

# BRIARWOOD

Council Bluffs IA

## Homes Association Incorporated

# NEWSLETTER

Happy Thanksgiving

Happy Thanksgiving

Fall/Winter

Volume 009

November 2019

### WELCOME NEW RESIDENTS

A warm welcome is extended to all new residents. Briarwood Homes Association Covenants & Declarations are available at [www.BriarwoodCB.Org](http://www.BriarwoodCB.Org)

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### *In This Issue*

- Annual Owner Meeting Results
- The Presidents Corner
- You Can't Take It With You
- New Board Members Elected
- Association Financial Report
- Operations Budget Approved
- Hailstorm Damage
- Snow Removal
- South Detention Pond Design - History
- Street Parking
- Architecture Committee Report
- New Resident Introductions

#### Annual Owner Meeting Results

The 2019 Briarwood Homeowner's Annual Business meeting was held Tuesday, October 15, 2019 at the Madison Street HyVee Community Room. Association President Tom Quigley opened the meeting with a welcome and expressed appreciation to those present for attending. Owners attending this year's meeting discussed topics including Association common area maintenance, Covenant compliance, 2019 finance and the 2020 budget. Board member election was conducted. Chris Circo was elected to

the Association Board replacing long-time member Jane Herrington. Detention Pond maintenance was a topic for consideration again this year. Architecture Committee procedures and Covenant compliance were discussed. Third quarter 2019 finance reports were reviewed and approved. It was good to be able to report that the 5-Year Budget Plan is on track with building up of the contingency plan financial reserves for future anticipated Detention Pond maintenance. Next year's (2020) homeowner dues of \$55 were approved.

## The Presidents Corner

Tom Quigley, President

**Garage Sale** – The first Briarwood Neighborhood Garage Sale, held Saturday, August 3<sup>rd</sup>, was a success. Fourteen (14) homeowners participated. Future garage sales will be scheduled on the same date as the Forest Glen Subdivision; the first Saturday in May. The 2020 Briarwood Neighborhood Garage Sale will take place Saturday, May 2. Mark your calendar.

**New Board Members Needed** – Looking ahead! Are you interested in becoming a Briarwood Homes Association Board Member? The term of office for members is three (3) years. Typically, there are only three (3) Board meetings per year. Most day-to-day Board member communication is accomplished via email. No heavy stuff, just decisions making sure Briarwood stays strong and beautiful. Four (4) Board member positions will be up for re-election at the end of 2020. Let us know if you are interested.

**Bag Worms** – Earlier this fall, dreaded bag worms were found on all eleven (11) of the evergreen trees at the South Detention Pond. Bids for treatment have been solicited. Experts advise that the treatment program needs to occur in early Spring. Funds have been budgeted for this project in the Spring of 2020.

**Safe Neighborhood** – Be a good neighbor. Report suspicious activity to police. If you see an activity that is out of place in our neighborhood report it to authorities. Communicate with each other, watch each other's properties and pass information to law enforcement if you observe something out of the ordinary. Early detection is the best way to prevent the onset of bigger problems. Paying attention to small neighborhood details can help prevent larger issues down the road. Stay abreast of security issues in Briarwood and surrounding neighborhoods by subscribing to the Council Bluffs Police Department/Pottawattamie County Sheriffs crime notification service at [www.crimemapping.com](http://www.crimemapping.com).



## You Can't Take it with You!

Stephanie Harden

It's that time of the year again; windy, blustery weather! Make sure to write your name on your recycling bins, trash cans and lids. An

easy way to make sure the address shows up well and stays on the container is to use a piece of grey duct tape. Write on the tape with a wide black permanent marker. Doing this will help make it easier to determine where the containers belong when the wind blows the empty items down the street. Go to the city of Council Bluffs website to obtain additional bins and determine which recycle week you are on. Also, if you are moving, don't forget, the recycle bin(s) belong to the "residence", not to the "owner". Bins should always be left for the people who purchase the house. Additional information can be found at the city of Council Bluffs website: <https://www.councilbluffs-ia.gov/2260/Curbside-Recycling>.



## New Board Members Elected

Board member election was held at the October 15, 2019 Briarwood Homeowner's Annual Business Meeting. Replacing long time Board Member, Jane Herrington, one new Board Member will join the Board. Chris Circo was elected to serve beginning January 1, 2020. Congratulations to Chris and a big "thank you" to Jane for her long Briarwood Board service. She will be missed! Two incumbent Board Members, George Sawtelle and Stephanie Harden, were re-elected to remain on the Board and begin new terms of office January 1st. Thank you to Stephanie and George for your continued service. Everyone please take a moment, reach out and show appreciation to these folks for their service.

(As of End of 3<sup>rd</sup> Quarter 2019)

**Income**

Annual Dues Income*	\$ 9,950
Miscellaneous Income	\$ 383
<b>Total Income</b>	<b>\$ 10,333</b>

**Expense**

Postage/Printing/Mailing/Administration	\$ 263
PayPal Fees	\$ 93
Electricity	\$ 209
Mowing	\$ 1,252
Fertilizing	\$ 385
Detention Pond Improvements	\$ 430
Insurance	\$ 977
<b>Total Expense</b>	<b>\$ 3,609</b>

**Financial Accounting**

Cash Reserves Carried Over from 2018	\$ 6,146
Plus Total Receipts for 2019	\$ 10,333
Less Total Expense for 2019	\$ 3,610
Less Est. Remaining 2019 Expense**	\$ 2,885

**Estimated 2019 Ending Cash Reserve \$ 9,984**

• Note 1 – All (100%) of Briarwood homeowners have paid their 2019 Association membership dues.

\*\* Note 2 – Projected Accounts Payable includes paying retainage-due to Wahle Incorporated, contractor for South Detention Pond work.

**- The Choice is Yours -  
Pay Association Annual  
Dues via  
US Mail  
-or-  
Electronically via**



(\$2 convenience fee applies)

**“A SPECIAL THANKS”**

**...to all homeowners for your prompt payment of 2019 Annual dues. Your prompt payment saves a significant amount of time and expense for your Association.**



**Your Briarwood Board of Directors  
Thank You**

**Operations Budget Approved**

The Board-of-Directors-recommended year 2020 Briarwood Operations Budget was approved by homeowners attending the October 15, 2019 Briarwood Homeowners Annual Business Meeting. The \$10,945 budget includes an owner dues level of \$55 and is based on the current Five-Year Budget Plan prepared by the Board and approved by homeowners in 2018. The Five-Year Budget Plan is designed to accrue an appropriate level of cash reserves to enable the Association to handle major unexpected expense.

**Year 2020 Briarwood Operations Budget**

**Income**

Annual Dues Income	\$ 10,945
Miscellaneous Income	\$ 0
<b>Total Income</b>	<b>\$ 10,945</b>

**Expense**

Postage/Printing/Mailing/Administration	\$ 400
Annual Owner Meeting	\$ 250
Electricity	\$ 300
Mowing	\$ 2,000
Fertilizing	\$ 600
Landscaping	\$ 100
Maintenance Supplies	\$ 100
Detention Pond Improvements	\$ 1,995
Maintenance Contingency	\$ 4,150
Insurance	\$ 1,050
<b>Total Expense</b>	<b>\$ 10,945</b>



Please Help  
Prevent Trash and Debris from  
Getting into the Detention Pond Enclosures

**Hailstorm Damage**

Do you remember the May 28, 2019 hailstorm? Did you have damage; file an insurance claim? The hail was part of a larger storm which moved across Council Bluffs hitting the Briarwood subdivision that evening. Marble size hail (... and larger) pelted structures, cars and vegetation throughout Briarwood. Recently, some Briarwood homeowners have discovered damage that was likely caused by the May storm. For some Briarwood homeowners, following contractor inspections, insurance company claim adjusters have confirmed hail damage to roofs, siding, windows, etc. As a Briarwood homeowner, if you have not already done so, you might want to double check your property for damage. Insurance company policies differ, however, even though several months have past since the storm, some insurance companies are honoring damage claims filed.



**Snow Removal Policy**

-Reminder -

*In accordance with Section 10.32.010 of the Council Bluffs Municipal Code it is the responsibility of the property owner to clear all sidewalks adjacent to private property. Resident complaints concerning snow and ice control efforts should be directed to the Council Bluffs Public Works Supervisor at 712-328-4641.*

**Snow Removal**

Jack Weide

One of the benefits of Briarwood’s United States Postal Service “Cluster” Mailboxes is their superior security. One of the not-so-good features is that they can be a little far from some of our homes and in some cases difficult to access. Foul weather, such as snow or ice, can make retrieving mail difficult, if not impossible, for some. For senior citizens, the handicapped or those who simply don’t feel like walking (or driving) up to a block away every day to fetch their mail it can be challenging. The United States Postal Service has strict guidelines about snow removal around mailboxes. Snow and ice around Cluster Mailboxes are always a challenge. Often-times the situation is aggravated when unwittingly, city snowplows, in an effort to clear the streets, simply remove the snow from the streets and pile the snow around the Cluster Boxes. According to US Postal Service guidelines there needs to be at least 15 feet of clearance on each side of the mailbox for mail delivery to occur. The postal carrier has the final discretion as to whether the mail can be safely delivered.

Most planned communities, like Briarwood, leave it up to their homeowners’ association to maintain the Cluster Box areas. In Briarwood’s case, this care typically falls back on the closest homeowner(s). As Briarwood homeowners working together, this situation can be managed. This winter, when the snow starts to fly, if you see snow or ice blocking access to your Cluster Mailbox take a minute and shovel it away. This will make it safer and more convenient not only for Postal Carriers but for all Briarwood residents. US Mail problems can be reported to Post Office Supervision at 712.352.1318.



**South Detention Pond Design – History**

George Sawtelle

I first observed the South Detention Pond in early 2014, a few months before the heavy downpour on June 3, 2014. At that time, recently constructed rock filled Gabion wire baskets were in place below grade at the base of the 3' diameter Tipton Drive Inlet pipe. In addition, there was a wire basket wall approximately 3' tall a few feet away from and directly in front of the pipe discharge. This design caught my attention; "this will not work", I thought. Then the rains came... (See Figure 1) (Note: There is also a video of the event on the Briarwood website at [www.briarwoodcb.org](http://www.briarwoodcb.org))

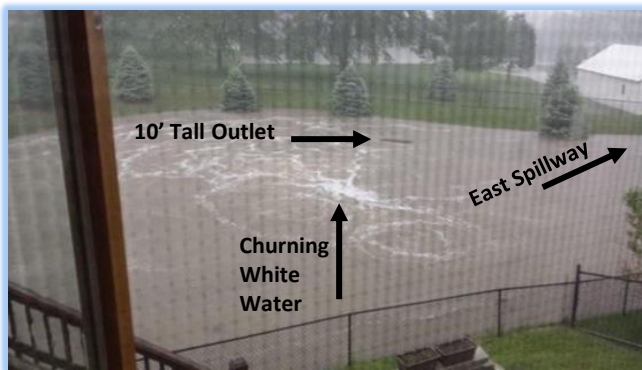


Figure 1 South Detention Pond 6/3/14 around 5:10 p.m.

Notice the churning & white water in the photo above. The water level is at the top of the 10' tall rectangular outlet barely visible near the back of the pond. Also, water is flowing from the east spillway as evident behind the white building (upper right of photo). It was later determined, that the spillway is ~6" below and should be ~1' above the top of the outlet. This single rain/downpour created a scour hole after demolishing the rock filled wire baskets above & below grade as shown in the following photos. (See Figures 2 & 3) (Continued)



Figure 2- South Pond 7/8/14 Scour Hole - Empty Basket

**South Detention Pond Design – History**

(Continued)

The wire basket dam provided a wall that; (1) increased pressure in the pipe, and (2) deflected the water jet backward toward the pipe causing significant soil erosion around the discharge pipe. Since a footing was not installed to support the outlet pipe (standard design practice) the soil was eroded, and the pipe now tilts downward. (See Figure 3) Though historical information is not available, this clearly was not the first attempt to provide an acceptable "fix". This problem has existed from the beginning approximately 19 years ago.

**Flat Basin**

There are two water inlets to the South Pond, one each from Tipton Drive and Briarwood Drive. Water comes into the pond from the Briarwood Drive inlet when it rains and dries up quickly once the rain stops. However, the Tipton Drive inlet drains almost continuously year-round; long after a rain stops there is seepage, melting snow & ice, lawn sprinkler runoff and perhaps a natural spring that all contribute.



Figure 3 - South Pond 7/8/14 – Eroded Inlet Pipe

The water outlet structure is < 2" below the 2 inlets ~50' away; i.e., the basin is effectively flat. Because the basin is flat, and inflow is essentially constant, the soil is constantly saturated and standing water remains in all low spots including the scour-hole.

(Continued, See History/Page 6)

**South Pond Design - History**

(History/From Page 5)

Even if the scour hole is eliminated – as nearly achieved last year – the basin remains wet. The continuously wet basin confounds mowing and weed control, and effectively prevents the use of construction repair equipment.

In 2018, the basin was redesigned and constructed with newer anti-erosion control materials and construction was almost completed when a heavy rain & snowstorm hit. The new product materials – Flexamat & Turf Reinforcement Mat (TRM) – significantly reduced the scour hole and held the basin soil in place. (See Figures 4 & 5) Though a large rain compromised the Flexamat, the water depth was only 6” at the center near the Tipton Drive inlet. If the basin were free of standing water, the grass growing through the Flexamat and TRM could have been established and the result may have been even more successful. The flat basin does not permit a suitable long-term solution to erosion and effective weed control or allow for easy mowing.



Figure 4 - South Pond 3 Nov 2018 – After Downpour

**Overdue Assessment**

Several contractors have been hired over the years to perform repairs of one kind or another. Each time the “fix” has failed due to a single downpour or after several months of exposure to erosive forces. All Briarwood homeowners should understand that none of the current or previous contractors are responsible for the failed repairs: rather, the initial design deficiency prevented a permanent fix from being successful. (Continued)

**South Detention Pond Design – History**

(Continued)

**Overdue Assessment**

There are two (2) major deficiencies in the original design and construction that have prevented a suitable long-term fix to the South Pond: (1) the flat bottom basin precludes complete drainage leaving standing water; (2) the discharge pipe section was not provided a footing (standard practice) to hold the pipe in place and prevent erosion allowing the pipe to move and tilt. The inlet pipe needs to be raised to effect a long-term repair. Raising the pipes will allow for better dissipation of energy from water jetting into the pond, and the basin can be sloped to provide complete drainage.



Figure 5 - South Pond July 2019  
Grass & Weed Control Challenging

**Recent Development–Council Bluffs City  
Pipe Replacement**

Maintenance of the inlet and outlet pipes are the responsibility of the City of Council Bluffs. Our contractor has recently discussed replacing the damaged pipe section with the City engineer who recognizes the need to replace the damaged end section. Because of river flooding issues, the city is currently short of resources. Plans are to get with the City to raise the inlet pipes and hence, provide a more suitable design for a long-term solution. (Continued)

**South Detention Pond Design - History**

(History/From Page 6)

**Recent Development – Council Bluffs City  
Pipe Replacement**

**Outstanding 2019 Construction**

Our contractor will add soil – when weather permits - to the low areas around the basin forcing the remaining water to the center flow paths over the existing Flexamat and TRM installed last fall. The additional soil will reduce the water-saturated area and permit access to more of the basin to mow or control grass and weed growth.

The North Pond will require some construction maintenance in the future. Plans are to complete a suitable redo of the South Pond, before addressing the North Pond.

**Street Parking**

Neal Buxcel

It is that time of year again, the leaves are changing, and winter is right around the corner. With the onset of winter and snow, please be considerate towards your fellow Briarwood Neighbors and move all vehicles off the street during snow events.

With cars parked on the street, it makes it impossible for the plows to do a thorough job of clearing the snow. This poses a huge safety concern for our residents. With only part of the street plowed it could make it difficult or impossible for a first responder to access someone’s residence in the event of an emergency. The unplowed portion of the street also leaves a frozen mess after the vehicle parked on the street is moved. This could result in an accident or a damaged vehicle if someone were to hit it. Not only is a safety concern, it is inconsiderate to the other residents. Nobody wants to shovel out half the street because the plow could only plow half of the street in front of their driveway.

Briarwood Homes Association Declarations of Covenants, Section 9.5.(a) states; “street parking is prohibited, except for temporary guest parking.” The board does not want to be “parking police”, but just a friendly reminder, please refrain from parking on the street, especially when snow is in the forecast.

**Architecture Committee Report** Laurie LeMaster

Members of the Architecture Committee are responsible for maintaining the aesthetic and structural integrity of the Association area and enforcing the Association Declaration of conditions, covenants and restrictions. It is the Committees responsibility to review any homeowner application for property modification, addition, or architectural change in our community. Please contact the Briarwood Homes Association Architecture Committee ([www.briarwoodCB.org](http://www.briarwoodCB.org)) if you are planning to paint, build a shed, or make any external changes to your home.

**New Resident Introductions** Delores DuBois

The Welcome Committee has been busy since our last Newsletter. We had the pleasure of delivering Welcome Packages and a copy of our covenants, welcome cover letter explaining our annual dues and the reason for our dues. We are happy to welcome the following residents since the July Newsletter.

**... New Residents Welcomed ...**

- 1305 Aster Circle Jonathan & Heather Bednar
- 1526 Oran Circle Randall & Kathleen Markel
- 108 Garwin Circle W Jessalyn Brockman
- 1301 Burwick Drive Cynthia Bryant
- 1605 Tipton Drive Adam & Kayla Nightser
- 209 Garwin Circle E Jacob & Whitney Fort
- 1426 Oran Drive Tara Sommerville

Please take a moment to introduce yourself to your new neighbors if you haven't already done so. We apologize if we have missed someone on the list. If we missed you, please contact me at ([glenndee1970@gmail.com](mailto:glenndee1970@gmail.com)) so we can update our records. Thank You.

*Covenant*  
*No garbage or trash shall be kept, maintained or contained on any lot so as to be visible from another lot*

Briarwood Homes Association, Inc.  
Council Bluffs, IA 51503

Mailing Label



**Briarwood Homes Association, Incorporated**

**2019**

**Fall / Winter**

**Newsletter**

