



### **HOA Annual Meeting Highlights**

Our Annual Membership Meeting was held January 16 at the Bowen School. The highlights included updates from two of our Bryan City Council members: Kevin Boriskie is a resident of our HOA and Councilmember At Large and James Edge is our Councilmember Single Member District 4 and Mayor Pro Tem. They discussed the developments in Midtown Park and downtown Bryan, encouraging us to attend the First-Friday Event. The possibility of an HEB or comparable grocery on Boonville across from Miramont was also announced. However, most of the attention was given to rezoning for the proposed development of a large apartment and retail complex at the corner of Copperfield Drive and Boonville Drive.

The members of the Architectural Control Committee were introduced, and everyone was reminded to submit improvement projects for review.

Board members were elected and re-elected. We now have a full slate. See next page. Two retiring members were recognized: Dennis Hoffman and Roger Widmeyer.

During the meeting, raffle drawings awarded gift cards at local restaurants to 5 attendees.

### **Yard of the Month Awards to Begin**

Spring has sprung and landscapes are turning green and blooming, which means we will begin recognizing yard of the month winners. The monthly winners will have a sign placed in their yards beginning in June and going through October. The choices are always difficult for the landscape committee headed by VP for Landscape, Billy Trimnal. You may nominate your own yard or your

neighbor's by contacting Billy at [hoa@bhscaliber.com](mailto:hoa@bhscaliber.com).

BTW: After you have finished your yard work and bagged the waste for heavy trash pick up on Fridays, please wait to move them to the curb until Thursday afternoon. After all this good work to improve the aesthetics of your yard, we don't want to spoil the view for our neighbors and prospective buyers.

### **Our Neighbors' Story and Moral**

Our neighbors had gone to bed when there was a knock at the door. It was 3 am. Strange. The neighbor got up and looked through the peep hole in the door. There was no one or nothing visible. Back to bed. The next morning, they began thinking about what happened. Their truck which is normally parked in the driveway overnight was in the repair shop. Was this knock at the door someone casing their home to see if anyone was there? They called the non-emergency number for the Bryan Police Department.

The officer took the report, but also admonished them: "Next time call 911 immediately." They may not get there soon enough tonight to observe anything, but for sure they are not going to find anything the next day.

The sign says we are a Neighborhood Watch community, but we haven't been very active in recent years. The moral of the story: if you experience anything unusual or see something suspicious, call 911 and let the police investigate.



## ***Proposed Apartments: Next?***

A major topic of discussion at the annual meeting was a rezoning proposal to allow building an apartment and retail complex at the corner of Copperfield and Boonville. Chuck Durr representing the Copperfield HOA discussed actions that their HOA was taking to oppose the rezoning request. He distributed copies of a petition so attendees could register their opposition.

A survey of the attendees was conducted to assess the primary concerns. The top four were (1) negative impact on property values, (2) crime and public safety, (3) traffic delays on Boonville and Copperfield, and (4) hazards to children and pedestrians due to added traffic congestion.

All this information was provided to the P&Z Commission, which held an open meeting March 7. Several of our homeowners attended. It was a big big crowd, and everyone did a terrific job of presenting their reasons for opposition. However, it appears the P&Z had their minds made up going into the meeting – after no discussion, only 1 voted against.

The next step for this rezoning request is the Bryan City Council, but we don't know when it will be on their agenda. Both Kevin Boriskie and James Edge have requested input. To contact them and other Council Members, go to <https://www.bryantx.gov/mayor-and-city-council/>.

The members of our Tiffany Park response committee are Eleanor Ford, Garrett Asbury, Beth Goidel, and Gordon Wells. If you have suggestions, contact them at [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com).

## ***Tiffanyparkhoa.org***

Check out our website for the CC&Rs, Bylaws, architecture control applications,

Board meeting minutes, past newsletters, and an easy-to-use "Contact Us" form. The Board, ACC, and BHHS welcome your questions and comments.

## ***Tiffany Park Board of Directors***

Gene Nelson, President

4010 Park Hurst

Eleanor Ford, VP, Administration

4740 Tiffany Park Circle

Garrett Asbury, Treasurer

3705 Park Oak Drive

Julie Villarreal, Secretary

4905 Park Land Drive

Billy Trimnal, VP, Landscape

3818 Park Hampton Drive

Jennifer Bohac, Communications

3906 Park Hurst Drive

Beth Goidel, Director

4000 Park Hurst

Roger Norton, Director

3617 Dawn Court

Marilyn Thompson, Director

4737 Tiffany Park Circle

## ***Architecture Control Committee***

George Eustance, Chair

4607 Park Stone

Mike Littlejohn

4606 Park Stone

Stephen Voltin

4728 Tiffany Park Circle

## ***BHHS Caliber Contacts***

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## ***Upcoming Board Meetings***

8/19/24 and 11/18/24 @7:00.

Use the HOA email address above to request meeting locations.