

BRIARWOOD

Council Bluffs IA

Homes Association Incorporated

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Fall/Winter

NEWSLETTER

November 2020

WELCOME NEW RESIDENTS

A warm welcome is extended to all new residents. Briarwood Homes Association Covenants & Declarations are available at www.BriarwoodCB.Org

Briarwood Board Members

Tom Quigley, President
Phone 712.322.2731
Tom@Bluffsonline.com
1719 Tipton Drive

Neal Buxcel, Vice President
Phone 402.871.0313
Neal.Buxcel@unmc.edu
1718 Tipton Drive

Stephanie Harden, Treasurer
Phone 402.630.5157
steph.harden@cox.net
742 Redwood Drive

Jack Weide, Secretary
Phone 712.352.1010
weidejm@msn.com
112 Garwin Circle West

George Sawtelle,
Administrator
Phone 712.366.6782
Husker.george@gmail.com
616 Redwood Drive

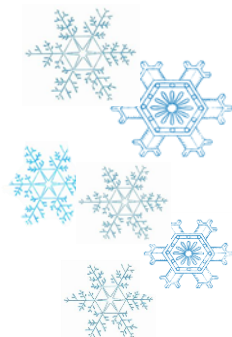
Chris Circo
Architecture Committee
Chair
Phone 402.630.2973
circo.chris@gmail.com
1425 Aster Drive

Delores DuBois
Architecture Committee
Phone 712.323.5195
glenndee1970@gmail.com
1427 Oran Drive

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Annual Owner Meeting Highlights

The 2020 Briarwood Homeowner's Annual Business meeting was held Tuesday, October 13, 2020 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. Detention Pond maintenance was a topic for consideration again this year. Architecture Committee procedures and Covenant compliance were discussed. Third quarter 2020 finance reports were reviewed and approved. President

Quigley said it was good to report that the Association's 5-year Budget Plan is on track to increase the contingency plan financial reserves for future anticipated Detention Pond improvements. The 2021 budget and next year's homeowner dues of \$60 was discussed and approved.

Board member election was conducted. Incumbents, Tom Quigley and Jack Weide were reelected. Phil Taylor was elected to replace retiring Delores DuBois. Laurie LeMaster and George Sawtelle have resigned from the Board due to health reasons leaving two Board vacancies. ■

The Presidents Corner

By Tom Quigley

What a year it has been! Coronavirus, construction, weather - WOW! Even with all this, our Association continues to survive. The construction impacting the area is complete. Hopefully, the virus will ease up and be behind us soon as well. The weather, what can I say, this is IOWA. Thanks to you, the Association is in good financial shape. We are following our 5-year budget plan to place money in a contingency fund for major maintenance of the Detention Ponds.

I want to thank owners and residents for adhering to Association Covenants and working with the Architecture Committee. The Briarwood subdivision continues to be well maintained. When homes go up for sale, they don't stay on the market long. Briarwood is a very desirable area in which to live. Thanks to everyone for keeping your properties so well maintained.

We have three Board members leaving the Board of Directors this year. Laurie LeMaster, Delores DuBois and George Sawtelle. I want to thank all three for their dedication, work, and time spent on the Board. Delores and Laurie did a great job of soliciting residents email addresses. That is why we have so many. They went door to door to get them. They reduced Association mailing expenses by about \$600 a year. I want to thank George for all his years of work, especially for his direction on Detention Pond improvements. Also, his research to change the lighting on the Briarwood entrance signs. That saved the Association approximately \$400 a year in electrical expense. George has agreed to continue to help us with consultation on the Detention Ponds.

New Board Members Coming Onboard

Effective January 1st, new Board member Phil Taylor, elected at the Annual Meeting, will be added to the Board. Also effective at the beginning of the new year, Lee Ring has accepted a position on the Architecture Committee. *(Note: Board members must be "elected" at the Annual Meeting while Architecture Committee members can be "appointed" by the Board.)*

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(Continued / Presidents Corner)

Looking for New Board Members

Looking ahead! Are you interested in becoming a Briarwood Home Owners Association Board Member? The term of office for members is three years. Normally, there are 2-3 Board position openings each year. Time commitment to serve is not significant. There are 4 meetings per year, that includes 3 regular Board meetings and the Owner Business Meeting. Each meeting typically lasts from 60-90 minutes. We review the financial reports and monitor projects such as work on the ponds, Covenant compliance, mowing, etc. There is a small amount of time required to prepare input for newsletters and the Annual Owner Meeting. Much of the Board's business is conducted electronically. With 200 owners, plus or minus 400 persons of all age groups involved (e.g., from young people still in the work force to fully retired persons), there should be at least three persons each year willing to be involved. If you are interested in becoming a Board Member please Email info@briarwoodcb.org.

*Find more Annual Meeting Information at
www.briarwoodCB.org*

Garage Sale

The first Briarwood Neighborhood Garage Sale, held in 2019, was a success. Fourteen (14) homeowners participated. It was decided that future garage sales will be scheduled on the same date as the Forest Glen Subdivision; the first Saturday in May. Due to the Coronavirus Pandemic the 2020 Garage Sale was cancelled. We will try again if we can get thru the epidemic. The 2021 Briarwood Neighborhood Garage Sale is scheduled to take place Saturday, May 1. Mark your calendar.

Snow Removal Policy

Council Bluffs Public Works

With winter weather comes the time to think about snow removal. All sidewalks adjacent to private property are the responsibility of the property owner. Due to the location of some sidewalks -

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The Presidents Corner

- and the volume of snow being moved, there will be occasions when City plowing operations may result in deposit of additional snow onto the sidewalks. In accordance with Section 10.32.010 of the Council Bluffs Municipal Code, it is still the responsibility of property owners to remove all snow from their sidewalks. Snow from a private driveway is not to be placed on a city street. Resident cooperation is asked to help keep snow from blocking access to mail cluster boxes. Street parking should especially be avoided during plowing operations. Resident complaints concerning snow and ice control efforts should be directed to the Council Bluffs Public Works Supervisor at 712-328-4641.

Trash and Garbage Container

Recycle/Trash Container Management Covenant Section 9.8, Trash and Garbage, provides guidelines for the handling of trash receptacles. Generally, the guidelines promote low visibility and sanitary use. Specifically, except for "pick-up" day, to be in compliance, no garbage or trash shall be kept, maintained or contained on any lot so as to be visible from another lot. Further, all equipment and containers for the storage or other disposal of such material shall be kept in clean and sanitary condition. Incinerators are not allowed. On "pick-up" days, it is important to keep receptacles securely covered to prevent spillage or wind-blown debris.

Be a good neighbor, comply with your Association Covenants.

(Continued, See Presidents Corner, Page 4)



The Choice is Yours Pay Association Annual Dues

Via
US Mail

-or-

Online @ www.BriarwoodCB.org



Association Financial Report

Stephanie Harden, Treasurer

Financial Statement

Beginning 01/01/20 – Ending 09/30/20

Income

Annual Dues Income*	\$ 10,945
Miscellaneous Income	\$ 588
Total Income	\$ 11,533

Expense

Postage/Printing/Mailing/Administration	\$ 106
Annual Owner Meeting	\$ -
PayPal Fees	\$ 130
Electricity	\$ 209
Mowing	\$ 1,723
Fertilizing	\$ 231
Landscaping	\$ -
Maintenance Supplies	\$ -
Detention Pond Improvements	\$ 1,348
Maintenance Contingency	\$ -
Insurance	\$ 955
Total Expense	\$ 4,702

Financial Accounting

Cash Reserves Carried Over from 2019	\$ 9,031
Plus Total Receipts for 2020	\$ 11,533
Less Total Expense for 2020	\$ 4,702
Less Est. Remaining 2020 Expense**	\$ 6,373

Estimated 2020 Ending Cash Reserve \$ 9,489

**Note 1 – 100% of Briarwood homeowner have paid 2020 Association dues*

***Note 2 – Projected Accounts Payable based on budgeted amounts*

(Presidents Corner/Continued from Page 3)

The Presidents Corner

Briarwood Walking Trail

At our Annual meeting, Dave Stroebele shared an idea concerning a Briarwood walking trail to connect Briarwood to the new Greenwood/State Orchard Road walking trail recently constructed by the city. The proposed trail would provide safe access to the city trail for youth going to the Town and Country Swimming Pool. The Board indicated the Association is always interested in neighborhood improvements that benefit its residents and asked Dave to keep the Association informed. Dave subsequently reported that he had preliminary discussions with the city regarding extending the sidewalk/trail from the existing Eastern Hills Trail to the Briarwood entrance at Briarwood Drive. The city agreed to send out a Request For Quote (RFQ) and determine the financial feasibility of a future joint effort, city and Briarwood Homes Association project. ■



IN ALL SEASONS

STREET PARKING IN FRONT OF A CLUSTER MAILBOX SHOULD BE AVOIDED.

Winter Mail Delivery

By Jack Weide

It is said that “neither snow nor rain nor heat nor gloom of night” will prevent the United States Postal Service from delivering mail. Well, that is not entirely correct. The U.S. Postal Service is not required to deliver mail to locations where safety issues, such as ice and snow accumulations, prevent access or cause dangerous conditions.

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(Continued / Winter Mail)

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, especially in the winter. 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 each 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 and safety is a top concern for mail carriers and residents alike. To clear the roadways, snowplow drivers often-times unintentionally pile snow around the cluster box unit. The Postal Service does not clear snow from around the cluster boxes. 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 work 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. The Postal Service recommends that a 30’ swath in front of the mailbox be cleared; 15’ before the mailbox and 15’ after it. If mail cannot be delivered, delivery is attempted the next delivery day. U.S. Mail problems can be reported to Post Office Supervision at 712-352-1318 or toll free at 1-800-ASK-USPS. ■

**Please Help
Prevent Trash and
Debris in
Detention Pond
Enclosures**



Top Five Reasons for Architecture Committee

By Chris Circo

1. *So you do not end up living next to a psychedelic pink house*
2. *They stabilize property value through consistent renovation guidelines*
3. *Your neighborhood will look the way owners and prospective buyers find attractive*
4. *You will feel an increased sense of security (HOA's tend to have neighbors looking out for their neighbors)*
5. *They maintain attractive and functional common areas*

Your Briarwood Architecture Committee appreciates the hard work and dedication that our homeowners provide to make and keep their homes and our neighborhood beautiful. As a part of keeping your house looking good, landscaping and yardwork are important too. After all this is one of the first things people notice when they look at your house and our neighborhood. Here's a few reasons why you should submit requests to the Association for approval.

- Everyone's property values are protected when standards of the neighborhood are followed
- Design plans ensure the scale and style meet the standards set forth by Briarwood Covenants
- Most requests are approved with little or no modification, so your design expression can remain in-tact

What types of change require Association approval? Some examples are decks, sheds, house color, siding changes, patios, major landscaping changes, fences, and home additions. When in doubt as to whether a project needs approval, simply contact your Architecture Committee. ■

Clean Up Your Dog Waste

Be a Good Neighbor! If you walk your dog, please clean up after it. Pet owners need to be respectful of their neighbor's property; properly dispose of pet waste.

2021 Estimated Operating Budget

Stephanie Harden, Treasurer

Income

Annual Dues Income	\$ 11,940
Miscellaneous Income	\$ 0
Total Income	\$ 11,940

Expense

Postage/Printing/Mailing/Administration	\$ 250
Annual Owner Meeting	\$ 250
Electricity	\$ 300
Mowing	\$ 2,000
Fertilizing	\$ 600
Landscaping	\$ 100
Maintenance Supplies	\$ 100
Detention Pond Improvements	\$ 2,000
Maintenance Contingency	\$ 5,290
Insurance	\$ 1,050
Total Expense	\$ 11,940

It's That Time Again

By Neal Buxcel

It is that time of year again, the leaves are changing, and we have already had a sample of winter. 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 is impossible for the plows to do a thorough job of clearing the snow. This poses a huge safety concern for 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 it a safety concern, it is inconsiderate to 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. This also impedes trash collection.

(Continued, See Time Again, Page 6)



(Time Again / Continued from Page 5)

The waste collection personnel will not stop to collect trash if there is not a path cleared to the garbage cans. How would you like your trash collection skipped because your neighbors parked on the street? Section 9.5.a. in the Briarwood Homes Association Covenants states ***“street parking is prohibited, except for temporary guest parking.”*** The Board does not want to be “parking police”. So, just a friendly reminder, please refrain from parking on the street, “especially” when snow is in the forecast.

Detention Pond Status

By George Sawtelle

South Detention Pond

Recent History (Refer to Figures 6.1, 6.2, 6.3)

In 2014 a heavy downpour eroded the support material around the flared discharge pipe from Tipton Drive into the South Pond. In 2016, a footing was added to secure the discharge pipe and the basin was regraded and seeded. Most of the basin was easily machine mowed except for the rock scour hole / splash pool. In 2018, the scour hole was filled and covered with Flexamat. During a large downpour, the downward tilting discharge pipe directed the water jet directly into the Flexamat center seam and undermined the Flexamat leaving a small water filled hole.

(Continued)



Figure 6.1 – South Detention Pond / Tipton Inlet



Follow us on



(Continued / Pond Status)



Figure 6.2 -
South
Detention
Pond / 2014

Recent Requests

A Council Bluffs City staff engineer was contacted with a request to shorten and raise the Tipton Drive discharge pipe. ***(Note: The pipe structure is a City responsibility; not the Association's.)*** Association representatives explained that the change would reduce the back pressure thereby reducing standing water on Tipton Drive during downpours. It would also allow for a sloped basin which will optimize drainage.

The Association request was rejected. Later, the Association followed up with a request to reset and level the flared discharge pipe section in place and provide a suitable footing to ensure stability. The City response was, “maintenance and operations has looked at the flared end section in question and did not find any issues”.



Figure 6.3 – South Detention Pond / 2020

(Continued, See Pond Status, Page 7)

(Pond Status / Continued from Page 6)

Where To Go From Here?

A Splash Pool / Scour Hole is a typical design, though undesirable option, because it creates an environment for odor, algae, and mosquitos. (Figure 6.3) The grasses have now grown through the Flexamat, with no additional erosion damage to date. Based on recent experience, if the discharge pipe section were reset the outlet would be raised several inches. Reinstalling Flexamat with no seam at the jet impingement point, should provide a workable solution.

Moving Forward

To minimize standing water, soil could be added to the South Pond to raise the basin (~12") above the outlet, except for a narrow path from each inlet to the outlet. This will provide more area with solid ground for mowing and construction machine access.

Getting the city to shorten the pipe, or just reset the end section and raise the footing may be an issue until the financial challenges of the 2011 flood and current Covid-19 impacts have passed. A direct request to the City Council may be needed.

North Detention Pond

A laid-back effort on the South Pond is suggested for the time being to direct attention to the North Pond. Some maintenance on the North Pond is needed in the near future to ensure proper drainage, provide a more esthetic view and allow for ease of mowing and maintaining the drainage surfaces. Flexamat and Turf Reinforcement Mat (TRM) should be used as appropriate to minimize erosion and provide for a long-term solution. Rocks and dirt need to be relocated to form a suitable surface for drainage.

(Continued)



Figure 7.1 – North Detention Pond / Aster Circle Inlet

(Continued / Pond Status)

Soil needs to be removed from the west (left) side down to the base of the outlet, and material needs to be added along the East side to re-cover the drainpipe and provide for drainage and minimize erosion. (Figures 7.1 & 7.2)



Figure 7.2 – North Detention Pond / South End Looking North

South Pond Webworm Infestation

This past spring Tom Quigley arranged for a contractor to spray for web worm on the Spruce trees in the South Pond. The spray seems to have successfully resolved that issue. He also arranged for the mulberry tree removal in the North Pond to eliminate the ongoing issue with dying and falling branches.

Briarwood Entrance Signs

A light sensor and a GFCI outlet and cover were replaced last month at the Gladbrook (North) entrance sign on State Orchard Road. The sensor turns the lights off during daylight hours, and the GFCI outlet is available for the addition of special holiday lights, if desired, or if needed for maintenance work. The sign lights were converted to LED bulbs in 2016 providing considerable savings in the electric bills. One of the four bulbs has failed in four years of operation, and that appears to have been an anomaly. The Briarwood Board wishes to acknowledge our appreciation for our neighbors who live next to and maintain our two entrance signs on Briarwood Drive and Gladbrook Drive. These require mowing, trimming, and weed control, especially throughout the summer months.

Summary Conclusions

For 2021, the priority shifts to the North Pond to repair erosion near the inlet from Aster Circle, and silt deposits near the outlet. ■

Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label



Briarwood Homes Association, Incorporated

2020

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Newsletter

Making Briarwood the Best it can be...

www.BriarwoodCB.org



Briarwood Neighbors – Council Bluffs IA
Briarwood HOA Council Bluffs