courts will be brought up to the same standard as the tennis courts.

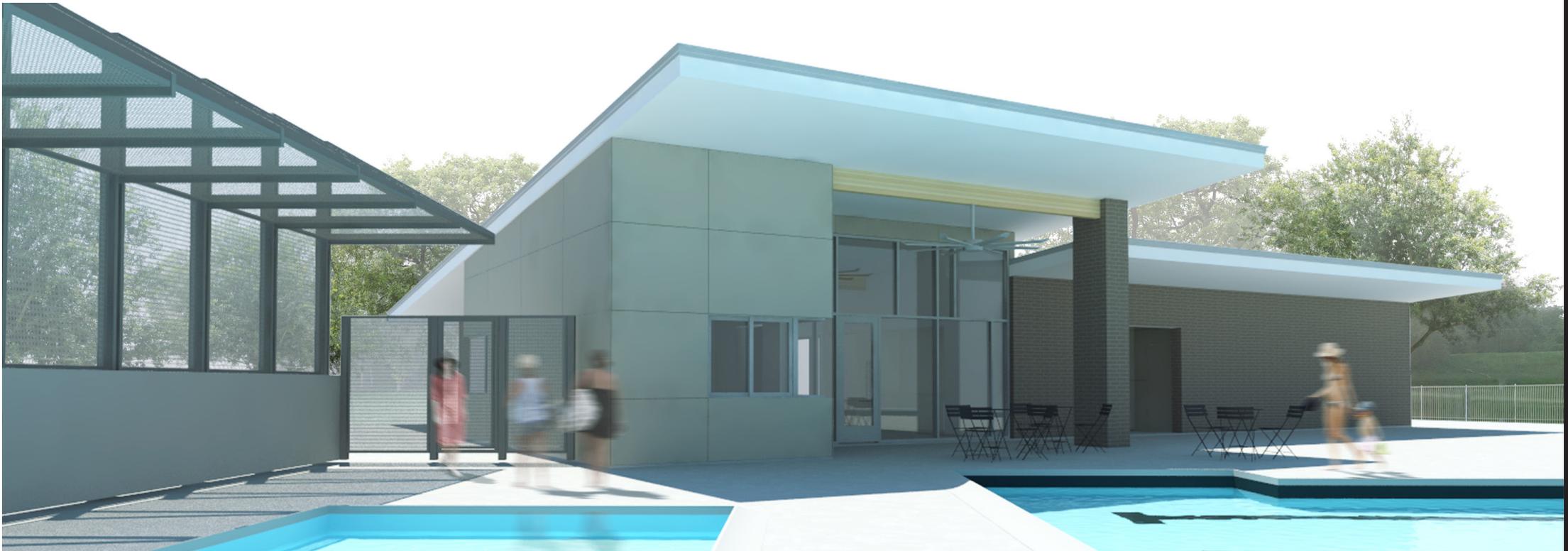
- | | | |
|---|--|--------------------------------------|
| 1. 16'-0" CENTER POINT UTILITY EASEMENT | 10. DEMO EXISTING CLUBHOUSE BUILDING | 19. EXISTING MARQUEE SIGN |
| 2. PROPERTY LINE | 11. DEMO YOUNG CHILDREN'S PLAY AREA | 20. EXISTING PARK HILL |
| 3. UNPAVED PARK ACCESS TRAIL | 12. DEMO BRICK FOUNDATION BERM (TYP.) | 21. EXISTING ON STREET PARKING |
| 4. TERRY HERSHEY PARK PAVED TRAIL | 13. RESTRIPE EXISTING PARKING AREA | 22. NEW SIDEWALKS |
| 5. TERRY HERSHEY PARK BIKE TRAIL | 14. EXISTING TENNIS COURTS | 23. NEW CLUB/POOL HOUSE |
| 6. EXISTING PLAY AREA | 15. EXISTING BASKETBALL COURT | 24. APPROX. FLOOD ZONE LINE |
| 7. EXISTING POOL | 16. DEMOLISH ALL EXISTING SIDEWALK PATHS | 25. NEW POOL SHADE AREA |
| 8. EXISTING POOL DECK | 17. EXISTING CHILDREN'S POOL | 26. NEW POOL ENCLOSURE FENCE TYP. |
| 9. DEMO EXISTING POOL HOUSE BUILDING | 18. GRASS LAW | 27. EXISTING CANOPY & WALL TO REMAIN |





Community Center view from the tennis courts.

Community Center view from the pool.



BUILDING PLAN

The building plan for the new Community Center offers many improvements over the current clubhouse. For starters, the new facility has over 1,000 square feet of continuous gathering space and an open kitchen concept that will allow for entertaining and meeting.

The main meeting space will also open up directly to the pool area and have windows towards a beautiful view of the park and trail. This will make the space far more useful for pool parties and larger gathering events.

A large covered patio area extends out into the pool deck with a large high powered fan. This area directly outside of the main gathering space will provide for much needed shade and breeze during the long summer days.

The building also has an exterior restroom that can be accessed by residents without having to enter into the building. This was a feature requested by a great number of resident who play tennis and frequent the playground with young children.

The new management office will be readily accessible and visible from the front of the building and will have a commanding view of the amenities area in front of the new Community Center to provide for better control and security of the grounds.

The overall building square footage is half of what is currently built, but if far more useful than the current clubhouse. This will save the association a great deal of money over the long term as the building will be easier to maintain and operate.



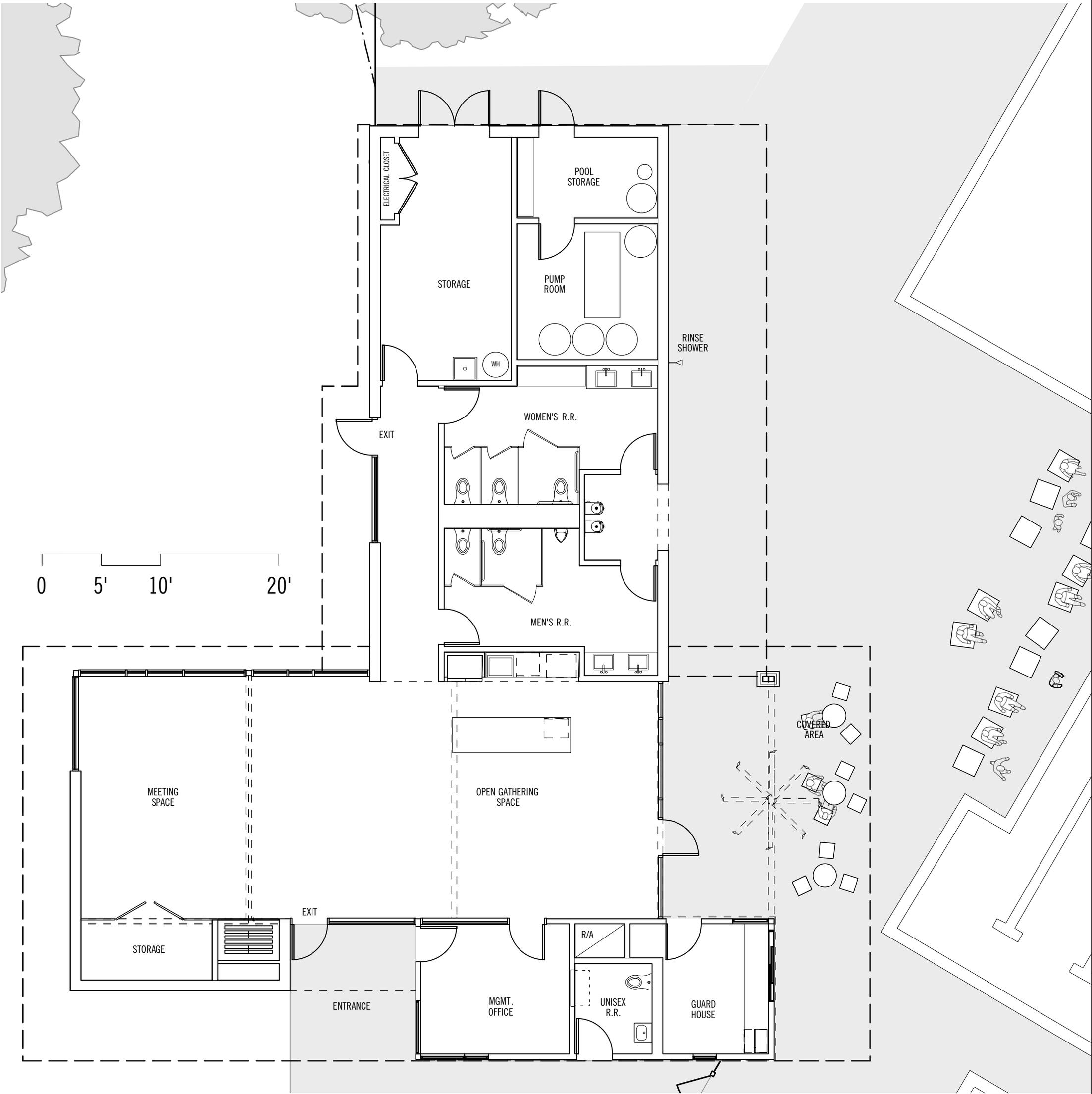
Covered patio area.



Office Manager / Pool Entrance.

Community Center interior space towards the pool.





0 5' 10' 20'

ELECTRICAL CLOSET

POOL STORAGE

STORAGE

PUMP ROOM

RINSE SHOWER

WH

EXIT

WOMEN'S R.R.

MEN'S R.R.

MEETING SPACE

OPEN GATHERING SPACE

COVERED AREA

EXIT

STORAGE

ENTRANCE

MGMT. OFFICE

R/A

UNISEX R.R.

GUARD HOUSE

