

Board Member in the Spotlight....

About Marlene Bridge, your Dover Representative....



Born and raised in Pittsburgh, Pennsylvania.

I have two children and two amazing grandchildren. I have been coming to Naples and visiting for the past 45 or so years. I spend October through May here in Naples and spend my summers in Pittsburgh and Conneaut Lake. I am retired and owned a wholesale supply business where I sold merchandise and educated other business owners both in the U.S. and internationally. I participated on the board of a national and international business association and am on the board of our HOA in Conneaut Lake, Pennsylvania. I ended up in Naples after retiring by following family members who had moved here. My brother-in-law and two nieces and nephews live in homes in Briarwood. I volunteer at NCH downtown, at The Naples Players, and at Gulfshore Theatre as an usher in my spare time.



CURRENT BOARD MEMBERS

BRIARWOOD BOARD:

- President – Ken Egan
- Vice President – Todd Culmer
- Treasurer – Ron Beacher
- Secretary – Diane Clepper
- Condo Rep – Marlene Bridge



DOVER PARC BOARD:

- President – John Alcott
- Vice President – Ana Jimenez
- Treasurer – Ms. (Sam)Shawn Wells
- Secretary – Karen Thompson
- Director – Robin Labine-White

BELLA LAGO/SERENO BOARD:

- President – Ken Egan
- Vice President – Kathy Kmietek
- Treasurer – Charles Cvitkovic
- Secretary – David VanHoof
- Director – Jorge Badillo

DOVER PLACE BOARD:

- President – Jayne Kane
- Vice President – Paul Parenteau
- Treasurer – Frank Nugnes
- Secretary – Florence Montagnano
- Director – Mara Bugarin

Help Catch Unauthorized House Rentals



Briarwood has 452 houses, and many of them are vacation rentals. If a homeowner wishes to rent their home, they must notify Anchor Management and comply with Briarwood rules. Briarwood has a 7-day rental minimum (except Bella Lago, Dover Parc, and Dover Place),

and they must provide the renter's application to the Association for approval before the home is rented. The renter's information is entered into the security gate system for easy access. Unfortunately, we have homeowners who choose to rent their homes without following the rules that help keep our community safe, and we need your help to identify them. Whatever reasons they have for not following the rules, they cause headaches at the security gate and for the neighbors. Some of the "bad actors" will call their renters in as guests to beat the system but changes are taking place to combat this problem. Upgrades will be installed, and you will notice the guards will run a tighter ship. The consequences of unauthorized rentals are endless.

That said, please keep an eye out for renters here just for a long weekend. Watch homes with too many occupants. They are only allowed to have 2 people per bedroom. Any unusual activity can be reported directly to Ken at BriarwoodNaples@gmail.com.

To the homeowners and rental agents who comply, thank you for doing the right thing. And to the homeowners that are not, it is time to start! It is going to become more difficult as we move forward. The penalty for operating an unauthorized rental or Airbnb is loss of all security gate privileges (everything!) plus fines. Good luck ordering a pizza. LOL



Be Sure to Report Things in Need of Repair

Please keep an eye out for things in need of service and report it to Anchor Associates at Courtney@anchormanagers.com or 239-649-6357. You may notice something broken and think someone isn't doing their job well, but maybe they just weren't aware. Streetlights, common area landscape lighting can only be noticed at night, so we need your help! If you have reported an issue and several weeks have passed, and you are concerned that someone dropped the ball, contact Ken at BriarwoodNaples@gmail.com, and I will follow up.

Volunteers Always Needed



If you would like to be part of improving Briarwood, please send Ken your contact information if you haven't already done so at BriarwoodNaples@gmail.com.

Painting and Repairing Mailboxes

When is the last time someone has said "you have a pretty mailbox"? Probably never, but it is the first thing people see since it's in front of your beautiful home. Mailboxes are often neglected since vacationers don't use them and usually get filled with junk mail, but we still need them. We don't think anyone is happy with the quality,





and it will cost about \$500 to replace. There are a few companies that can give your mailbox a facelift! They will paint and level your mailbox with newly upgraded parts and the approved black high gloss paint if needed. In the future, mailboxes will be included on a schedule along with

pressure washing. If everyone pressure washes their tile roofs and driveways and paints their mailbox every other year, it will cut down the number of violation notices we have to prepare. Until then, please give your mailbox the attention it deserves and don't forget to stay in line with the mailbox requirements.

Why Does Everyone Walk in the Street??

Sorry, I must ask since we had to pay \$30,000 to fix our sidewalks that nobody wants to use. I kind of get it, you like to walk and talk to your friends, and it's more comfortable if they are beside you. I'm glad to see people are active but it's not worth the risk of getting squished by a truck. We have all experienced the challenge of maneuvering through the neighborhood around landscapers and service trucks. Adding pedestrians is a recipe for road rage!



I kindly ask to try the sidewalk. Have your walking buddy walk backwards in front of you or something. LOL If you have vacation renters in your house, please insist they do the same. And if they have a dog that they don't pick up after, please tell them about the underground Briarwood jail with a 5-year sentence.

Livingston Road Privacy Wall



The County has agreed to repair or replace the wall on Livingston Rd.; however, it can take up to 18 months to go through their approval process! Our last follow up was September 2025 so we still have a long wait. We ask everyone in the community to contact the

Division Director for an update and express your concerns since the wall is falling apart on the sidewalk on Livingston Rd. Please call Marshal Miller – Division Director at 239-252-8924.

Gator Sighting Alert

An alligator was spotted in one of the lakes off Tivoli Drive. Be



careful walking your pets and contact Anchor if you see one. Animal Control will remove it if larger than 4 ft. It is near mating season, so be extra cautious if it's wearing a velvet suit.

Bike trail extension through Briarwood

The County proposal to extend the bike and walking trail through Briarwood is still in the "Study Phase". We should know more by June 2026.

I encourage everyone to go to: SWFLRoads.com/project/447514-1 and leave a comment if you oppose the idea of having a public trail running through Briarwood along the FPL



easement. Below is a response you can copy/ paste if you like.

Hello, I live in Briarwood which is a gated community on the corner of Radio Rd and Livingston Rd. I strongly oppose the concept of extending the pedestrian trail along the FPL easement since it would allow anyone access through our neighborhood. One of the reasons I purchased my home in Briarwood was because it is gated with security guards and makes me feel safe. Your concept would take that away and possibly affect my property value. Please consider an alternative route.



Excelsior Condo Development Planned at the Back Gate

You may have noticed the 4 acres of land located on the right side of the Radio Road entrance when you first turn in. The land is still owned by the Briarwood developer and has County “pre-approved plans” for a 70-unit condo development. The Developer plans to sell the land to an investment group and building is expected to start in the next few years. The pre-approved plans are included here so you know what is coming. Below is a list of questions and answers you may have:

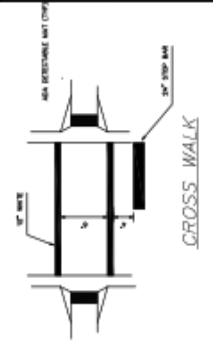
Q: Is there anything we can do to stop it?

A: No. This was a long-term development plan while Briarwood was being built.

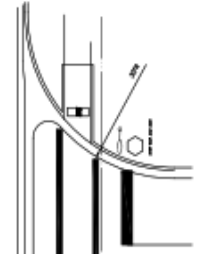
Q: How will the Condo Owners get access to their community?

A: They will use the same entrance we use to come in, then turn right into their development just before our gate.

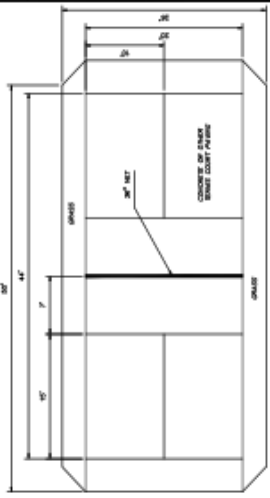
| | | | |
|------|-----------|---------------------|--------------------------|
| DATE | REVISIONS | PROJECT | CLIENT |
| | | EXCELSIOR | TITAN HOMES LLC |
| | | ENGINEERING DETAILS | |
| | | SCALE | AS SHOWN |
| | | SHEET | 10/12 |
| | | DATE | 10/12 |
| | | PROJECT | 10/12 |
| | | CLIENT | TITAN HOMES LLC |
| | | ENGINEER | BUTLER ENGINEERING, INC. |
| | | SCALE | AS SHOWN |
| | | SHEET | 10/12 |
| | | DATE | 10/12 |
| | | PROJECT | 10/12 |
| | | CLIENT | TITAN HOMES LLC |
| | | ENGINEER | BUTLER ENGINEERING, INC. |



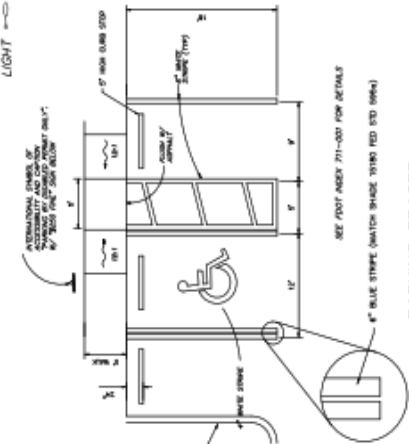
CROSS WALK



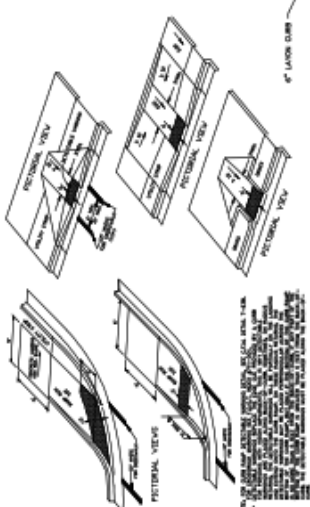
ENTRANCE DETAIL



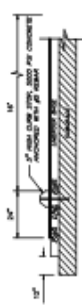
PICKLE BALL COURT



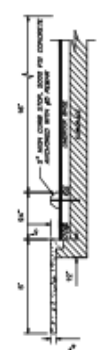
PARKING SPACES



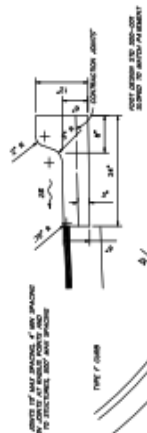
HANDICAP ACCESS RAMPES



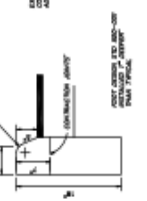
EDGE OF PARKING/WHEEL STOP DETAIL



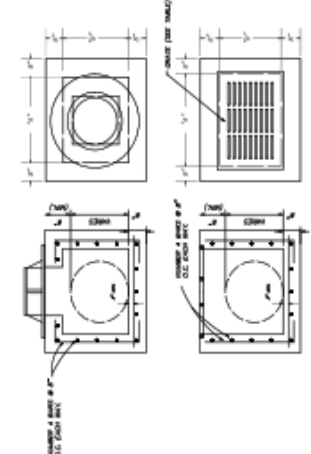
EDGE OF PARKING/SIDEWALK DETAIL



TYPE F CURB (MOD)

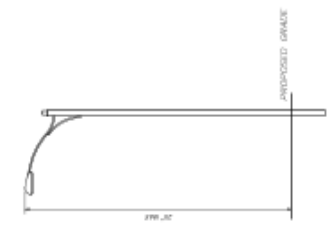


TYPE D CURB (MOD)



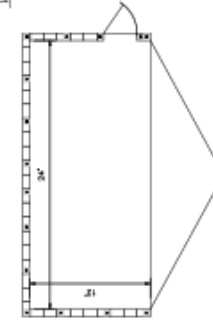
| GRATED INLET/HANDHOLE DIMENSIONS |
|----------------------------------|
| INLET 3'-0\"/> |
| INLET 2'-0\"/> |
| INLET 1'-6\"/> |
| INLET 1'-0\"/> |
| INLET 6\"/> |

GRATED INLET



FIXTURE DETAIL B

VALLEY CROSSING



DUMPSTER

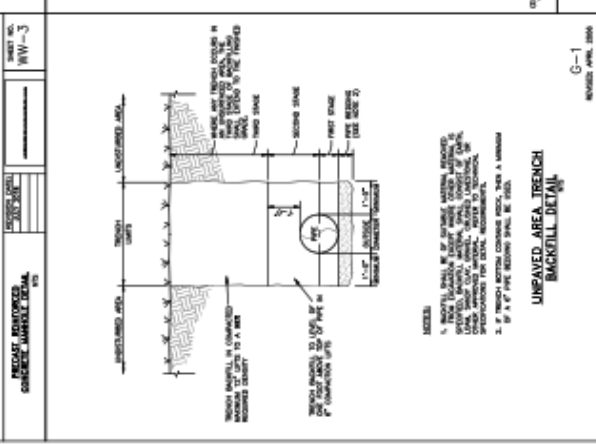
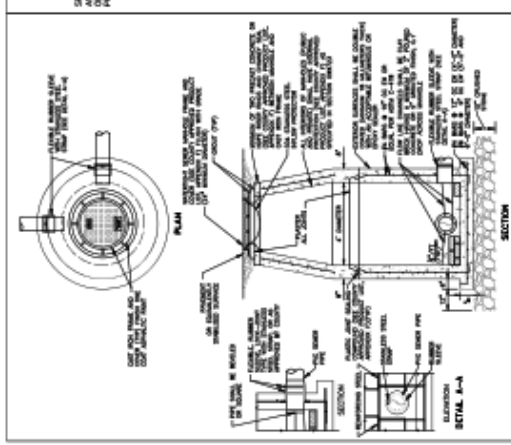
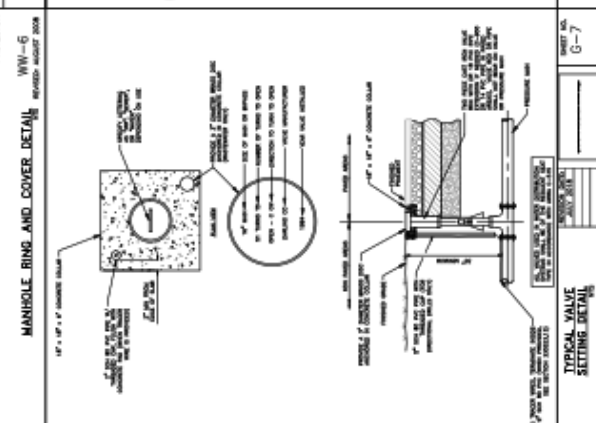
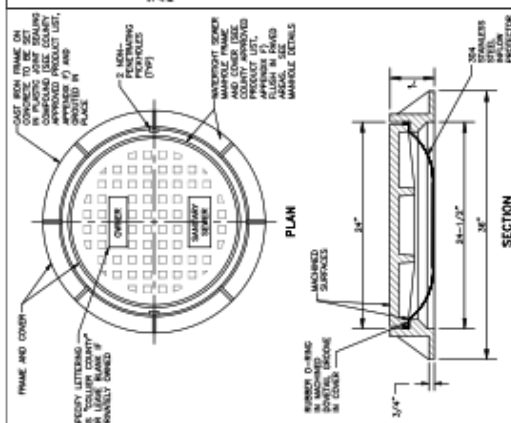
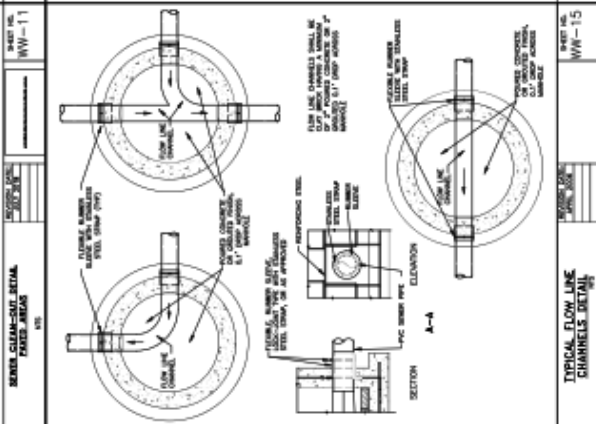
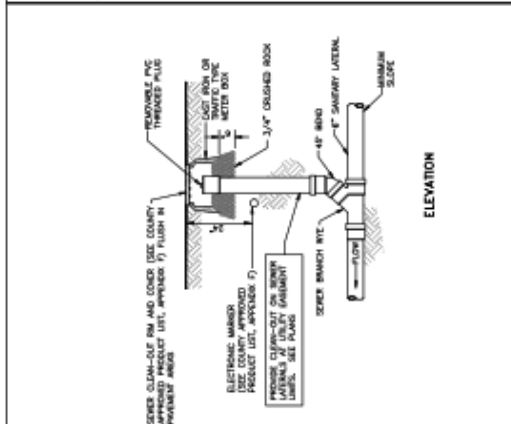
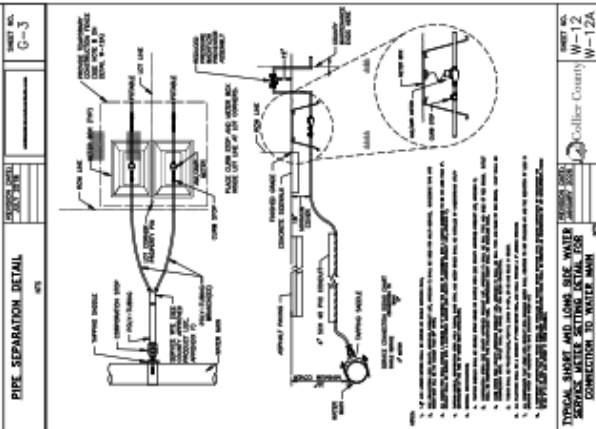
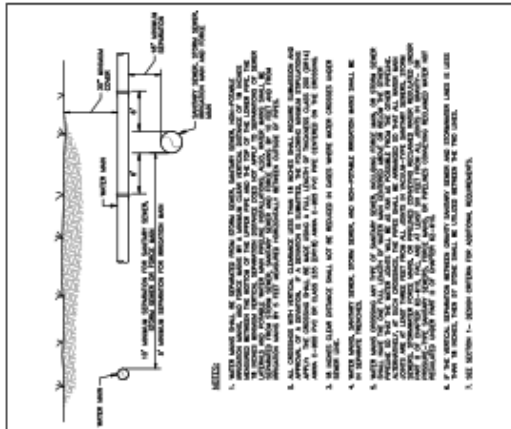
GENERAL ELECTRIC G500W002 WP00X 240V POLE 1/2 CURBHEAD LIGHT FIXTURE 20 DIRECT BARRER CONCRETE POLE

NOTES

ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH LOCAL, STATE, FEDERAL AND NATIONAL CODES AND ORDINANCES GOVERNING ELECTRICAL SYSTEMS AS APPLICABLE.

| DATE | REVISIONS |
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| DATE | BY | CHKD | APP'D |
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2026 BRIARWOOD APPROVED VENDOR LIST

(Effective 1/12/2026)

| <u>VENDOR NAME</u> | <u>PHONE NUMBER</u> |
|---|--|
| | |
| <u>GENERAL CONTRACTOR</u> | |
| LATORT CONSTRUCTION GROUP LLC | (239) 571-4844 |
| | |
| <u>HANDYMAN SERVICES</u> | |
| HANDY ELITE SERVICES | (239) 450-1021 |
| PRECISION PROPERTY CARE | (239) 784-3953 (o) |
| | |
| <u>HOMEWATCH SERVICES</u> | |
| THE GERMAN WOODWORKDER d/b/a Ripley Homewatch | (239) 888-2595 (o) (239) 888-2595 (c) |
| | |
| <u>IRRIGATION SERVICES</u> | |
| IRRIGATION CONCEPTS LLC | (239) 438-8062 (o) |
| | |
| <u>JANITORIAL SERVICES</u> | |
| MAGNOLIA HOME CLEANING SERVICE | (239) 450-0751 (c) |
| SCRUBBLES CLEANING | (239) 440-5162 (c) |
| | |
| <u>LANDSCAPE/LAWN MAINTENANCE</u> | |
| 2 BROTHERS LANDSCAPING | (239) 537-5112 (o) |
| CERNA LAWN SERVICE OF FL LLC | (239) 200-6921 (c) |
| CLARK'S LAWN SERVICE INC. | (239) 394-0717 (o) (239) 272-7174 (c) |
| DAVID A. SCHEWE | (239) 455-8879 (o) (239) 641-0670 (c) |
| F. GUTIERREZ LAWN SERVICE | (239) 234-3650 (c) |
| GOODWIN LANDSCAPING OF SWFL LLC | (239) 682-2919 |
| GREEN ACRES LAWN & LANDSCAPE MAINTENANCE | (239) 348-2261 (o) (239) 253-8523 (c) |
| GUARDIAN LAWN SERVICES & ALL LLC | (239) 601-6358 (c) |
| HECTOR MARIO LAWNS, LLC | (239) 263-5850 (c) |
| J & D LAWN SERVICES OF NAPLES, FL | (239) 687-0279 (o) (239) 687-0279 (c) |
| JOSE PINEDA LAWNS | (239) 455-9654 |
| JR's LAWN & GARDEN | (239) 200-2363 |
| K & E LAWN SERVICES | (239) 692-0819 |

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(Effective 1/12/2026)

| | |
|--|--|
| KAIROS GREEN CARE | (129) 878-9624 |
| KEEPN IT GREEN | (239) 641-9069 (o) |
| KTJ LAWN SERVICES LLC | (239) 825-7155 |
| MANGO'S LAWN MAINTENANCE LLC | (305) 896-3102 |
| PURPOSE LANDSCAPE & DESIGN | (239) 719-7316 (o) |
| RAFAEL CANO LAWN MAINTENANCE | (239) 298-6266 (c) |
| ROGER'S TRUE LAWN MAINTENANCE | (239) 234-0939 |
| RYDR'S PROPERTY CARE | (239) 692-0304 (c) |
| SEAGRAPE PROPERTY MAINTENANCE | (239) 841-1023 (o) (239) 289-9147 © |
| TORRES LAWN SERVICE | (239) 947-5789 (o) |
| | |
| <u>PEST CONTROL SERVICES</u> | |
| GEM PEST CONTROL | (239) 289-4802 (c) (o) |
| HARP'S PEST CONTROL | (239) 348-1900 (o) |
| JETPACK PEST SOLUTIONS | (239) 564-9509 (o) (239) 564-9509 (c) |
| MASSEY SERVICES INC. | (239) 430-0708 (o) |
| NAPLES PEST CONTROL | (239) 566-7755 (o) |
| PERFECTION LAWN & PEST CONTROL INC. | (239) 482-3723 (o) |
| PERSONALIZED PEST CONTROL | (239) 455-8444 (c) |
| PURSUIT MANAGEMENT | (239) 261-8438 (o) |
| RAINBOW PEST MANAGEMENT | (239) 596-4767 (o) (239) 595-7893 (c) |
| TERRA GARDEN SOLUTIONS DBA MIKE NUGENT PEST CONTROL | (239) 629-6305 (o) (941) 724-0050 (c) |
| | |
| <u>POOL SERVICES</u> | |
| ALLIGATOR POOLS OF NAPLES INC. | (239) 304-0235 (o) |
| CORNERSTONE POOL SERVICE | (239) 331-4503 |
| EDDIE'S POOL SERVICE INC. | (239) 643-3456 (o) |
| EDGEWATER POOL & SPA SERVICES | (239) 961-8379 |
| ELITE POOL PRO, LLC | (239) 351-5570 (c) |
| FIRST CLASS POOLS | (239) 222-9194 (o) |
| FLORIDA TROPICAL POOL LLC | (239) 404-6137 (c) |
| GULF BREEZE POOL SERVICE | (239) 269-1224 |
| H & H Pools of Naples, Inc. | (239) 287-9377 (c) |
| JOSE'S POOL SERVICE INC. | (239) 353-6525 (o) |
| KLINGEMAN PRECISION POOLS LLC dba ARCTIC POOLS | (239) 378-0640 |
| Long Beach Pools and Spa Services | (239) 234-0653 |
| MILLER TIME POOLS & POWER WASHING | (239) 370-7707 |

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(Effective 1/12/2026)

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|--|--|
| NAPLES POOL LIFE, LLC | (239) 234-9639 (o) |
| NICHOLAS POOL SERVICE | (239) 285-94924 (c) |
| CJT SHARP INC. dba PINCH A PENNY #53 | (239) 947-2216 (o) (239) 571-7640 (c) |
| PLASTER POOL SERVICES, INC. DBA REFLECTIONS POOL SERVICE AND REPAIR | (239) 643-6140 (o) |
| POOL CLEANERS EXPRESS INC. | (239) 323-7665 (o) |
| POOL AND PATIO WORKS | (239) 200-8977 |
| POOL TROOPERS | (813) 829-9091 |
| SMART POOL SERVICES LLC | (239) 601-2028 (o) |
| SPARKLING POOLS | (239) 826-2499 (o) (239) 494-7443 (c) |
| SWF POOLCO LLC | (239) 221-8012 (o) (845) 271-8317 (c) |
| SWEETWATER POOL SERVICE | (239) 775-7665 (o) |
| YOUR POOL SPECIALIST | (239) 430-3980 (o) |
| | |
| <u>VACATION RENTALS</u> | |
| EXCELLENCE V LLC | (239) 580-7482 |