



## **Briarwood Community Newsletter – October 2025**

### **Board Member in the Spotlight**

#### **Todd Culmer- Vice President**

Todd (affectionately known as "Zebra") has been in and out of Naples since 1994 and has become a long-time member of Briarwood since 2012, now residing full-time on Teton Ct with his two teenage daughters, Haley & Savannah, and girlfriend Shannon. He was originally born and raised in Nassau, Bahamas, where he was a pharmacist, running 3 of the top pharmacy chains, and was a Board Member of both the BNDA (Bahamas National Drug Agency) and BPA (Bahamas Pharmaceutical Association), and eventually owned and ran his own pharmacy, Island Pharmacy Co. Ltd., from 2004 to 2010. He is now a full-time Realtor in Naples since 2012, literally 7 days a week, and a top producer for Waterfront Realty Group...he prides himself on top pricing and

sales...especially in Briarwood...over 275 homes sold in 10 years. In his spare time, he plays pickleball, enjoys golf, does charity work with the Moose Lodge, works on his nitro r/c car (2004 build), plays NPPT poker, shopping at farmers markets, and he cooks/grills A LOT! He is in the middle of putting together his own recipe book! He has also previously served on the BPOA board as Treasurer and looks forward to serving the Briarwood community in his new position of Vice President.

### **FDOT to repair or replace Livingston Rd.'s private wall!**

I reached Dan Kowal's office (our commissioner, Dist. 4) to express our concerns about the hurricane damage and received the reply below. I will monitor the progress and keep you posted!

Hi Ken,

Thank you for your email. Please see the 9/19/25 update below from Marshal Miller, Division Director - Road, Bridge and Stormwater Maintenance Division:

The (inspection/investigation/maintenance) of the privacy wall on the roadway of concern is actively being addressed. Following a thorough inspection, the Road, Bridge, & Stormwater Management (RBSM) inspector has confirmed that repairs are necessary. We are currently finalizing a contract to have a structural engineering firm to evaluate and provide repair and/or replacement options for the privacy wall.

Our team is committed to completing this project as promptly as possible while ensuring high-quality repairs. We will continue to provide updates as progress is made.

Reason to be placed on hold: Finalizing Design Consultant Contract

### **Here are the anticipated remaining activities/schedule:**

- Contract Administration Review (QC): 1 - 3 Days
- Procurement Process: 1-2 weeks (14 Days)
- Board Approval: 1 month (30 Days)
- Pending Procurement's decision, the WO, which is based on a term (annual) contract, may not need Board approval
- PO Req/NTP: 1-2 weeks (7-14 Days)
- Design Process: 6 Months (180 Days)
- Procurement/Construction Process: 4-6 months (120-180 Days)
- Construction (pending recommendations): 3-6 Months (90 – 180 Days)

For further inquiries or to report a Roads or Stormwater emergency, please call (239) 252-8924. This line is monitored 24/7 to ensure a prompt response to urgent issues.

Thank you.

Marshal Miller  
Division Director - Road, Bridge &  
Stormwater Maintenance  
Road, Bridge & Stormwater Maintenance  
Office: 239-252-8924 (24-Hours)

### **Below are a variety of tips you may find helpful!**

1) The maximum height allowed for hedge heights are:

- Front of house - 6 ft
- Side of house - 10 ft
- Rear of house - 18 ft

2) When hosting a party with 10 or more visitors, you can enter the event name in the EntranceIQ app (example: "Ken's Birthday") instead of having to add 10 or more names to your call-in list! Then, drop off a name list at the guard house, and they will do the rest!

3) Mailbox repairs and replacements are done by NGS Manufacturing (Lenny) 239-300-3807

4) Setting your lawn sprinklers to turn on at night will prevent most of the water from being evaporated by the sun while reducing the possibility of your wonderful neighbors "getting blasted" while walking on the sidewalk!

5) The clubhouse can be rented for only \$100, but if you are planning an event for the benefit of the community, it's Free!

6) If you notice a sidewalk section that is lifting or in need of repair, notify Anchor Associates, Inc., and we will get it taken care of asap!

7) If you haven't downloaded the EntranceIQ app, you need to do so. It's very quick/ easy to use and comes with many benefits. If you are having any difficulty with getting set up, please contact Ken at [BriarwoodNaples@gmail.com](mailto:BriarwoodNaples@gmail.com)

**He's a nice guy!**

## The Survey Results are in, and your voices are heard!

First, thank you to everyone who participated in our first survey. The survey was used to get a sense of how the majority feels before we address the language in the new/ updated Documents. As a Real Estate investor myself, I understand the benefits for the community while also understanding the other point of view. We had approximately a 50% participation rate and hope to get more involved in the future. Out of the people that participated, we are split 49% vs 51% on the decision to limit short-term rentals. A huge majority expressed concern, wanting background checks on renters for peace of mind. It is my opinion that we should not pursue limiting short-term rentals; however, we should require background checks. Bringing awareness to the problems may help to appease the other half of the community's concerns. Owners/ Investors that don't visit Briarwood often really need to have someone take care of the house(s) proactively instead of reacting to violation letter(s) that can take weeks to be remedied. If you don't use a local Realtor, then a Home Watch company is a great option. The most common complaints were sub-par landscaping, roofs and driveways needing pressure washed, and vehicles parked in the streets. If you're an investor and need assistance finding a service provider, please refer to the "preferred Vendor list" or reach out to me anytime. We all want the same thing. A beautiful community we can be proud of.

Ken

## Volunteers Needed

2026 will go down in history as the year of upgrades! If you have any interest in getting involved in the following, please contact Ken and let him know.

- **Website management:** including uploading documents, newsletters, and a calendar of events.
- **Newsletter:** includes proofreading, editing, and making it look nice while correcting Ken's mistakes!
- **Events Calendar:** scheduling clubhouse events such as game nights, poker, book club, etc.

## Our Gate Connecting to Maplewood

We are combating two problems at the Briarwood emergency gate that connects to Maplewood. E-bike (electric) riders have been using Briarwood as a shortcut to Livingston Rd., so we have been giving out no-trespass warnings when they are caught. The other problem is Uber and delivery drivers, such as DoorDash and Uber Eats. The maps direct them through Maplewood to Briarwood, unaware of the gate. Some drivers have broken the gate arm by lifting it so their car can go underneath. When using a car ride service or delivery service, please specify that they must use the Livingston Rd entrance. We have observed that a few residents have been using the entrance as a shortcut for themselves and their friends to avoid the gate guard. Please spread the word, Briarwood has a super top-secret jail carrying a maximum sentence of 30 years if caught. pleaseeee stop.

## **Seasonal Maintenance Reminder**

As we prepare for the **Annual Application of Mulch and Pine Straw**, please remember that **each homeowner is responsible for arranging and completing their own mulch or pine straw installation**. This is also the perfect time to take care of general landscape maintenance—**trim trees and palms, replace sod, and treat for weeds** to keep your property and the community looking beautiful.

Once the rainy season has passed, be sure to **pressure wash your roof and driveway**. Roofs typically need cleaning every other year, while driveways may need it more often, depending on irrigation. **Homes with well water often develop orange rust stains, which require more frequent acid-based cleaning.**

There are three ways to manage rust issues:

1. **Switch irrigation to city water** – this eliminates rust but may raise your water bill by about \$100 per month.
2. **Install an injection system** – costs approximately \$2,700, with rust-preventer solution refills at \$150 every four months.
3. **Pressure wash once or twice a year** – a simple and effective routine option.

When your driveway is being pressure-washed, **don't forget the mailbox**. A quick coat of spray paint afterward makes a big difference in curb appeal and keeps our community looking fresh and uniform.

## **More Security Improvements in Progress!**

A QR-code reader will soon be installed at the Front gate entrance.

After installation, we will be able to send QR codes to guests and service techs if you have their cell phone numbers # allowing your guests to enter more quickly. Owners will be able to send QR codes to renters that will expire when their lease ends. Renters will be able to send QR codes to their guests with the same date range limitations that we currently have in the EntranceIQ app.

Repeat - Vendors will need to become a “Preferred Vendor” and can receive the barcode sticker at the front gate! Make sure you are using a preferred vendor or insist that your vendor becomes one. After they receive their sticker(s), they will enter through the Radio Rd. entrance. We are currently reviewing a new technology where our cameras will read a license plate and automatically open the gate if they are a resident or vendor! Imagine a world where barcode stickers are obsolete! Stay tuned...

Below is a copy of our current Rules and Regs and the updated Preferred vendors List.....

# Briarwood Property Owners Association, Inc.

## Rules and Regulations

### Rules and Regulations (Effective November 1, 2016)

The Board of Directors has the power and obligation to create and enforce reasonable rules and regulations consistent with the Articles of Incorporation or Amendment, Bylaws and Declaration of Covenants of the Briarwood Property Owners Association. The following is a partial list of these Rules and Regulations and use restrictions which the Board feels most members would be interested in as they affect our daily activities, lives and investment.

#### ❖ Parking

- No boat, trailer of any kind, semitrailer, house trailer, motorcycle, camper, mobile home, motor home, bus, truck, or covered, disabled, inoperative or unlicensed, unregistered or unsightly vehicle shall be permitted to be parked, kept or stored on any portion of the exterior of the Properties unless kept fully enclosed inside a structure, except same may be temporarily parked on private driveway for short periods, but in no event overnight.
- No motor vehicle shall be used as a domicile or residence, either permanent or temporary while in the neighborhood.
- The prohibition on parking for all vehicles shall not apply to temporary parking of vehicles temporarily present to provide services to the Units, Lots or Common areas, or commercial vehicles used for construction or the temporary parking of other vehicles for the loading or unloading of materials or personnel.
- Overnight parking on the street is not permitted.
- Overnight parking in the Clubhouse parking lot is prohibited, with the exception of law enforcement vehicles upon Board approval.
- No unregistered motorized or electric vehicles may be operated within the Properties, except that golf cart type vehicles. This includes all terrain vehicles, scooters and mini-cycles. It does not include wheelchairs or such other vehicles intended to provide mobility for disabled persons.
- Any vehicle parked in violation of these or other restrictions may be towed by the Association at the sole expense of the owner of such vehicle if violation is not corrected within a period of twenty-four {24} hours from the time of notice of violation.

#### ❖ Golf Carts

- Golf cart use requires a valid driver's license
- Golf carts may only be operated on Briarwood roads between dawn and dusk, except on Halloween.

#### ❖ Access Control and Guard Gate

- All guests or vendors must show proper identification.
- No parking or standing in or around the guard gate is permitted.

- Only authorized personnel are allowed inside the guardhouse.
- Guards are not allowed to take direction from residents.
- The following Access Control protocol will be followed at all times. Briarwood is a limited ACCESS CONTROL COMMUNITY. All Guest/Vendors are required to be pre-called or listed on the Residents permanent list and/or approved short term rental list. Denial of access will be recorded by officer on duty with the date/time, individual's name, and vehicle tag number on the community Incident Report and deliver the report to the Management Company.
- All communication must be directed to the Association's Management.

#### ❖ **Trash**

- Garbage collection is Monday and Thursday. Recycling collection is Monday.
- Trash, garbage and other waste shall be kept in clean receptacles.
- Garbage cans must be stored in a location that is screened from the public view and protected from storms, animals and other disturbances.
- Replacement receptacles may be obtained from Waste Management at (239) 252-2380.

#### ❖ **Nuisance**

- No light, sound or odor shall be emitted from any Lot which is obnoxious or unreasonably offensive to others.
- No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within the Property nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to Lot or its occupants.
- Please be considerate after 10:00 PM.
- No fireworks may be set off at or near the clubhouse and the adjacent common areas.

#### ❖ **Fences & Walls**

- No fences may be erected on any Lot. No walls may be erected that are not attached to and approved as a part of the main structure on the Lot.

#### ❖ **Playground Equipment**

- Jungle gyms, wing sets, or other playground equipment including, but not limited to, basketball hoops and backboards are not permitted on any Lot, without the written consent of the Board of Directors.

#### ❖ **Community Amenities**

- The Pools, playground and tennis/basketball/volleyball courts are open dawn to dusk.
- Children under the age of 12 must be accompanied when utilizing the pool.
- The tennis courts are first come, first serve, except for the allotted time given for instructional tennis programs. Preference is given to those who sign up in advance for court time.
- Unleashing dogs in the playground/pool area or in the tennis courts is strictly prohibited.

#### ❖ **Hurricane Shutters**

- Hurricane protection may be utilized on a continual basis on unoccupied units during hurricane season (June 1 through November 30). All other times of the year, the hurricane shutters must be removed or left open unless Properties are subject to a storm warning as determined by the National Oceanic and Atmospheric Administration.

#### ❖ **Signs**

- No signs, advertisements, notices or other lettering, to include, but not limited to, signs of

Realtors, politicians, contractors or subcontractors, shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Properties, by an Owner or occupant other than the Declarant, its contractors and subcontractors, and builders.

- No "For Sale" signs or "Take One" receptacles are allowed in Briarwood.
- Signs may not be placed in or on windows of the home, on vehicles parked on the unit or its driveway.
- Owners may display a sign provided by a contractor for security services within ten feet (10') of any entrance to the home, which security sign shall not exceed one square foot in size.
- Open house signs may be placed on the lot or unit with a sign at the Livingston Gate and a reasonable number of directional open house signs may be placed in the community while the house is open and attended to by the owner or an agent of the owner. The owner or their agent must notify the guard on duty when the house is opened for inspection and when the house is closed for inspection. When at agent leaves the house or it is otherwise not attended to, all signs shall be removed from the Property.

#### ❖ **Authorized Agent**

- An owner may choose to have an agent to manage his/her unit, including without limitation maintenance and leasing of the unit.
- Any such agent must first be approved by the Master Association and reapproved not less than annually.
- The Master Association may charge the owner a preset fee (currently \$100) for processing the agent's application plus background check.
- Grounds for disapproval of a company/agent may include, but are not limited to the following: screening lessee applicants inadequately; recommending undesirable lessees; entering into leases without prior Master Association approval; failing to keep properties represented adequately maintained; conducting himself in a manner inconsistent with the governing documents applicable to the Properties.

#### ❖ **Owner Agent / Pool and Landscaping Service Providers**

- An owner may choose to have a licensed and insured agent to manage his/her unit, including without limitation maintenance and leasing of the unit.
- An owner may choose to have any licensed and insured landscaping company to maintain the landscaping on their lot.
- An owner may choose to have any licensed and insured pool company to maintain the pool on their lot.
- Any such service provider must first be approved by the Master Association and reapproved not less than annually.
- The Master Association may charge the owner a preset fee (currently \$125) for processing the service provider's application plus background check.
- Grounds for disapproval of a company/agent may include, but are not limited to the following: failure to be licensed and insured; failing to keep properties serviced adequately maintained; conducting services in a manner inconsistent with the governing documents applicable to the Properties.
- Approved providers will be authorized to use the Radio Road gate for entry to the

community.

#### ❖ **Leasing**

- All leases must be in writing, for a term no less than seven (7) days, with the exception of Bella Lago with leases no less than thirty (30) days.
- The maximum occupancy of a leased unit is two (2) persons per bedroom.
- Leases and fees must be submitted to the Briarwood POA at least 20 days before the tenants(s) commence occupancy.
- Tenants shall comply with the HOA documents. Failure of tenant to comply shall be a default under the lease.
- Owner shall be liable for any violation of the HOA documents committed by such Owner's tenant.
- No Lot shall be leased, used or sold on a "timeshare basis".
- No Lot shall be leased without the prior written approval of the BPOA.
- The Association may charge a fee for the review and approval or disapproval of each proposed lease at the discretion of the Board of Directors. The amount of the fee shall be up to the maximum amount by law, currently \$100.
- Subleasing is not permitted.

#### ❖ **Hazardous Materials**

- No Owner or his tenants, guest, or invitees, shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Lot any hazardous material except in compliance with the Environmental Laws.

#### ❖ **Flags & Flagpoles**

- Flagpoles are not permitted without the prior consent of the BPOA.
- No more than two flags shall be flown at any one home.
- Flags flown must contain no offensive material.

#### ❖ **Firearms**

- The discharge of firearms is strictly prohibited.

#### ❖ **Antennas & Electronic Devices**

- No outside antennas, antenna mats, electronic devices or antenna towers shall be permitted excepted as may be specifically permitted by federal law.
- If such device is permitted by such law(s), adequate screening of same from offsite view shall be required, and the plans, location, and method of screening shall be submitted for approval by the Board of Directors, prior to installation.
- The Board of Directors currently allows satellite TV dishes (less than 24" in diameter as long as the dish is mounted to the Owner's house and has the appropriate screening.

#### ❖ **Pets**

- Household pets such as dogs, cats, tropical fish and caged birds may be kept on any Parcel.
- The following breeds are not permitted: Akita, Doberman, German Sheppard, Pit Bull, Rottweiler, Pit Bull Mix or Rottweiler mix breed of dog.
- All animals shall be leashed while outdoors, and contained within the Owner's residence and shall not be permitted to roam freely.
- Pets may not be left unattended on porches, lanais, patios, on common Areas, outside or in garages.

- Owners are responsible for the conduct of and the clean-up after their pet(s).
- No reptiles, amphibians, poultry or livestock may be kept on the Residence.

#### ❖ **Landscaping & Tree Trimming**

- All landscape changes must be approved by the Briarwood POA. No Owner shall make changes to the landscaping on his unit prior to approval.
- Trees on each property are not to be removed without prior approval of the Association. All lots shall have at least 2 hardwood trees thereon. Maintenance of the trees includes trimming of branches, canopy maintenance, root pruning, fertilization, and pest control in a fashion to promote a healthy tree and minimize any damage to structures, and surrounding landscaping.
- Irrigation systems shall be maintained in such a manner so as to cause no stains on homes, structures, or paved areas. BPOA may require owners to adopt systems to prevent staining.
- No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain on any home. Weeds growing in curbs, driveway or expansion joints shall be removed as needed.
- Owners may not irrigate any portion of their property using water from the common area lakes.

#### ❖ **Hedges**

- Hedges may not be used as an alternative to a fence or wall.
- No hedges may exceed eighteen (18) feet in height in a rear yard that abuts another home.
- No hedge may exceed ten (10) feet in height in side yard and must be maintained or trimmed to no more than three (3) feet from the primary or accessory structure.
- No hedge shall exceed six (6) feet in height in the front yard.
- Any hedge that abuts a roadway or other residence in the Property which exceeds four (4) feet in height shall be required to have a second row of plantings facing the roadway or other residence with a height that shall not exceed 50% or be less than 20% of the taller planting.
- No hedge may encroach upon the Common Areas or another unit in the property.

#### ❖ **Outdoor Equipment**

- All air conditioning and heating units, garbage and trash containers, oil tanks, bottle gas tanks swimming pool equipment, housing and sprinkler pumps and other such outdoor equipment must be placed underground or shielded and hidden from view by adequate landscaping as not to be readily visible from any adjacent streets or properties.

#### ❖ **Air Conditioners**

- Wall air conditioning unit may be permitted only if not visible from the street or other residences.
- Window air conditioning units are not permitted.

#### ❖ **Mailboxes & Address Markers**

- Maintenance, repair and/or replacement of mailboxes are the responsibility of the homeowner.
- All mailboxes are to remain consistent throughout Briarwood. No one homeowner may

alter the appearance of switch to another mailbox style. For repair and/or replacement of mailboxes, please contact Management at (239) 649-6347.

### ❖ **Maintenance & Alterations**

- The individual Lot owners shall have the maintenance, repair and replacement responsibility for the following: The home, structure and all structural components, including courtyard walks, entry doors, garage doors, roof components, windows, sliding glass doors, screens, screen doors, driveways and frameworks serving their home.
- Homeowners are required to have their roof, home, mailbox, driveway, eaves, sidewalks, curbs and street gutters cleaned on a regular basis as not to accumulate mold, dirt, mildew and staining. Homeowners are required to have their roof pressure washed as needed as determined by the Association.
- All driveways must be kept in a clean, well kept condition at all times. No weeds or growth are permitted inside of driveway pavers or cracks. Any replacements must be approved by the association.
- Irrigation systems shall be maintained in such a manner so as to cause no stains on homes, structures or paved areas. BPOA may require owners to adopt systems to prevent staining.
- Any change to the exterior color of a home must be selected from the Association's list of approved paint colors and be approved by the Association.
- No building structure, enclosure or other improvement shall be erected or existing exteriors of buildings, structures or enclosures be altered, nor shall any grading, excavation, or other site work, or major landscaping, exterior painting of homes or other structures, or any other exterior work on any structure or lot shall occur unless and until the plans, specifications and location of same have been submitted to and approved by the Board of Directors.
- The Board of Directors shall have thirty (30) days after delivery of all required information, plans and materials to approve or deny any such plan.

### ❖ **Factory-Built Structures**

- No structure of any kind that is commonly known as "factory-built", "modular", or "mobile home" type of construction shall be erected without the prior written permission of the Master Association.
- This includes sheds or other storage cabinets that exist outside the interior walls of the home.

### ❖ **Service Vehicles and Deliveries**

- Construction contractors, grounds maintenance personnel or other hired workers or construction material deliveries shall be allowed entry/exit only between the hours of 7 AM to 7:30 PM Monday through Saturday; except for emergencies.
- All contractors, grounds maintenance personnel or other hired workers must exit Briarwood by 8 PM.
- Deliveries from food establishments, UPS and FedEx to residential units are permitted any day of the week and at any time.

### ❖ **Garage Sales**

- No garage or yard sales shall be allowed in Briarwood, except for an annual community wide garage sale organized and permitted by the Association.

- Any resident choosing to participate as a seller in the community garage sale shall notify the Association of their intent to do so prior to the day of the event.

❖ **Community Pool Rules**

- No glass or animals in the fences pool area.
- No food or beverages in pool or on wet deck.
- Shower before entering pool.
- Bathing load is 30 persons.
- Do not swallow the pool water.
- For emergency call 911.
- Warning. No lifeguard on duty.
- Children under 12 must be accompanied by an adult.
- Pool depths measured in feet.
- Pool Hours: Dawn to Dusk.
- No night swimming.
- No smoking.
- Do not touch the pool heater.

These Rules & Regulations are for the benefit of all owners.

The Board of Directors would like to thank all residents for their cooperation.

**BRIARWOOD APPROVED VENDOR LIST  
2025**

Approved Vendor List - 9/17/2025
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<u>VENDOR NAME</u>	<u>PHONE NUMBER</u>
<b><u>GENERAL CONTRACTOR</u></b>	
LATORT CONSTRUCTION GROUP LLC	(239) 571-4844
<b><u>HANDYMAN SERVICES</u></b>	
PRECISION PROPERTY CARE	(239) 784-3953 (o)
<b><u>HOMEWATCH SERVICES</u></b>	
THE GERMAN WOODWORKDER d/b/a Ripley Homewatch	(239) 888-2595 (o) (239) 888-2595 (c)
<b><u>IRRIGATION SERVICES</u></b>	
IRRIGATION CONCEPTS LLC	(239) 438-8062 (o)
<b><u>JANITORIAL SERVICES</u></b>	
MAGNOLIA HOME CLEANING SERVICE	(239) 450-0751 (c)
SCRUBBLES CLEANING	(239) 440-5162 (c)
<b><u>LANDSCAPE/LAWN MAINTENANCE</u></b>	
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
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)

**BRIARWOOD APPROVED VENDOR LIST**

**2025**

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)
<b><u>PEST CONTROL SERVICES</u></b>	
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)
<b><u>POOL SERVICES</u></b>	
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
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)

**BRIARWOOD APPROVED VENDOR LIST  
2025**

<b>SPARKLING POOLS</b>	(239) 826-2499 (o) (239) 494-7443 (c)
<b>SWF POOLCO LLC</b>	(239) 221-8012 (o) (845) 271-8317 (c)
<b>SWEETWATER POOL SERVICE</b>	(239) 775-7665 (o)
<b>YOUR POOL SPECIALIST</b>	(239) 430-3980 (o)