



## Homes Association, Inc.

# NEWSLETTER

Spring/Summer Volume 001 June 2016



### WELCOME NEW RESIDENTS

**A warm welcome is extended to new residents. If you have not received a copy of the Briarwood Homes Association covenants please contact a Board member to get your copy. You may also obtain a copy of the covenants at [www.BriarwoodCB.org](http://www.BriarwoodCB.org).**

#### 2016 Briarwood Homes Association Board

President – Jack Weide  
712.310.1010  
[Weidejm@msn.com](mailto:Weidejm@msn.com)  
112 Garwin Circle West

Vice President – Stephanie Harden  
712.256.2590  
[Steph.harden@cox.net](mailto:Steph.harden@cox.net)  
742 Redwood Drive

Treasurer – Jane Herrington  
712.256.2775  
[Jmherrington56@gmail.com](mailto:Jmherrington56@gmail.com)  
734 Redwood Drive

Secretary – Marie Dollen  
712.314.4542  
[mariedollen@yahoo.com](mailto:mariedollen@yahoo.com)  
1510 Berwick Circle

Administrator – George Sawtelle  
712.366.6782  
[Husker.george@gmail.com](mailto:Husker.george@gmail.com)  
616 Redwood Drive

#### Welcome new Board Members

Two new members have joined the Association Board of Directors. Stephanie Harden joins the Board as Vice President, replacing Judy Roane. Tom Quigley joins the Architecture Committee replacing Rob Roane. The Roane's recently announced they will be moving from the sub-division. We welcome Stephanie and Tom to the Board.

#### Briarwood Entrance Sign Upgrades

You may have noticed the greenery in front of the Gladbrook Drive entrance sign was removed recently; to provide a cleaner look, more like the Briarwood Drive sign. Also, the lighting hardware for both signs has served well for many years and is now nearing its end-of-life. The wiring inside the metal boxes has been cooked from the heat of the 100-watt bulbs to the point the insulation and connectors are hard and brittle. The plan is to replace the mercury bulbs and ballast (~125 watt) with LED lights (~12 watt) to significantly reduce the electricity use. The conversion may need to wait until next year due to limited fund availability.



Gladbrook Drive – Before

Gladbrook Drive - After

## **Presidents Corner** – J. R. Weide

As your Association President, I want to take this opportunity to share a few thoughts. Over the past year, while serving as your new Association Board President, I have learned a lot. First, I want to thank the current Board members for their dedicated support of the Association. Second, I would be remiss if I did not recognize past President Roger Thompson's continued support. His input and guidance has been invaluable over the past year. Third, I want to thank each of you, the owners and Association members for your continued support.

Did you know that as an incorporated organization, your Association is strictly governed by Covenants and Bylaws? As President, the question I get most often is "what is the purpose of the Association" and "why do I have to pay annual dues to belong". When answering, I always try to reflect upon the aggregate strength of individual community members working together and the importance of keeping Briarwood a first-class community where folks like you and I want to live and raise our families.

Prior to my involvement with the Briarwood Board, I confess, I didn't fully understand how my dues were used. Now I do. The single largest Association overhead is care and management of the "common areas", especially the two government required water detention ponds and the entrance properties. Look elsewhere in this Newsletter for Board member George Sawtelle's update on the 2016 detention pond construction activities. Other things like insurance, utilities/electricity, mowing, grounds maintenance, administration, etc. are important and require funds. For additional information about Association finances, please take a moment and review Treasurer, Jane Herrington's report elsewhere in this Newsletter. Also, make it a habit to review the quarterly Treasurer's report found on the Briarwood website ([www.BriarwoodCB.org](http://www.BriarwoodCB.org)). Be assured, your Board attempts to practice conservative management and strict expense control and keep member dues to a minimum. Along those lines, the Association is frequently in need of professional accounting support and minor electrical work. If you, or someone you know, is able to perform auditing work or electrical troubleshooting pro-bono or at a reduced rate please let any member of the Board know.

## **Association Architectural Committee**

Your Briarwood Covenants (Article 8 – Architectural and Landscape Control) spell out the responsibility and authority of the Architectural Committee; e.g., "no landscaping shall be undertaken and no building, fence, wall or other structure or improvements shall be commenced, erected, placed, relocated, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of such items be made by any party until all plans have been approved in writing by a majority of the members of the Architectural Committee..."). Adherence to Association covenants is each owner's responsibility and only works when all owners participate in keeping our community an attractive and desirable place to live. To this end, the Association Covenants are designed as guidelines which are to be followed. Become familiar with them. Your Association Architectural Committee is here to help. Should you see someone start a building project or anything else addressed by the Covenants check with them to see if they have contacted the Architectural Committee.

In addition to construction and landscaping, your Covenants offer general guidelines on owner and common area property use and maintenance. For example, the two Covenant violations most reported to the Association Board are unauthorized parking (Section 9.5) and trash/garbage receptacle location (Section 9.8). The Architectural Committee and Board actively follows up on reported violations. Owner compliance of Association Covenants and response to reported violations is very much appreciated.

### **Architectural Committee Members**

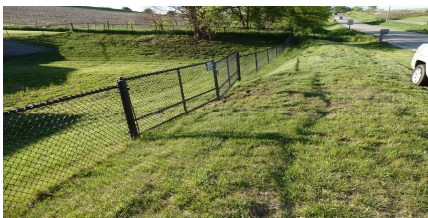
Phil Epperson  
402.990.6489  
1530 Oran Circle

Colby Esterling  
402.320.6022  
4117 Gladbrook

Tom Quigley  
712.322.2731  
1719 Tipton Drive

## **North Pond Berm Repairs**

In late fall of 2015, a portion of the berm along State Orchard Road was built-up to preclude water draining from the field and county roadway to the north into the detention pond. This required removing dirt from the basin to reform and raise the berm and planting grass on the new soil. This repair is also expected to reduce weed growth in the bottom of the basin. The repair costs amounted to \$2,000 paid for from 2015 dues.



**Covenant compliance is each owner's  
responsibility  
Please comply with your Association Covenants**

**South Pond Inlet Repairs**– G.R. Sawtelle

As stated in the November Fall Newsletter, the discharge structure from Tipton Road runoff has collapsed and needs to be repaired to mitigate additional destruction and standing water with the potential to become an area for mosquito breeding. The details for these repairs can be found on the Briarwood HOA website using the following link <http://www.briarwoodcb.org/wp-content/uploads/2015/06/Formatted-Newsletter-PP.pdf>. The estimate for engineering and construction at that time was \$10,600. The Engineering Design and Specifications have been completed and Construction Bids have been let. One firm provided an initial bid that was significantly higher than the engineering estimate. After some time and additional effort, a second bidder was identified. A bid was recently submitted, and a meeting was held with the contractor on Monday May 23<sup>rd</sup>. Weather permitting work is expected to be completed prior to fall.

The current estimated total reconstruction cost has risen to 12,100; \$1,700 over the initial estimates. A review of the 2016 budgeted income and expenses indicates sufficient funds will be available to continue the project, though our year-end reserves will be less than previous years, and the budget will be tight for the remainder of the year.

**Struyk Fertilizer & Weed Control Upgrade**

In past years, the grass covering the pond areas has been sprayed for weeds and fertilized only once per year. Now, there are areas, especially on the steeper slopes, where the soil is showing and there are erosion concerns. In addition, weeds are becoming an issue on the berm areas and are a constant battle in the bottom of the basins. Since the north berm was reconstructed and seeded last year, additional attention will be required to get grass reestablished without weeds. After getting a few estimates to determine cost, Struyk Turf Ltd was contracted to provide four applications of their typical five-step program to each of the pond areas this year. The objective is to provide a nice look comparable to the neighboring yards at a minimum reasonable cost.

**2015 Versus 2016 Briarwood Homes Association Inc. Financial View**- J. Herrington

This year’s Association membership dues includes the regular \$35 fee, plus a \$40 special assessment to cover repair costs of the south pond reconstruction. The following chart provides a brief overview of the routine expenses and one-time repair expenses experienced in 2015 and anticipated during 2016. The Briarwood Board is most appreciative of those who have promptly paid your dues. For those who may not understand or appreciate where the money goes, this chart may answer some of your questions. Please refer to the Association website or contract any Board member for additional information.

2015 Association Financial Summary (Actual)	
<b>Income:</b>	
\$7,108	Owner dues
<u>\$7,512</u>	2014 Carryover
\$14,620	Total \$\$ Available
<b>Expense:</b>	
\$3,238	North Pond Repairs – One Time
\$2,457	Pond Lawn Care
\$1,047	Liability Insurance
\$1,146	Printing, Postage, Owner Meeting
<u>\$ 624</u>	Electricity
\$8,512	Total Actual Expense
\$6,108	2015 Year End Balance Carry-over

2016 Association Budget Estimate	
<b>Income:</b>	
\$14,930	Owner dues/assessments
<u>\$6,107</u>	2015 Carry-over
\$21,037	Total \$\$ Available
<b>Expense:</b>	
\$11,600	South Pond Reconstruction- One Time
\$2,470	Pond Lawn Care
\$1,044	Liability Insurance
\$ 1,371	Printing, Postage, Owner Meeting
<u>\$ 625</u>	Electricity
\$17,110	Total Estimated Expense
\$3,927	2016 Estimated Year End Balance Carry-over

**Board Members Move On**

It is with regret that we bid Judy and Rob Roane farewell as they leave the sub-division. Judy has been serving as Vice President of the Briarwood Association Board. Her husband Rob was a member of the Architecture Committee. Sincere thanks to both Judy and Rob for their service to the Briarwood Homes Association Board. We wish Rob and Judy the very best as they move on to new opportunities.

**Crime Alert - Building Safer Communities**

It takes all of us to build a safer, more secure community. Did you know local authorities have made available security information for our neighborhood? At the “CRIME MAPPING™” web site ([www.crimemapping.com](http://www.crimemapping.com)) you can register to receive timely electronic notices of reported criminal activity in our neighborhood. Incident reporting you can sign up for includes: burglary, theft, robbery, vandalism, sex crimes, disturbing the peace and more. Reports are provided by the Council Bluffs police department and Pottawatomie County Sheriff’s office.

**[www.BriarwoodCB.org](http://www.BriarwoodCB.org)**  
**A Great Way to Keep Current with what is going on in Briarwood**  
 Tom Quigley - Webmaster

Briarwood Homes Association, Inc.  
112 Garwin Circle West  
Council Bluffs, IA 51503-2538

Mailing Label

Important Information Enclosed

**Briarwood Homes Association, Inc.**

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