

# BRIARWOOD

Council Bluffs IA

## Homes Association Incorporated

# NEWSLETTER

Spring/Summer

Volume 004

June 2017

### 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).

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#### *In This Issue*

#### **Briarwood Neighborhood Watch**

Even in a quiet neighborhood like Briarwood, you can still be at risk of facing a crime. Early detection is the best way to prevent the onset of bigger problems. Paying attention to small details can help prevent larger issues down the road.



Neighborhood Watch is a program offered by the Council Bluffs Police Department Community Services Section. The program promotes:

- Developing a neighborhood where people care about & help each other
- Getting to know your neighbors
- Establishing a sense of belonging

#### **What Can Neighbors Do?**

Neighbors can report unusual incidents to law enforcement. Always keep emergency numbers handy so you can quickly report any suspicious activity or emergency. When calling be sure to give the reason for the call and the location. Be on the lookout for:

- Someone looking into building windows and/or parked car windows
- Unusual noises, screaming, shouting
- Anyone being forced into a vehicle
- Property being taken out of a house where no one is home
- Cars, vans, trucks moving slowly with no apparent destination, or without lights

*The above Neighborhood Watch information is provided by C. B. Police Officer Mark Elonich, a Briarwood owner. Questions?? [markelonich@gmail.com](mailto:markelonich@gmail.com)*

## **Briarwood Entrance Lights** By George Sawtelle

Since replacing the four (4) floodlights at the two (2) main entrance signs in June 2016, the electric bill has been cut in half to less than \$25 per month, including the \$20 monthly Basic Service Fee. Previously, the average monthly bill was more than \$50. Pampas grass was planted at the Gladbrook Drive entrance giving it an appearance similar to the Briarwood Drive entrance.



## **Briarwood Storm Water Detention Ponds**

By George Sawtelle

Last year the North Detention Pond berm was raised and reseeded. The good news is that no additional maintenance, except for routine mowing and landscaping has been required this year.

However, the South Detention Pond has continued to be a challenge. After completing an engineering design with an Architect-Engineering (A-E) firm in 2016, some reconstruction was initiated. A major portion of the reconstruction was the repair of the Tipton Drive underground concrete support discharge pipe structure which had collapsed and tilted. In addition, the surrounding stone catch basin was "reformed". The concrete discharge construction went well and is expected to represent a long term solution to the effects of time and erosion. However, it has become apparent that the A-E catch basin design and reconstruction produced unsatisfactory results. The A-E firm has failed to take responsibility. Even though your Briarwood Board has concluded legal action would be cost prohibitive, it has voted to withhold final invoice payment.

Subsequently, it has taken several months to get another estimate to correct this issue and move forward. At the end of May, after waiting for the rains to subside, standing water was pumped from the catch basin and it was re-graded by pushing the surrounding excess rock and soil into the standing water hole. The short-term plan is to add additional large rock to further reduce standing water. Future heavy rainfalls are expected to dislocate some of the rock, leave standing water, and require additional maintenance and expense.

Additional design efforts in progress are: (1.) identification of a more permanent solution to the standing water issue, (2.) reseeding of the grass areas disturbed by construction equipment, (3.) raising the pond spillway elevation to the proper design level. Availability of financial resources will necessitate delaying these projects into 2018.

**Please**  
Help keep trash & debris out of Detention Pond areas

## **The Presidents Corner** By Jack Weide

My wife, Maralin, and I always look forward to the arrival of spring. We anticipate nature's explosion of new life; the fun of planting; the miracle of growth. It is always rewarding to walk or drive through the Briarwood neighborhood and see all the beautiful, well-kept yards, shrubs and flowers. It is truly a tribute to how Briarwood owners value their homes and their environment. It is natural for all of us to want Briarwood to be THE "showcase" neighborhood of Council Bluffs. We each have an investment in the neighborhoods well being. Your Briarwood Board believes this sense of pride should extend to Association common property (e.g., signed entrances, retention ponds, etc.) as well. We thank all those who work so hard to keep these areas looking so attractive. This includes owners and Loess Hills Landscaping Company, which was awarded the 2017 Briarwood mowing contract.

With summer's arrival, thoughts turn to travel, camping and other outdoor recreation. It's the prime season for use of recreational vehicles. Owners are reminded to comply with their Covenants in this regard. It is generally accepted that recreational vehicles can be parked for a short time on the lot for the purpose of preparing for an outing or when returning from an outing. There is no provision or allowance for long term parking.

I hope you checked out the article on Neighborhood Watch (*See page 1*). Thanks to Council Bluffs Police Officer Mark Elonich (...a Briarwood owner) for sharing this important information. Also, don't forget, to further increase neighborhood awareness, owners can sign up to receive online local law enforcement agency crime reports at [www.CrimeMapping.com](http://www.CrimeMapping.com).

Finally, we hope to see everyone at the **Annual Association Business Meeting Tuesday, October 17**. Owner participation in the Association is important. Even though there are no Board positions with expiring terms this year, there are always opportunities to serve (e.g., accounting, landscaping, legal, etc.). A list of those persons expressing an interest is actively maintained. If you or someone you know desires to get involved, contact any current Board member today.

**Hope you have a wonderful summer!**

## **Architectural Committee News** By Phil Epperson

It's home improvement project time again! Please submit your project plans to the Architectural Committee for approval so we can work together to maintain property values. Contact us for any deck, parking pad, painting, retaining wall, patio, home addition, pool, or other project that affects water drainage. We sincerely appreciate the residents who continue to seek approval for their projects. If you notice a neighbor has started a project please encourage them to discuss it with the Architectural Committee. Please submit detailed plans showing the lot location for new projects to [philepperson@gmail.com](mailto:philepperson@gmail.com).

**Finance Report / Annual Dues**

By Jane Herrington

1<sup>st</sup> Quarter 2017 Finance Report

Receipts

Annual Dues Income **	\$ 9,600
Miscellaneous Income	\$ 0
Total Income	\$ 9,600

Expenses

Administrative Expense	\$ 114
Maintenance & Repairs Expense	\$ 597
Capital Improvements	\$ 0
Insurance Expense	\$ 1,043
Utilities Expense	\$ 71
Total Expense	\$ 1,825

Financial Accounting

Beginning Cash Reserves from 2016	\$ 3,351
Plus Total Receipts for 2017	\$ 9,600
Less Total Expenses for 2017	<u>\$ 1,825</u>
Ending Cash Reserve Balance 2017	\$11,126
Less Projected Accounts Payable *	<u>\$ 8,128</u>

**Estimated Year to Date 2017 NET \$ 2,998**

A big **“thank you”** to all homeowners who paid their 2017 dues on time. It is very much appreciated. By far, you are the majority, and that saves a significant amount of time and expense for your Association. Thank You!

\***Note 1** – Projected Accounts Payable includes an estimate for continued repairs to the South Detention Pond.

\*\* **Note 2** –Six (6) homeowners have still NOT paid their 2017 dues. Names of delinquent homeowners can be found on the Briarwood

Homes

Association Website.

**Electronic Communications**

By Tom Quigley

Want to have the Briarwood Newsletter and other communications sent to you via email? You can help the Association save up to \$600 a year in paper, printing, and postage. Please go to the Association’s website [www.BriarwoodCB.org](http://www.BriarwoodCB.org) and send us your name, email address, and street address. Use the same procedure for updates. **Thanks for your help!** Be sure to check out the Association’s website for other important information such as:

- Board Approved Financial Reports & Meeting Minutes
- Association Covenants
- Board Member Contact Information
- Area Service Links; Schools, Utilities, etc.
- Home Services Recommended by Association Members (If you have one, send us the information for posting)
- Association Newsletters

*Please comply with your Association Covenants*

**On-Street Parking**

No automobile shall be stored, or parked, except for temporary guest parking, and except for parking within an enclosed garage or on a driveway on the lot. (i.e., street parking is prohibited, except for temporary guest parking).

**Briarwood Covenant Declaration – Article 9, Section 9.5.a.**

**Its Your Investment**

Planned neighborhoods represent a specific kind of lifestyle sought by many home owners. When purchasing a property that is part of a homeowners association, one of the most important steps is to review the association Bylaws; at Briarwood these are known as Covenants. Homeowner associations are not for everybody. Those who decide they want to own a property that is part of a homeowners association understand that, as with most things in life, there are both pros and cons. Aside from being responsible for the expense and effort to maintain and keep up the neighborhood’s communal areas, homeowners agree to rules that list what residents can and can not do. The reason for the rules is simple: planned neighborhoods want to promote a specific kind of lifestyle. Homeowner Associations use their Covenants and resulting enhanced community style to maintain that specific standard of living for current residents and entice like minded, prospective homeowners to move in.

**Street Parking and Safety**

By Stephanie Harden

Yes, it is that subject again. As I am sure you all know, Briarwood Covenants Article 9, Section 9.5(a) “Boats and Motor Vehicles” expressly states:

*“No automobile shall be stored (except within an enclosed garage), or parked, except for temporary guest parking, and except for parking within an enclosed garage or on a driveway on the lot (i.e., street parking is prohibited, except for temporary guest parking”.*

**But did you also know?**

1. On street parking is associated with elevated crash risk.
2. Even going the posted rate of speed a driver’s response time is not good enough to avoid hitting a child or a person darting out between parked cars.
3. On-street parking forces people on bikes to ride closer to a vehicle than they would prefer, increasing the chances of a door opening on them, or them running into a mirror.
4. On-street parking makes any maintenance work that much harder (e.g., snow removal, tree trimming, other large vehicles needing access, etc.).

So, please remember, on-street parking should be used exclusively for short-term parking. It is reserved for visitors so that the places are mostly empty.

**It really is more than just aesthetics; it is for everyone’s safety!**



***Trash and Garbage***

***Covenant Article 9; Section 9.8***

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

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

Mailing Label

**Briarwood Homes Association, Incorporated**  
**2017 Spring/Summer Newsletter**

**Important Notice**

**Briarwood Homes Association, Inc.**  
**ANNUAL MEMBER MEETING**  
**Tuesday, October 17, 2017 7:00 P.M.**  
**HyVee Community Room**  
**1745 Madison Avenue**  
**Council Bluffs, IA 51503**

*(Watch for street sign reminders in October)*

**[WWW.BRIARWOODCB.ORG](http://WWW.BRIARWOODCB.ORG)**