



Board Member in the Spotlight....

About Ron, your Treasurer....

I am originally from Brooklyn, New York, but have also lived in New Jersey, Pennsylvania, and California. My wife Brenda and I have been married for 29 years and have 3 children, Alyssa, Jake, and Colin. We first bought in Briarwood in 2014 on Tivoli Court, and we moved to Tivoli Drive in 2021. We live here about 10 months out of the year. I am an attorney practicing law (remotely) in New York. I am not admitted to practice law in Florida. I love sports (Go Bucs, Florida Panthers, and NY Mets). You will often see me walking around the neighborhood with Brenda.

I have enjoyed serving the Board as treasurer and helping make Briarwood the best it can be, and I look forward to continuing to do so in the future.



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Answers to questions asked at the Budget meeting.....



I mentioned Briarwood processes approximately 1500 lease applications per year and collects \$100 each. While we did collect approximately \$150k from applications, we actually

processed 1228 applications at \$100 each. (\$122,800) plus \$28,000 in expedited fees. Our 2026 budget report shows a lower amount in case we have a slower year and don't go over budget. We do not have any applications that have been processed but were not paid. While the numbers look impressive, keep in mind this represents approximately 10% of our revenue (mostly from our HOA dues), and it takes about \$900K to run Briarwood while prices keep rising.



My apologies for any confusion. My goal is to be informative and transparent.

Also...

It was brought to my attention the lake that was repaired this year still does not have new plants installed that help prevent

erosion from reoccurring. *Advanced Aquatic* is scheduled to install Native grass plants in January. I have learned that most lake erosion occurs from a lack of littoral plants and our house gutters! During heavy rains, water from your roof and your neighbors' runs between your houses down to the lake, causing it to wash out. You can prevent this by having underground downspouts installed.

Common Area Maintenance Defined



Some residents are unclear on what areas are taken care of by the HOA, so I would like to provide insight, so you know what to expect.



“Common areas” include the front/ rear entrance areas, clubhouse, cul-de-sacs, circles, and, for the most part, land that is not in front of a house. Sidewalks and trees on Briarwood Blvd that run from the gate entrance to the first house are the HOA's responsibility to clean and maintain. Sidewalks that are in front of the house are to be cleaned by the homeowner; however, our HOA will cover repairs to all sidewalks to avoid trip hazards. Trees in the “common areas” are taken care of by the HOA. I was surprised to discover Briarwood has over 400 palm trees that should be pruned twice a year! Oak trees and Olive trees are in addition, a huge portion of our annual expense, but necessary. Here’s the good news: you can help! No, I’m not going to ask you to climb the coconut trees; however, having the trees trimmed in front of your house that hang over the sidewalk and cutting your oak tree roots before they damage the sidewalk would be awesome! When Briarwood was developed, it seems the oak trees were planted too close to the sidewalk, and now, we have problems. If you have tree roots that are lifting the sidewalk or causing concern about your plumbing, you can contact Anchor for approval to be removed.



What color can I paint my house?

A long, long time ago, the Developer set a standard that homes must be an "earth tone" color and require HOA approval for a house to be repainted. When a homeowner completed an "ARC" form (Association Request for Change), they were provided with a short list of color codes to choose from. It was simple until paint companies often discontinued paint names and codes, leading to confusion about what the homeowner can use. Currently, the HOA process for approving an "ARC" relies on the opinion of the board member(s), while another option is to create an ARC committee. The committee would be responsible for reviewing/ approving/ denying all ARC requests while following a standard. ARC requests should be processed within 3 days or less to avoid stressful delays. They would keep an updated list of paint codes and have a good understanding of landscaping, so a purple house with polka-dots and a lizard sanctuary in the front yard doesn't slip through the cracks!



If you feel you would be great on an ARC committee, a pleasure to work with, and work for absolutely no compensation, please email me at BriarwoodNaples@gmail.com.

Remember, If you wish to change your landscape or any exterior change you need to get HOA approval first.

Electric bikes (E-Bikes) and scooters



You may be aware that Briarwood Rules/ Regs prohibit the use of all unregistered motorized/ electric vehicles except for golf carts. This rule was put in place due to the liability of having them on our private property. In the previous newsletter, I mentioned that some E-bike riders have been using Maplewood & Briarwood as a shortcut, and we are making progress on combating the issue. Some of the vacation rentals have tenants who are using electric scooters and may be unaware that they are prohibited. If you are a landlord, please make your tenants aware of the rule. I must admit, it looks like the family on vacation with their little kids riding electric scooters looks like fun; however, seeing the little ones zooming by on the sidewalk is concerning to anyone trying to back out of their driveway.

Things to look for on your street

- 1) Uneven sidewalks in need of repair
- 2) Streetlights that are not working
- 3) Uplighting in the cul-de-sacs & common areas not working

Please report any maintenance issues to Anchor at:

Courtney Frimel, CAM
Anchor Associates, Inc.
2340 Stanford Court
Naples, FL 34112
239-649-6357 office
239-649-7495 fax
www.anchormanagers.com



Comparing Briarwood HOA to other communities

Briarwood has 452 single-family homes plus 135

condos. Our HOA dues are low (compared to others) due to each homeowner being responsible for their own landscaping, pressure washing, etc. While we enjoy low HOA fees and can choose our own vendors, the HOA must oversee 452 houses to ensure they are keeping their properties up to par. It's really a huge task since many homeowners don't live here all year and may not be aware that their home needs attention. So, community rides are done weekly, looking for homes that are neglected, then photos are taken, and letters are sent to the owner in hopes they will take care of the issue(s) quickly. All of this comes with a cost to the community in the form of higher property management fees and attorney fees if needed. Think about the amount of time and work saved if everyone was proactive! Briarwood will be signing agreements, so annual/ semi-annual jobs like pressure washing and tree trimming the common areas will be automatically done when needed. I ask everyone to do the same, and if you are an out-of-town homeowner, make sure the person overseeing your property is looking outside of the house with a maintenance perspective.

Now you're probably asking yourself, "Ken, what about the 135 condos (Dover Park/ Dover Place)? Well, their HOA dues cover most of the maintenance, and their board Members are on top of it, making my job easy! **Hey Dover.. I'm sending my love!!!**