

2026 Fall Newsletter

Briar Run Estates Owners Association

September 1, 2026

Board of Directors

Joe Bosco – President
Cathy Hoefler – Vice President
Sean Hanigan – Secretary/Treasurer

Welcome to Ranson

Our annexation into the City of Ranson is now complete. Ranson accepted responsibility for the maintenance and repair of our roadways on 1 July.

Changes For The Board

The Board reluctantly accepted Barbara Sobol's resignation with gratitude for her outstanding tenure. Barbara has been so active and productive on behalf of the entire neighborhood. Her enthusiasm and dedication will certainly be missed and we wish her well. We are, at the same time, fortunate to welcome neighbor Sean Hanigan to the board. Sean volunteered and was voted in by the Board to finish Barbara's term in office, and we're very happy to have him onboard.

If you have had the pleasure of directly communicating with Barbara on HOA matters in the past, we kindly ask that you direct any further inquiries, requests, or comments, to one of us (Joe, Sean or Cathy). You'll find our contact information at the end of this correspondence.

Problem Street Light?

If you notice a streetlight that is not working, please note the location (street address) of the pole or pole number and report it to notify Potomac Edison directly by calling 888-544-4877.

Here are a couple of items of importance.

1. The HOA Board will be revising the 2027 budget to reflect the financial changes due to annexation. We will not be assessed for Ranson City taxes until July of 2027, so our revised budget will coincide with that change.
2. The current Ranson City contract for waste service is with Apple Valley Waste Removal. Our understanding is that all Ranson residents are required to use the contracted service and that they are entitled to a service discount. We have not yet seen evidence of this happening but we are actively seeking clarification from Ranson and Apple Valley on when this will have an impact on Briar Run residents. We also encourage residents to inquire with Apple Valley on their own. If you use another company, they should inform you that they can no longer service your address, but it may take some time.
3. We know many of you have held or plan to hold garage sales at your homes. If you intend to have a sale in the future, please check with the City Council on permitting requirements.

Decrease in 2027 Assessments

The HOA board is happy to announce that there will be a decrease in assessments for 2027. The new annual assessment will be \$200. Quarterly payments of \$50 represent a substantial decrease from 2026.

If you are behind in your payments, please contact the management office (kdaniel@clagett.com) to discuss arranging a repayment plan before your account accrues collection fees and property liens.

Be Visible at Night

As days grow shorter, we want our walkers and riders on the streets after sunset to stay safe. It's easy to forget how hard it can be for drivers to see us in the dark, and when we get snow, there's even less room for people, pets, bikes and scooters. Please wear light colored outerwear, consider fluorescent safety vests or glow sticks, and make sure you have reflectors and lights on those bikes and scooters. Stay visible and safe out there.

Website News

For those who are inclined, we have engaged the services of one of our own neighbors to update and bring the web site back online. We will continue to seek improvements, like making Approval for Architectural Change (AAC) forms and other documents accessible via the site. The web address is:

briarrunhoa.wixsite.com/briarrunhoa

Presidents Pointe

Especially for those whose properties are adjacent to the new homes of President's Pointe (PP), please know that the HOA Board will be working with PP representatives on matters of common interest, to include current and future landscaping and pathways, for the benefit of our Briar Run residents. We will keep you informed as those conversations mature.

Share Your Email

We want to keep you well informed but are always mindful of using your HOA fees wisely. To that end, if we maximize the use of email we can reduce copy mailings and keep copying and postage fees to a minimum. If you have an address you can share, please email any of us so we can add it to the master database. We recognize that some of our neighbors do not use electronic services and don't want anyone to miss out on important information, so we will post a limited number of Newsletters at the mail kiosk. If you get our emails, please leave the hard copies for those who are not able to receive the information electronically. If you know a neighbor who does not use email, please mention to them that they can find a copy of the newsletter at the kiosk when they pick up their mail

Briar Run Estates Contact Information

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