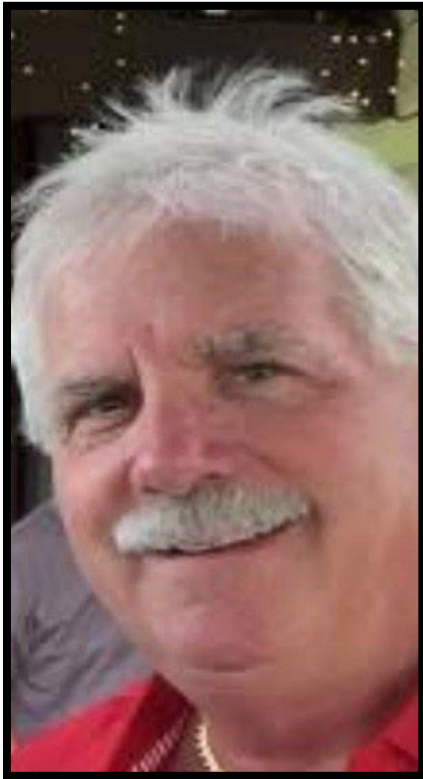


 ***A Huge Thank You to Russell Berghuis!***

Russell has devoted 11 years as Board President of Briarwood. He has been the only President since Briarwood was turned over from the Developer and has done an amazing job managing the budget and taking care of issues. When you think about the time Russell has invested, with absolutely no compensation, he deserves much gratitude for what he has accomplished. Anyone who has been a board member, much less the President, will tell you it can be a thankless job that comes with a lot of criticism because it is impossible to make everyone happy all the time. It takes a special kind of person to stick with it and keep moving forward, and we are very grateful. The next time you see Russ and his wife Kathleen, be sure to express your gratitude and wish him a relaxed retirement and a great golf game!

Thank you, Russ! 



 ***Current Board Members***

Briarwood:

Ken Egan – President
Todd Culmer - Vice President
Ron Beacher – Treasurer
Diane Clepper – Secretary
Marlene Bridge – Director Representing
Dover Parc & Dover Place

Bella Lago & Sereno:

Ken Egan – President
Diane Parillo – Vice President
Charles Cvitkovic – Treasurer
Amy Neveaux – Secretary
David VanHoof – Director

Dover Parc:

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

Dover Place:

Jayne Kane – President
Paul Parenteau –Vice President
Frank Nugnes – Treasurer
Florence Montagno – Secretary
Maria Bugarin – Director

Board Member in the Spotlight: Ken Egan

About Ken, your new Board President....

He built his first home in Briarwood in 1997, where he and his wife, Amanda, raised their two children. Ken moved a few times but never left Briarwood and is a full-time resident. Ken moved to Florida from Germany, where he was employed by the U.S. Government for three years. He came to Naples to visit his Uncle Tom (also a Briarwood Resident) and never left! Along with his family, he founded several successful companies, including jewelry stores, car dealerships, software development, home inspection, property management, and commercial and residential property investments of which continue today.

Ken's business experience led to several certifications, including Real Estate Agent, Auctioneer, Home Inspector, Mold Assessor, Property Manager, and served as the Vice-Chair of the Florida Consumer Council.

If you want to find Ken, it's easy... he's often walking his dog "Kona" on Tivoli Drive.

Ken's Vision:

Ken is self-described as a commonsense kind of guy. He will listen to what you have to say and give you a straight answer with as little delay as possible. Decisions to be made will always be in line with the governing documents of Briarwood and applicable laws all while acting on behalf of what is in the best interest of the community and its members and garnering support of his fellow Board members.

Ken is very big on communication! Because of his long history in Briarwood, he remembers earlier days where volunteers prepared and mailed to each resident the "Briarwood Buzz" which was a multi-page, gloss colored newsletter. Ken is starting here by bringing back a newsletter for the benefit of the residents!

Since joining the Board in January 2025, he played an integral role in upgrading the access control software introducing the use of an app for residents along with many more capabilities and being far more reliable, more robust and user-friendly.

Efforts will be put into our community website for upgrades to communicate better with residents for what's happening in the community, make available accurate and current community information, required forms for ARCs, resales, leases, governing documents, announcements, meeting notices, meeting minutes, etc. Also, promote and encourage community-wide events which will hopefully be brought back for all residents to enjoy!

A valuable investment is to amend, restate and revise the community governing documents (declaration, bylaws & articles) and Rules and Regulations for much needed updating. There are newer laws to add, procedural items to be included along with outdated and inapplicable language to be omitted.

Upcoming Improvements to Briarwood

🔗 Preferred Vendors –

A preferred vendor is a service provider that comes to your home on a recurring basis, such as a landscaper, pool company, irrigation company, home watch, cleaning company, etc. Since Briarwood has over 600 homes, you can imagine the congestion at the front gate since it only takes 4 cars before they are backed up onto Livingston Rd. Often, we forget to call the vendors in causing delay, confusion, and people getting upset. Streamlining vendor and service provider access to the community to help traffic safety at our entrances and wear and tear on our community is an important effort to Ken and the Board.

The Solution is to use “Preferred Vendors” for our recurring services. Vendors can become a “Preferred Vendor” for a fee of \$100 per year payable to BPOA, Inc., along with licensure and insurance requirements so management can vet and put such on file to help protect the association and homeowners. A preferred vendor will receive two barcodes to bypass the gate attendants and utilize the Radio Road entrance gate for convenience and offset the backup of vehicular traffic in the non-resident lane. Registered vendors also have the option for more barcodes if they have multiple service vehicles which are used to service homeowners. They will also appear on our “Preferred Vendors List” on our website and then a resource for residents for choosing service providers already working in the community. We must insist that all the recurring vendors we use become preferred vendors, or they risk losing your business. If we all stick together, the benefits will not only be less gate congestion, but less wear and tear on our roadways since we won’t have so many vendors. If you have a recurring vendor who refuses to register to be “Preferred,” you can still use them; however, you will then have to call such vendor into the gate each day of servicing you for access.

🔗 Briarwood’s Governing Documents (Declaration/Bylaws/ Articles) Need Updating –

Currently, Briarwood is operating under mostly original governing language from the last developer/builder with few amendments. If you have read them, you will notice most of what exists is obsolete and shall be omitted. The plan is to clean it up by removing what is no longer needed and updating the language to reflect all current laws. Updating the documents is not an easy or cheap task but needs to be done. It takes an approving member vote to accomplish after all the hard work, so we need member participation and involvement to be on the same path. Your vote matters!

🔗 Website Upgrade –

The plan is to improve our website for it to become the “go to” place for the Preferred Vendor List, listing of events, a community calendar, activity schedules, and become a valuable tool for residents to stay informed. Managing and updating content can be a challenge, so we hope to find a few volunteers who are a little computer savvy. After upgrades and updates, we will need volunteers who like to plan events so we can start putting our clubhouse to use!

Bringing Briarwood to a Higher Standard

You may have noticed improvements being made in the common areas, including new windows and doors of the clubhouse, painting, pressure washing, trees trimmed, new cameras, etc. While the HOA funds are used on community property, private property must be taken care of by each homeowner.

The first step to making things happen is awareness. Our rules & regulations are posted on the BPOAnaples.com website for your reference. To bring attention to the items being neglected, some have received a Notice of Violation. The intent is in no way to levy a fine; however, if no action is taken, we must follow through until the property owner takes responsibility.

The second is to identify if the violation is on your property and take ownership if it is. Some of you may feel it is related to an outdated rule, or it should not matter to anyone. You may be an absentee owner and unaware that your bushes and trees are hanging over someone else's house or driveway, which creates a mess, causing someone else to trim at their expense. Perhaps your irrigation is hitting a neighbor's house, or it turns on in the morning when everyone is out walking.

Whatever the case may be, we hope all do the right thing. We kindly ask everyone to consider their neighbors.

If your bushes are on the property line and you don't think the cost should all fall on you, use this newsletter as a reference to open dialogue with your neighbor to share the cost. We are adults, and we know pointing fingers won't solve anything. For most of us, our homes are our most valuable assets, so we must protect them and the community they're in!

Pruning trees and bushes can get expensive, but you must do what is necessary or have them removed if appropriate. If you would like to contact your neighbor but are not having any luck, reach out to management for assistance. While Briarwood can levy fines, we prefer the more friendly way. If a violation is observed or reported, we will send a notice in hopes you will take care of it and do the right thing.



New Access Control & Gate Information









You can “call” someone into the gate in two different ways:

- 1) By phone: Calling 888-286-8375 will allow you to call someone in for the current day or the next day. It will recognize the phone # you are calling from, so it is a little easier than the old system, but with some limitations.
- 2) Download the **EntrancelQ** app (click for iOS/Apple devices) or **EntrancelQ** app (click for Google/Android devices) on your computer or mobile device and log in using the email that is on file at Anchor Associates. You should have received a welcome email (from do-not-reply@entrancelq.com) which included your unique PIN # to register. If you did not receive this email, you need to call management at 239-649-6357 and verify your email on file. They will update and resend the email with the PIN # as needed.

Click here for the software provider’s online support: [EntrancelQ Support](#)

After the app is installed and you are logged in, you will be able to manage your vehicle and pet information and call guests into the gate within seconds!

Here are definitions and limits for each visitor type:

-  **Guest:** can be entered up to a 3-day date range
-  **Service (vendors):** can be entered for a single day
-  **Delivery:** can be entered for a single day
-  **Ride Share:** can be entered for a single day
-  **Family:** can be entered up to a 3-day date range
-  **Employee(s):** can be entered up to a 3-day date range
-  **Health/Medical:** can be entered up to a 3-day date range
- 

Residents will still need to contact management to add permanent guests. It needs to be set up in this way to help prevent Airbnb operators from circumventing our required leasing procedures and recurring vendors from being added as permanent guests.

Important Contact Information

Anchor Associates, Inc.
2340 Stanford Court
Naples, FL 34112
239-649-6357

Manager Contact: Courtney Frimel, CAM

Email: courtney@anchormanagers.com

Web: www.anchormanagers.com

Briarwood's Community website: www.bpoanaples.com

Board President Ken's email: briarwoodnaples@gmail.com

As a reminder, the community website resident password is: bPoa123!

Thank you for being part of the Briarwood community!