

GREENBRIAR NEIGHBORHOOD: A DEED RESTRICTED COMMUNITY

# GREENBRIAR BULLETIN

SEPTEMBER 2019



**Featuring: An Unofficial History of Greenbriar  
Neighborhood as Told by Ruth Bessmer**

Greenbriar Club, Inc.  
**Board of Trustees**  
2019 – 2020

**Trustees:**

Sue Ellis, Sue Lanning Parker, Marilyn Hanley,  
Julia Paterson, Kerollos Yassa

**Officers:**

President	Ruth Blondell
Vice President	David Skerritt
Secretary	Laurie Lupke
Treasurer	Bob Reilly
Assistant Treasurer	Courtney Williams
Membership Treas.	Barbara Brice

**Standing Committees:**

Membership Welcoming	Barbara Brice
Budget and Finance	Bob Reilly
Auditing	Francis Pericone
Buildings and Grounds	Kerollos Yassa
Bulletin	Laurie Lupke
House	Sue Lanning Parker
Social	Sue Ellis
Trips and Tours	OPEN
Civic	FILLED
Planning Committee	OPEN
Swimming Pool	Kerollos Yassa
Education Committee	OPEN
Exercise Room	David Skerritt

**GENERAL MEMBERSHIP MEETINGS:**

**2<sup>ND</sup> Mondays of**  
JANUARY  
MARCH  
JUNE  
OCTOBER

**6:30 PM Lite Dinner - FREE for members**  
**7:30 PM BUSINESS MEETING**

October 14<sup>th</sup>, 2019  
Nathan's Hot Dogs, Chips, Sodas, Dessert

## Thank You Bulletin Volunteers!

Thanks a million to our previous Bulletin Committee including Anne Reilly, our immediate past Editor and Diane Shoeman, our immediate past Circulation Manager.

Heartfelt thanks to all the community members who have been delivering and who continue to deliver this publication as well as to the new delivery volunteers who are just getting started.

The delivery volunteers have routes as large as 63 with both the median and average number being 35. In addition to fulfilling that responsibility some "Route Captains," as I call them, are also Team Captains which means they also deliver four or five bundles to other Route Captains and provide communication and organizational support to their teams.

Thank you to our current Team Captains: JoAnn Byrd, Norma Cox, Sue Ellis, Charlie Parker, and Barbara Pecan. And a big thanks to Charlie Parker for filling in as Circulation Manager while we scout for a manager in training. Thanks to Marty Rector for enthusiastically taking on the role of Assistant Editor and to Barbara Pecan, previous Editor, for volunteering to help out with editorial duties as well.

Thanks in advance to this year's Route Captains: Terry Atkinson, DeAnn Baker, JoAnn Byrd, Mirela Celi, Norma Cox, and her son, Michael Cox, Cathy Dangermond, Sandi Davis, Sue Ellis and her son, Johnathan Ellis, Jean Hall, Mel Hartman, Don Heinrichs, Sue Lanning Parker, Bonnie Lavek, Joyce Lockhart, Heather Murphy, Tammy Parker, Barbara Pecan, Diana Proia, Marty Rector, Laura Stumpf, Pat Turner, Eleanor Urbanas, Rhona Wahl, Darleene Weber, Hal Williams, Eugene Zazulak, and Madge Zellmann.

– Laurie Lupke, Editor

And A VERY special thanks to:  
Rhona Wahl for providing her photography services free of charge. If anyone is looking for a photographer please check out: **Rhona Wahl Photogirl Photography - phone: 727-742-0109 email: PhotographybyPhotogirl@gmail.com**



## CLUBHOUSE HOURS 6:30 AM TO 10:30 PM

Including all outdoor and indoor facilities  
and parking lots:

**Outdoor:** Shuffleboard, Swimming Pool

**Indoor:** Billiard Room, East Lounge, Exercise  
Room, Kitchen, Library, Main Hall, Office

**AFTER HOURS VIOLATORS  
ARE RESPONSIBLE FOR  
\$\$\$ ALARM FEES \$\$\$**

## WARNING:



**UNAUTHORIZED USE  
OF CLUBHOUSE  
DUMPSTER WILL BE  
PROSECUTED**

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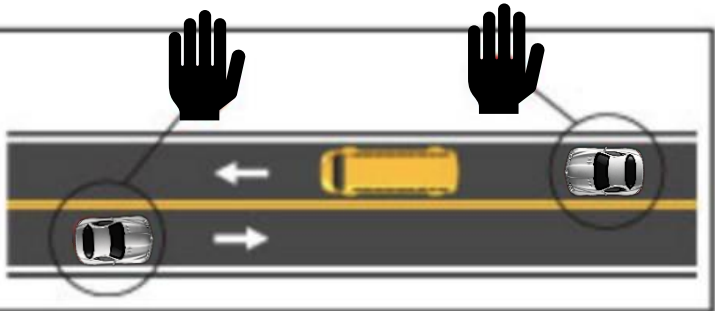
Readers are responsible for verifying all information  
regarding their own purchasing decisions.

# Which Lanes Must Stop for a School bus?

**1**

**Two-lane roadway:**

When school bus stops for passengers, all traffic from both directions must stop!



**2**

**Two-lane roadway with a center turning lane:**

When school bus stops for passengers, all traffic from both directions must stop!



**3**

**Four-lane roadway without a median separation:**

When school bus stops for passengers, all traffic from both directions must stop!



**4**

**Divided highway of four lanes or more with a median separation:**

When school bus stops for passengers, only traffic following the bus must stop.



# Back to School – Be Careful!

Greenbriar - The new school year is underway, and that means more children out and about during the morning or late afternoon hours. Here are some reminders for motorists, as reported on News 5 WFLA:

- Be alert and watch for children especially near schools, bus stops, school buses and in school parking lots
- Children on bicycles can be unpredictable and can make sudden changes in direction.
- Be especially careful when children are present in school zones and residential areas.
- Pay extra attention to lower speed limits in school zones
- Watch for and obey signals from school crossing guards
- Only drive or park in authorized areas to drop off or pick up children at school

Motorists are required to stop when approaching a school bus that is stopped with its red lights flashing and stop arms extended. See opposite page for infographic.

Pinellas County schools for Greenbriar:  
Garrison-Jones Elementary School  
3133 GARRISON RD, DUNEDIN, FL 34698-9255  
Safety Harbor Middle School  
901 1st AVE N, SAFETY HARBOR, FL 34695  
Dunedin High School  
1651 PINEHURST RD, DUNEDIN, FL 34698-3843  
If you need information about your child's bus route or bus stop location call the District Transportation Call Center:  
District Transportation Call Center  
Monday - Friday: 6:30am - 5:30pm

Phone: (727) 587-2020  
More information about Pinellas County Schools may be found on the following website: <https://www.pcsb.org/pcsb>.

Join us for a

**PIZZA POOL PARTY!**

Neighborhood kids and their families  
will be getting together at the

**Greenbriar Clubhouse Pool**

**September 15th at 12:00 noon**

**This event is OPEN TO ALL FAMILIES of  
GREENBRIAR (HOA Membership NOT REQUIRED)**

## **An Unofficial History of Greenbriar Neighborhood As Told by Ruth Bessmer**

My husband and I moved from Indiana to Florida in June of 1963. We were living in a very small one-bedroom apartment and we were anxious to find a new permanent home here in the area. On our weekends away from work, we toured the area looking for housing possibilities. On one of these weekends, we discovered this newly developing neighborhood called Greenbriar right in the middle of a huge orange grove located right on the Clearwater-Dunedin border. The only entrance into the subdivision was from Hercules on to Greenbriar Boulevard because Belcher Road was only a partially paved road with lots of potholes in the middle of the citrus grove all the way to Curlew Road to the north of us. How exciting to find brand new construction in the twelve to eighteen-thousand-dollar price range we could afford! There was even a model home center with two models to see right on Greenbriar Boulevard.

We were greeted in the parking lot of the model home center by a very courteous salesman who said, "You can look around, but you cannot live here." He directed our attention to a mini billboard in the parking lot which said words I never forgot: "Welcome to Greenbriar, grandparents at play – grandchildren welcome on short visits only." I went home in tears that day because we saw two very affordable and attractive homes, but the builder would not sell to us because we did not qualify. As indicated on the billboard, they were targeting sales to retirees. I was approximately seven months pregnant and I know he figured out that we were not in the fifty-five plus age group. I learned later that the deed restrictions for Greenbriar did NOT specify that residents had to be fifty-five plus

years old - the sales team for Greenbriar just looked at a potential buyer and decided whether or not they were age appropriate. At that time there was no "fair housing" law on the federal books.

I always liked and admired this little community, so when I was alone in 1985 and looking for a small affordable home, I came back to Greenbriar even though I was still a few years shy of age fifty-five. I learned that many changes had happened to this little community since my first visit. There were no more vacant lots. The whole subdivision had been completed. The first house was finished in nineteen fifty-nine at 2311 Indigo Drive. The Clubhouse was built in the mid-sixties, and the condos were built in the early seventies. The last house in Unit 10 was completed and occupied in 1976. There may be a few others, but I know of just two ORIGINAL owners who have owned since the mid-seventies and still own today.

The deed restrictions in each of the eleven units of the Greenbriar development are all slightly different which allowed some slight variances in how the properties were maintained and how the restrictions were enforced.

The land where the condos are located had been a peacock farm – hence our roaming peacocks today. I assume the peacocks are just trying to keep a foothold on their native soil.

Greenbriar Boulevard originally stopped at Forest Drive. Subsequently it was lengthened and ended in a cul-de-sac at Rutland Lane. Then when Belcher Road was expanded and improved, Greenbriar Boulevard was extended again to Belcher Road as it is on the plat map today.

Altogether, there are eight hundred eighty-seven houses and fifty-four condos in Greenbriar. All of the houses originally had white tile roofs. The big change in roof materials came in the mid-eighties when

someone attempted to replace a tile roof with a shingle roof. The case went to court. The judge ruled that the deed restrictions for Unit 8 in Greenbriar did not say the owner must replace with tile and therefore, tile roofs could no longer be MANDATED as replacements for houses in those units of Greenbriar that did not specifically specify "tile roof" replacement in the restrictions for a particular Greenbriar Unit. (Editor's note: Tile roofs are required in Units 1, 4, 6A, and 6B)

As mentioned earlier, the condos were built in the very early 70's. There was a serious fire in 1972 or '73 in one of the second-floor units of 2005 Greenbriar. It was caused by a smoldering cigarette. The neighboring residents frantically tried to rescue the owner, extinguish the fire, and call for the fire department. They made numerous attempts to get a fire department in the area to respond to the call. Finally a crew from the Dunedin Fire Department came to the rescue. Although the building

was able to be repaired and restored, the owner, unfortunately died of smoke inhalation.

Prior to this tragic event, residents in the unincorporated areas of Pinellas County had the option to join or not join a recognized fire protection district within the county. Many residents in condos, villas and mobile home parks tried to keep taxes as low as possible by opting out of paying the extra millage tax for fire protection. This Greenbriar fatality prompted everyone in Pinellas County to realize how important it was that all areas of the county have fire protection coverage. Therefore, immediately after the fire in Greenbriar Condos, the Pinellas County Commission mandated that every property in the county had to be covered by a recognized fire department and no one could opt out of paying the small millage fee added to their yearly tax bill for fire protection.

## Your Greenbriar Neighbor and Past HOA President



*Sue Ellis*  
*Realtor*  
*727-742-2550*



**BERKSHIRE  
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Florida Properties Group

Check out, Like and Post on our Facebook page:  
<http://www.facebook.com/GreenbriarNeighborhood>

The county commission set up the new boundaries for each fire district and every property had to be a part of a given district. The residents of Greenbriar specifically asked to be included in the Dunedin fire district because they were forever grateful to the Dunedin Fire Department for helping extinguish the fire at the condo. Additionally, when the original private Greenbriar sewer system was replaced, the residents also specifically requested to join Dunedin's public sewer system.

There was a vote of the Greenbriar residents in the early seventies regarding a \$150 per household assessment fee to install streetlights in the community. That vote was close, but the majority of households voted to keep their yard lights burning every evening instead of paying that fee required by the power company. That is why Greenbriar has no streetlights today.

Most of the homes in Greenbriar were built by US Homes Corporation. There are six or seven basic floor plans which they used throughout the whole community. New owners were sometimes allowed to choose a given platted lot and then make minor alterations in the plans for the home plan they chose to have built. Occasionally, when an economic downturn came, US Homes would sell some of their undeveloped lots in Greenbriar to Brown Home Builders. This was done so that US Homes could report continued growth and sales in the community on their quarterly report to company headquarters.

Brown Home Builders built similar style and type homes. They built homes in several areas, but they built many more homes on Forest Drive as it curves around between Greenbriar Boulevard and Indigo Drive. All of the homes on this street are similar in size and style. Brown Homes placed their lamp posts very near the street

and US Homes placed their outside lamps about midway between the street and front of the house. That is the only way you can distinguish homes built by the two builders.

A huge pine forest was located where the Westfield Countryside Mall and the whole Countryside subdivision is now located. There were a few mom and pop businesses and several service stations along US 19 before the area was designated Countryside and this major residential and commercial development changed the face of our neighboring landscape forever. Originally there was an informal agreement between the cities of Clearwater, Dunedin, Safety Harbor and Palm Harbor on how undeveloped land in north Pinellas would be divided and annexed into one of these cities and how and where the various boundaries were to be drawn.

The county planning department had agreed that the Dunedin city boundaries would eventually include the Countryside area. However, when asked by the developer to provide water and sewer coverage for the newly developing Countryside area, the Dunedin City Commission was overwhelmed by the size and scope of the new area and they voted to postpone annexation and expansion of sewer and water services to the Countryside area for another year until Dunedin expanded its own system. The Countryside developers did not want to postpone the proposed mass development for a year. They approached the City of Clearwater and almost immediately the Clearwater City Commission voted in favor of annexing the Countryside area and providing the necessary services to the developers of that area. That is why Greenbriar is nearly surrounded by the city limits of Clearwater, These annexing decisions forever changed the boundary lines and the tax base for both Clearwater and Dunedin.

There were several residents of Greenbriar who permanently changed the character of the community. The first I want to mention is Sam Stewart. He lived on Greenbriar Boulevard at Forest Drive where, at that time Greenbriar Boulevard ended right in front of his house. He moved to this area from the desert area of Arizona, and he is the ONE person who convinced the builders and the county building department to offer gravel or stone “lawns” as an option when planning new homes new homes in this community. He argued that this type of “lawn” was maintenance free. For those senior citizens who were here on a seasonal basis or on strict retirement budgets, these gravel “lawns” were another way to keep home maintenance costs down during their retirement years. Some of the original stone yards have since been removed, but Greenbriar still has more of them than any other subdivision. You may notice that there is a higher concentration of stone yards on Greenbriar Boulevard between Indigo Drive and Forest Drive than in the other areas. That is because Mr. Stewart lived right there, and he prevailed upon new residents and the builders to carry on with his idea. Those stone “lawns” never really took off in any other development nearby. Then, in the seventies new stone yard installation was outlawed by the county commission because extensive studies had shown that air conditioning costs for the affected homeowners were much higher because of the excess heat those yards can have.

The second person who originally made a tremendous impact on the nature and character of the community was dear Charlie Trumpler. He lived on High Ridge Drive and was the neighborhood watchdog and authority on “all things Greenbriar.” He insisted on enforcing deed restrictions to the letter of the law. He made daily trips around the neighborhood to check on everyone. His

major subjects for enforcement were: No fences, no storage sheds, no garbage cans in sight from the street. Tile roofs had to be clean and free of mildew, no parking on the grass, no commercial vehicles, no boats or trailers and at night your car HAD to be stored in the garage. Most folks only had one car then, but he insisted on strict adherence to the letter of the law of the various deed restrictions and the neighborhood looked like a picture postcard. Charlie was a character and almost immediately after he died in the late nineteen seventies, the character of the neighborhood slowly began to change. No one could replace Charlie’s tenacity and adherence to the highest standard. The result was that the neighborhood eased up on some of the restrictions that Charlie cared so much about. No one was as forceful as he had been.

The third person who permanently changed the community was Eulah Copeland who lived on Indigo. Eulah loved children and had raised many foster children before she retired and moved here. Several years after she moved to Greenbriar, she was required to raise her grandson who came to live with her permanently. Needless to say, he was not 55 years old at (continued on page 11)



**FUTURE HOME REALTY**

**Tim Wahl**  
Realtor  
**727-742-2825**

**Rhona Wahl**  
Marketing Exec.  
**727-742-0109**



***21 Year Greenbriar Residents***

LIC # SL3350183

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
01	02 Men's Poker 11 am until ?	03 Single Ladies Dunedin Library 2 pm	04	05 Board of Trustees Meeting 6 pm	06	07
08	09 Men's Poker 11 am until ?	10 Single Ladies Dunedin Library 2 pm	11	12	13	14
15 <b>PIZZA POOL PARTY 12:00 NOON</b>	16 Men's Poker 11 am until ?	17 Single Ladies Dunedin Library 2 pm	18	19	20	21
22	23 Men's Poker 11 am until ?	24 Single Ladies Dunedin Library 2 pm	25	26	27	28
29	30 Men's Poker 11 am until ?	01	02	03	04	05



Join us for a

## PIZZA POOL PARTY!

Neighborhood kids and their families will be getting together at the **Greenbriar Clubhouse Pool**

**September 15th at 12:00 noon**

***This event is OPEN TO ALL FAMILIES of GREENBRIAR (HOA Membership NOT REQUIRED)***

### WEEKLY EVENTS:

Every Monday:  
**Men's Poker in the East Lounge**  
Starts at 11 am

For details:  
Call Frank Guerra 727.734.3105

Every Tuesday:  
**Single Ladies Social Club**  
**Feature Film at Dunedin Library**  
2 pm

For details:  
Call or text Barbara Pecan 727-505-1724 or  
email SLSCofGB@yahoo.com  
Madge Zellmann at 727-738-0348.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	01 <b>Single Ladies Dunedin Library 2 pm</b>	02	03 <b>Board of Trustees Meeting 6 pm</b>	04	05
06 <b>Men's Poker 11 am until ?</b>	07	08 <b>Single Ladies Dunedin Library 2 pm</b>	09	10	11	12
13 <b>Men's Poker</b>	14 <b>General Membership Meeting 6:30/7:30</b>	15 <b>Single Ladies Dunedin Library 2 pm</b>	16 <b>Single Ladies Social Club Nite Out</b>	17	18	19
20 <b>Men's Poker 11 am until ?</b>	21	22 <b>Single Ladies Dunedin Library 2 pm</b>	23	24	25 <b>Monthly Dinner "Octoberfest" 6 pm</b>	26
27 <b>Men's Poker 11 am until ?</b>	28	29 <b>Single Ladies Dunedin Library 2 pm</b>	30	31	01	02



## General Membership Meeting

**Monday, October 14<sup>th</sup>**  
 6:30 pm Lite Dinner – FREE FOR MEMBERS  
 7:30 pm Business Meeting

Lite Dinner:  
 Nathan's Hot Dogs  
 Chips & Sodas  
 Apple Pie

Dinner for Members Only PLEASE

## MONTHLY EVENTS:

First Thursday:  
 Board of Trustees 6:00 pm

Third Wednesdays:  
**Single Ladies Social Club  
 Restaurant Meet Up**  
 See page 14 for details

**Monthly Dinner:  
 October 25<sup>th</sup> at 6:00 pm  
 "Octoberfest"**

with a roast pork and stuffing dinner. All the monthly dinners have an open bar of beer, wine, assorted beverages, along with salad, entree, vegetable, and dessert.  
 It's all-inclusive at a cost of \$6.00. Make sure you call Madge at 738-0348 by the previous Monday to reserve.

(continued from page 8) that time. Eulah, along with two of her neighbors who adored Eulah's twelve year old grandson, hired an attorney who wrote to everyone in Greenbriar outlining the dilemma they would face if they too had to care for a younger member of their family while living in a fifty-five plus only community where the fifty-five plus age restriction was strictly enforced and did not allow for any exceptions for any reason.

This letter barrage to everyone in Greenbriar came from Eulah's attorney at the same time when there were many folks in Greenbriar who noticed that some of the newer residents in the resale homes "did not appear" to be fifty-five plus. As long as there was a new home inventory, the sales staff from the US Homes organization stuck to selling only to seniors. As soon as there were resale homes and NO new construction to sell in Greenbriar, Realtors and some owners were sometimes guilty of selling to "under-age" residents. This "violation" of the rules was a big deal to some of the old-time residents.

All of this happened about the same time that the Federal Government did enact the Fair Housing Law which defined age restricted communities as well making it illegal to discriminate against any person solely because of their (Editor's note: race, color, religion, sex, handicap, familial status, or national origin). The attorney's letter outlined the situation for a fifty-five plus community as it was being carried out in Greenbriar at that time with two major points: 1) Upon death of an owner, the property could not be willed or sold to an adult child or sibling under the age of 55 years of age who wanted to LIVE here permanently. 2) If, as in Eulah's case, the senior owner had a family situation where a minor child or handicapped person was thrust into their care, they could not continue to live in the property, or they would have to refuse care for their loved-one.

Also, no school bus transportation would be provided to this 55+ community.

There was a public hearing planned by folks in the fifty-five plus only camp, but when this mass mailing was delivered and everyone started talking about it, the whole matter was dropped and Greenbriar was officially recognized as a community for folks of all ages and the deed restrictions remained unchanged. In the past, no one officially challenged the fifty-five plus policy in Greenbriar. Most everyone just went along with the policy without questioning the fact that age was NEVER mentioned in the deed restrictions. As you can imagine, this one decision to allow persons of all ages to live in Greenbriar forever changed the face of our community, which was once billed as the grandparent playground.

There are many other residents, as well as officers and directors of the Greenbriar Club, who have given countless hours of service to this wonderful community - too many to mention all of them. I have enjoyed and cherished the years from nineteen eight-five to twenty nineteen when I owned and lived in two very wonderful homes surrounded by happy and industrious neighbors. Everyone who moved into this small community has contributed something to its growing popularity.

Greenbriar's superior location, community clubhouse and pool, nearby medical facilities, schools, shopping, restaurants, and the easy commute to the airport, and beaches, and other fun tourist hotspots is unsurpassed.

I trust all of you will do your best to keep our little community as a shining example of the pride we all have in our decision to put down some roots in Greenbriar and enjoy Florida at its best!

- **Ruth Bessmer 2019**

# 11 Critical Home Inspection Traps to be Aware of Weeks Before Listing Your Home for Sale

**Clearwater** – According to industry experts, there are over 33 physical problems that will come under scrutiny during a home inspection when your home is for sale.

Whether you own an old home or a brand new one, there are a number of things that can fall short of requirements during a home inspection. If not identified and dealt with, any of these 11 items could cost you dearly in terms of repair. That's why it's critical that you read this report before you list your home. If you wait until the building inspector flags these issues for you, you will almost certainly experience costly delays in the close of your home sale, or worse, turn prospective buyers away altogether. In most cases, you can make a reasonable pre-inspection yourself if you know what you're looking for and knowing what you're looking for can help you

prevent little problems from growing into costly and unmanageable ones.

To help home sellers deal with this issue before their homes are listed, a free report entitled "11 Things You Need to Know to Pass Your Home Inspection" has been compiled which explains the issues involved.

To order a FREE Special Report, visit [www.PreparedSellers.com](http://www.PreparedSellers.com) or to hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-855-965-1628 and enter 1003. You can call anytime, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to ensure a home inspection doesn't cost you the sale of your home.

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[www.GreenbriarHomeSales.com](http://www.GreenbriarHomeSales.com)

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\*some conditions apply

# President's Page

By Ruth Blondell

## Roadwork on Indigo

Recently I stopped on Indigo Drive and talked with the contractor. He said they were improving drainage in the low-lying areas. He said that when he finishes the next step will be for another company to mill down the top surfaces of the road from Indigo to Scotland and that finally, those roads will receive a new top layer.

With all this work being done on our roadways and now that the kids are back to school, PLEASE be extra careful when backing out and when driving!

## Missed Opportunities: Clubhouse Facilities

It seems that only a tiny fraction of our members are aware of all the benefits that our wonderful clubhouse has to offer! During one of our Football Parties last year, in our newly updated East Lounge, I met a gentleman who had lived in the community for nearly 30 years and that night was the first time he had ever stepped foot inside the clubhouse!

If you are a member and you're thinking there's nothing to do please come enjoy the wonderful outdoor and indoor facilities. Outside you can play shuffleboard or relax and swim at the pool. Inside you can enjoy an honor system Library, a Game Room with ping pong, billiards and foosball, or enjoy television in the East Lounge. Additionally, for a small one-time key fee and after submitting a signed waiver you can

access the commercial grade equipment in the Exercise Room. All of this is available for your enjoyment from 6:30 am to 10:30 pm.

Please don't miss the opportunities that are waiting for you right here at your very own clubhouse. If you are not currently a member and would like to join, or if you are already a member but still have not received your 2018 key card update, please call the clubhouse at 727.736.3448 and leave a message with your contact information. Our Membership Treasurer will reach out to you and schedule an appointment to give you your new key card so you can enjoy the facilities.

## Member Events

The Social Committee sponsors seasonal and monthly celebrations such as the Back to School Pizza and Pool Party scheduled for Sunday, September 15th at 12:00 noon, monthly dinners that will resume in October, and other special events that provide fellowship, food, and fun for all members. Additionally, General Membership Business Meetings that are always the second Mondays of January, March, June and October always include a dinner hour at 6:30 prior to the meeting. I hope to see you at one or all of these if you are a member!

## Guests of Members – Who's Responsible?

Homeowners are responsible for the use of their club cards. While on club property a homeowner is responsible for all people included in the party. Any inappropriate behavior or damages incurred to any part of Greenbriar property is the responsibility of the homeowner.



# Exercise Room

By David Skerritt

We have an exercise room at the club house for members' use that contains 3 treadmills, an elliptical, a bike, and a 4-station weight / gym machine. The hours are the same as the building hours: 6:30 am to 10:30 pm. Most of the equipment is of commercial quality. To get a key, please fill out a short liability waiver packet outside the entrance and leave the completed packet in the empty box. Upon determining the owner is current on their dues, we will assign a key to the owner for a one-time fee of \$30. Renters must complete the liability form as well as submit written permission from the owner to issue a key. The owner is ultimately responsible for the key and exercise room usage.





## Single Ladies Social Club of Greenbriar

Open to all single, widowed, and divorced females residing in Greenbriar that are interested in enjoying activities with other single females. We also attend all **Greenbriar** events. No dues; no meetings.

On **Wednesday, October 16<sup>th</sup>**, at 6:00pm, we will be meeting at the **Venus Restaurant**, 2441 West Bay Drive, Largo for our monthly dinner. Our monthly dinners are always on the 3<sup>rd</sup> Wednesday of the month. Prices at this new restaurant featuring comfort food range from \$8.99 to \$12.99 for steak and shrimp dinner. Call Barbara by the previous Monday for reservations.

On **October 25<sup>th</sup>**, at 6:00pm, we will be going to the **Greenbriar Monthly Dinner** held at the clubhouse. We will be celebrating "Octoberfest" with a roast pork and stuffing dinner. All the monthly dinners have an open bar of beer, wine, assorted beverages, along with salad, entree, vegetable, and dessert.

It's all-inclusive at a cost of \$6.00. Make sure you call Madge at 738-0348 by the previous Monday to reserve.

On **Sunday, November 3<sup>rd</sup>** at 4:00pm, we will be going to the **Early Bird Theatre**, 13355 49<sup>th</sup> Street, (corner of Ulmerton & 49<sup>th</sup>) Clearwater to see the production of deceased crime writer Jack Cameron and his wife,

Susie, whose only pleasure is haunting their cottage. One day a young couple move in and the results are hilarious. Dinner and show \$36.00 CASH... no credit cards. Call Barbara asap to reserve.

Every **Tuesday at 2:00pm**, we do go to the **Dunedin Library** on Douglas for a free feature film.

To receive updates that did not make the Bulletin and any last-minute activities, sign up for our emails. For more information on "SLSC" Send your email address to SLSCofGB@yahoo.com or call. For more information, to sign up or make reservations for any our activities please email **Barbara Pecan** at **SLSCofGB@yahoo.com** or call or text **Barbara** at **727-505-1724** or call **Madge Zellmann** at **727-738-0348**.

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**rickkastel@gmail.com**

## Members Can Request to Rent the Clubhouse

To find out if a date is available members or their representative can call the clubhouse at 727.736.3448 and leave a message with their phone number and the House Committee Chairperson will follow up within a day or few to confirm the availability.

In order to secure the date, however, an application packet must be completely filled out and submitted along with the security deposit and appropriate rental fee for the size of the group up to one hundred people. Those application packets can be found in the East Hall of the clubhouse where all the bulletin

boards are located or on our website at [www.GreenbriarFL.com](http://www.GreenbriarFL.com).

Once completed, the forms can either be mailed to the clubhouse at 2013 Greenbriar Boulevard or can be placed in the mail slot of the clubhouse office in the East Lounge located to the left of the main entrance at the end of the East Hall.

After the packet is verified complete and everything is in order the member will receive their confirmation.

The main hall fees are based on the number of people and are as follows:

\$300 Security Deposit and either  
 \$300 Rental Fee for 50 to 100 or  
 \$200 Rental Fee for 50 or fewer

Note: A \$25 cancellation fee will be charged for cancellation notices received less than sixty days in advance.

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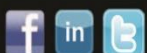
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# Eleven Units Make Up Greenbriar

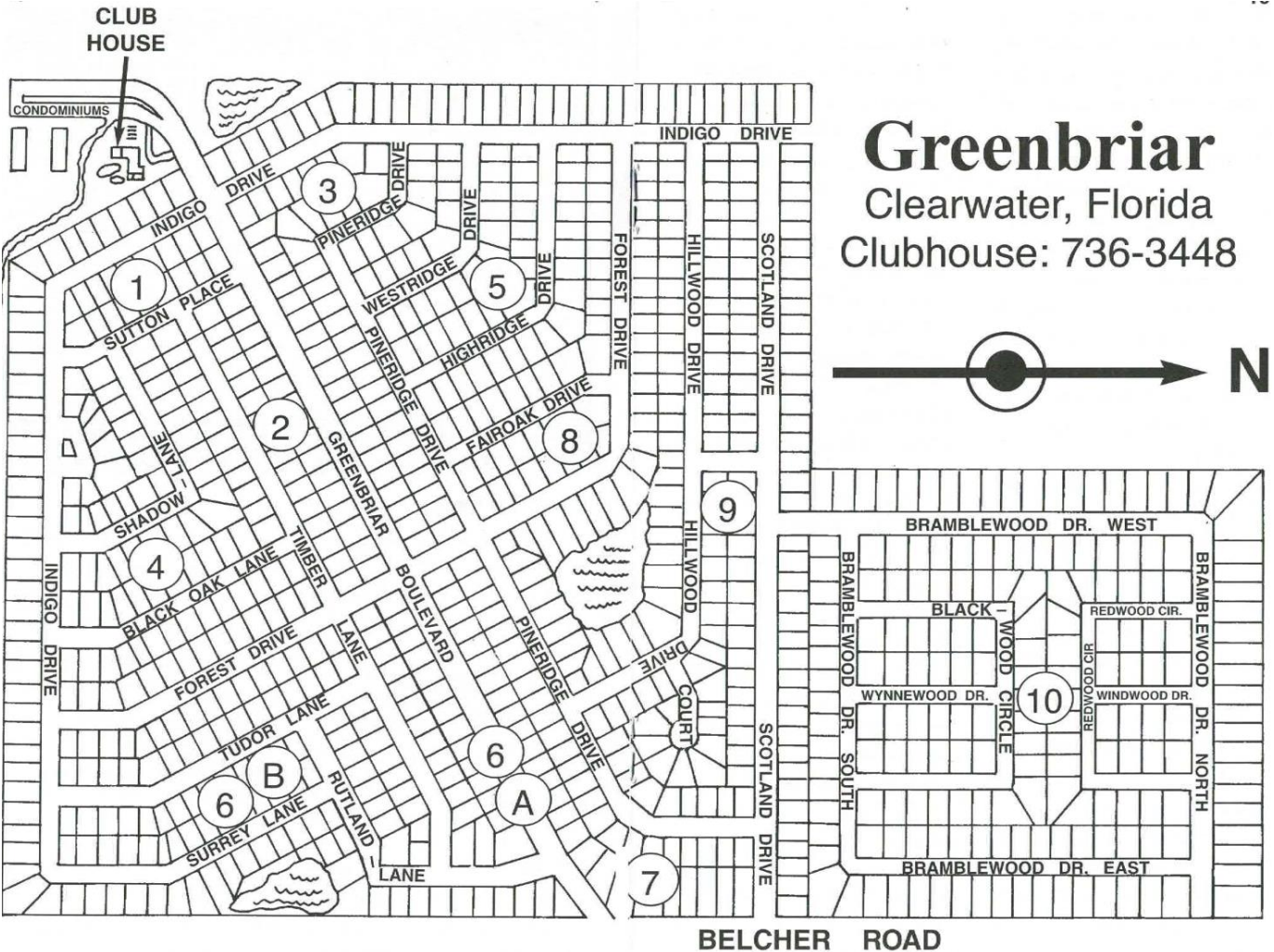
Here in Greenbriar we have eleven units that each have slightly different deed restrictions. The reason they are all slightly different is because our subdivision was developed in phases over many years.

Some units were developed before the clubhouse was built and therefore membership to the clubhouse was not a part of the original deed. However, once a homeowner becomes a member the membership stays with the property.

Sections 6B through 10 were built after the clubhouse and therefore membership to the clubhouse was included from the beginning. For Units 1 through 6A membership to the clubhouse occurred on a property by property basis over the years.

All Greenbriar homes had tile roofs originally but today there are just four sections which specify in the deed restrictions that all roof replacements must be tile: Sections 1, 4, 6A, and 6B.

Copies of all the deed restrictions can be found on our website at [www.GreenbriarFL.com](http://www.GreenbriarFL.com) along with a link to the Pinellas Property Appraiser's website to verify in which unit your property is located.



**Greenbriar**  
 Clearwater, Florida  
 Clubhouse: 736-3448



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## NEXT MONTH: MEMBERSHIP MEETING

MONDAY 10/14

6:30 PM LITE DINNER

Free for members

7:30 MEETING

OCTOBERFEST DINNER

\$6 for members

FRIDAY 10/25 6 PM

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