



Briar Run Estates
c/o Clagett Management
115 N. Queen Street
Martinsburg, WV 25401

Angela Capriolo
Community Manager
304.596.6630 x1102
acapriolo@clagett.com

Board:
Susan DeStephanis,
President

David Pappos,
VP & Treasurer

Joe Bosco,
Member at Large

Articles:

* Happy Holidays

* Housekeeping

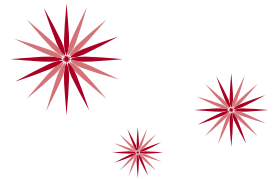
* Crime Tips

* Financial Corner

* 2019 Budget

BRIAR RUN ESTATES
ANNUAL MEETING IS
FEBRUARY 12 AT SAM
MICHAELS COMMUNITY
ROOM FROM 7-9PM
Budget will be ratified

BRIAR RUN ESTATES



Happy Holidays from Your Executive Board and Community Manager

The Holidays are quickly upon us and your Executive Board, and me your Community Manager, Angie Capriolo, would like to take this opportunity to wish you and your family a wonderful holiday season.



We love to see all the wonderful lights within the community for the Holiday Season. Please make sure all decorations and lights are removed within 30 days of all Holidays.

Additional Housekeeping:

1. Trash cans must be stored out of public view
2. Please make sure all units are clear of algae on siding/fencing
3. Please make sure all screens are in good repair
4. Please store all toys/gardening/lawn equipment out of public view
5. Please keep foundation gardens free of weeds/debris
6. Please obey all speed limit signs within community for safety
7. Please no placement of signs except for selling your home
8. **All exterior changes** to home must be approved by the architectural review board. Applications can be obtained by emailing: acapriolo@clagett.com

Your HOA is very aware of the recent crimes of vandalism within the community (RANSON). As your community manager, I feel it might help deter crime if we set up a Neighborhood Watch Program amongst homeowners. I would need a group of homeowners to volunteer their time to help organize and officiate the committee. I am willing to do all the research to get one started, just need others to help with the actual implementations of the program. If you are interested in your community and deterring criminal activities, please email me at: acapriolo@clagett.com

CRIME TIPS:

1. Form Neighborhood Watch groups, which involve a partnership between residents and the police.
2. Trim or clear bushes, hedges, trees and other vegetation that can provide a hiding place for criminals.
3. Install porch, yard and motion-detector lights to supplement street lights.
4. Make sure that privacy fences are not providing concealment for criminals.
5. Don't hide valuables in popular places such as dresser drawers, bedroom closets or freezers. Those are the first places burglars look. Use safes for jewelry and weapons. Favorite items to steal are cash, jewelry, electronic equipment and games, silver, guns and items easily sold to pawn shops, second-hand stores or on the street.
6. Thieves look for homes that appear to be empty, so as a deterrent leave a car parked in the driveway, leave on radios or televisions and ask neighbors to provide surveillance. Most burglaries happen between 10 a.m. and 3 p.m.
7. Burglars want to spend no more than 60 seconds breaking into a home, so make entry more time-consuming by installing deadbolt locks on doors and bars and locks on windows.
8. Reduce rewards of crime by marking valuables with serial numbers that can make them more difficult to pawn or dispose of in some way.
9. Make a special effort to secure the front door and first-floor windows because those are the two places thieves are most likely to gain entry: Front door 34 percent, first-floor window 23 percent, back door 22 percent, garage 9 percent, basement 4 percent and second floor 2 percent.

CAR VANDALISM: CHECK OUT THIS LINK...FOUND IT VERY INTERESTING

<http://bluecollarworkman.com/tips-from-a-former-car-thief-on-how-to-protect-your-car/>

A QUOTE FROM THIS LINK:

If you remember nothing else, remember these two things – (1) light is the criminal's enemy. We hated light! Hated it! This makes light your friend. Park under street lights and park near motion sensor lights, and dumb little criminals like I was, will stay away. (2) 20 seconds. It only takes 20 seconds. Don't ever forget that.

FINANCIAL CORNER: The Association aggressively pursues delinquent accounts, first with a lien on the property and then by turning the account over to a local collection's attorney to file suit, garnish wages, etc. If you get behind, please contact the management office, acapriolo@clagett.com to discuss arranging a payment plan prior to allowing your account to accrue further fees or property liens.

Please be advised that our payments are made to a third-party vendor and takes a few days to be credited to your account. To avoid late fees, please pay on line or by mail at least 7 days prior to due date or you could assess a late fee. If paying on line, please go to clagett.com, insert the management ID# 6972, Association ID#368, and your personal account number. There is no fee to use a checking account but a small service fee to pay by credit card.