



# Homes Association Incorporated NEWSLETTER



Spring/Summer

Volume 008

July 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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### **WELCOME New Residents!**

By Delores DuBois

A “Welcoming Committee” has been established by the Briarwood Homes Association. It is being administered by the Architecture Committee. Welcome Packages containing an informative cover letter and a copy of the Briarwood Covenants & Declarations, are hand delivered to new residents. The cover letter includes an explanation of the annual dues process.

We were happy to welcome the following new residents within the past few months.

- ❖ Kyle & Mandy Newsom  
1511 Tipton Drive
- ❖ Aaron & Laura Nickman  
1519 Tipton Drive
- ❖ Dustin & Sara Ausdemore  
4121 Gladbrook Drive
- ❖ Matthew & Amy Rambo  
620 Redwood Drive

(Welcome/See Page 2)

- ❖ Jacob & Leslie Cooney  
4025 Gladbrook Drive
- ❖ Kristine Bessette  
1525 Berwick Circle
- ❖ Stephen & Kaylee Erlbacher  
1602 Tipton Drive
- ❖ Donald & Sheryl Stanfel  
1402 Oran Drive
- ❖ Donald & Libby Woods  
1514 Berwick Circle

If you haven't already done so, please take a moment to introduce yourself to your new neighbors. (Note - We apologize if we have missed anyone; let us know; send a note to [Info@BriarwoodCB.org](mailto:Info@BriarwoodCB.org))

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### The Presidents Corner

By Tom Quigley

**Thank You to Board members** – A big “Thank you” to our Board members for all the work they do in keeping the Association financially sound, overseeing business affairs, and charting the Associations future. Especially a big “thank you” to Jack Weide for being the President of the Board since 2015. His leadership has helped us through major Detention Pond work and creation of a five-year budget plan. Thanks also to Board Members Delores DuBois, Laurie LeMaster, and Jane Herrington for their work in welcoming and delivering copies of the Briarwood Association Covenants to new residents of the Briarwood neighborhood. Copies of the Briarwood Covenants may also be obtained at [www.BriarwoodCB.org](http://www.BriarwoodCB.org).

**Thank You** to Briarwood residents for taking care of the State Orchard Road sub-division entrances. Mowing and lawn care at the north entrance is provided by the Cloyd's; at the south entrance by the Richter's. They volunteer their time and resources to do this, so let's give them a big “Thank you”!

**Be a good Neighbor** – When the wind blows on garbage pickup days trash containers are sometimes blown into the street. If you see one in the street, help out by placing the container appropriately back onto the curbside. Also, on windy days trash is sometimes blown out of containers.

(Continued)

### The Presidents Corner

(Continued)

Please help out by picking up this trash and placing it back into the container. *Help keep our Briarwood neighborhood clean.*

**Lawn Maintenance** - The Briarwood neighborhood should be maintained as a quality, highly marketable family community. This can be the case only when each home owner takes pride in and assumes full responsibility for their property maintenance. Keeping your lawn free of weeds makes the area look good and helps your neighbors keep their yards free of weeds too. As you know, Briarwood Homes Association Covenants & Declarations provide property maintenance guidelines and compliance standards. Compliance is the responsibility of each homeowner.

**Service Provider Recommendations** - Do you have a service provider you would recommend to your neighbors? If you have used a service (e.g., painter, plumber, house cleaning...) you would recommend to others please send their contact information to us at [Info@BriarwoodCB.org](mailto:Info@BriarwoodCB.org). It will be posted to the website. If you're looking for a service provider check the [www.BriarwoodCB.org](http://www.BriarwoodCB.org) website to see if one is recommended by a neighbor.

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***We hope to see everyone at the  
Briarwood Homes Association Annual  
Member Business Meeting  
Tuesday, October 15th***

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### Neighborhood Garage Sale ?

There has been discussion about starting an annual Briarwood Neighborhood Garage Sale. If you're interested please contact Tom Quigley at [Tom@Bluffsonline.com](mailto:Tom@Bluffsonline.com) and let him know. If we have enough people interested we can schedule one for late July or early August.

(As of 5/31/19)

**Income**

Annual Dues Income*	\$ 9,900
Miscellaneous Income**	<u>\$ 333</u>
<b>Total Income</b>	<b>\$ 10,233</b>

**Expense**

Insurance	\$ 977
Mowing	\$ 209
Fertilizing	\$ 77
Utilities	\$ 117
Detention Pond Maintenance	\$ 430
Print/Mail/Postage	\$ 79
PayPal Fees	<u>\$ 93</u>
<b>Total Expense</b>	<b>\$ 1,982</b>

**Financial Accounting**

Cash Reserves Carried Over from 2018	\$ 6,146
Plus 2019 Total Income	\$ 16,379
Less 2019 Total Expense	\$ 1,982
Less Outstanding Accounts Payable ***	<u>\$ 1,500</u>

**Current 2019 Cash Reserve \$ 12,897**

• Note 1 – All Briarwood home owners have paid their 2019 Association membership dues.

\*\* Note 2 - Late payment penalty fees plus PayPal fees.

\*\*\*Note 3 –Projected 2019 Accounts Payable to Wahle Construction Company for 2018 South Detention Pond construction expense carried over into 2019.

***“SPECIAL THANKS” to all homeowners who paid their 2019 annual dues on time . Your prompt payment saves a significant amount of time and expense for your Association. Your Briarwood***

***Board of Directors “Thank You”!***



**HAVE A  
WONDERFUL  
SUMMER!**

**Street Parking**

By Jane Herrington

With summer upon us, this is just a friendly reminder concerning parking on the street and being courteous to your neighbors. Briarwood **Covenants & Declarations, Section 9.5, Page 26**, state that only temporary street parking is allowed; there is no provision for long term street parking. The Covenants were written to protect all Briarwood residents that take pride in their neighborhood. It is generally accepted that boats and recreational vehicles can be parked for a short time on the street or premise for purposes of preparing for/returning from an outing. There is no provision or allowance for long term parking of boats or recreational vehicles. Briarwood residents know which owners habitually violate the Covenants and engage in non-compliant parking.....*please don't be one of those residents who violate the Covenants!!!*

**2019 Annual Meeting Scheduled**

By The Board

The 2019 Briarwood Homes Association Annual Member Business Meeting is scheduled for **Tuesday, October 15** at the Madison Avenue Hy-Vee Community Room. Mark your calendar now; plan to attend this important meeting. The Board will present current Association status information including financial reports plus information concerning future plans (e.g., 2020 budget and member dues level proposals). If you have a topic you would like to have placed on the agenda for discussion please send your topic to the Board at [Info@BriarwoodCB.org](mailto:Info@BriarwoodCB.org). This is a great time to be informed and involved with your neighbors. Our Association works best when all owners are actively engaged.

**Detention Pond - Minor Maintenance**

This spring work was completed to repair & re-establish grass along the fence line and around structures in both ponds including installation of erosion control material. Loose concrete retaining wall blocks and top caps were reset and re-glued. The large mulberry tree in North Pond was trimmed. The rocky area in the South Pond was cleaned up and sprayed with chemicals to prevent future weeds.



**Detention Pond - Major Reconstruction**

By George Sawtelle

Reconstruction of the South Pond was initiated last fall after the rains finally stopped and the basin area dried enough to support the contractors heavy equipment. After removing excess soil, two new erosion prevention products, Flexamat and Turf Reinforcement Matting (TRM) were strategically placed on top of grass seed. On November 3, 2018 the contractors heavy construction equipment had to be removed at the last minute as the rains began again and flooded the construction area. (See Figure 1) The remaining grading and seeding was interrupted by the rains which have precluded project completion to date.



Figure 1 - November 2018; Standing water near outlet

The Flexamat and Turf Reinforcement Matting (TRM) material placement and limited establishment of grass appeared to be successful until Monday, May 28, 2019 when a downpour of 1.5" to 2" of rain partially destroyed the Flexamat structure at the Tipton Drive discharge and partially rolled the Turf Reinforcement Matting (TRM) near the outlet. (See Figures 2 thru 4) The Flexamat at the Briarwood Drive discharge and most of the Turf Reinforcement Matting (TRM) remain in place and have performed as expected.



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

**Detention Pond - Major Reconstruction**

(Continued)

Where grass is established, the structure appears to have survived and performed as designed, and the loose soil remains in place. A major challenge with construction in the basin area is to minimize the duration of standing water while the grass seed is germinating, establishing roots and developing a healthy stem system. Current activities include getting with the materials supplier and contractor to review the damages and determine a plan to fix the problems.



Figure 2 – May 2019; Damaged Turf Reinforcement Matting (TRM)



Figure 3 – May 2019; Standing Water near the Briarwood Drive Outlet/Basin

Reconstruction/See Page 5





Figure 4 – May 2019; Flexamat Damage caused by spring downpour

The original detention pond construction plans included raising the east spillway discharge berm and reseeding the easement area adjacent to State Orchard Road which provides access to the lower pond basin areas. Late last fall, a new gas line was installed along State Orchard Road. The gas company contractor left the berm height compromised and a depression remains near the State Orchard Road drain. (See Figure 5)



Figure 5 – May 2019; Easement Spillway Discharge

**Architecture Committee Activity** By Laurie LeMaster  
Spring has definitely sprung and summer is heating up in Briarwood! And the requests have been numerous for continuing to make Briarwood beautiful. We've had many requests from Briarwood homeowners for approval of their home improvement plans. There are new driveways to be poured, request for sheds and new fencing and landscaping changes among the requests received since the weather has improved. Your Briarwood Association Board appreciates those who continue to seek approval for their lot and home improvements.

**Hydrant Party**

By Jack Weide

Again this year, Briarwood will have a summer Hydrant Party. The free Hydrant Party is scheduled for Tuesday, July 23<sup>rd</sup>. Hosted by the Council Bluffs Fire Department, the party will be held from 1:30 – 2:30 p.m. at the Berwick Circle hydrant location. A special thanks goes out to the Council Bluffs Fire Department and the Council Bluffs Water Works (... which provides the water) for sponsoring these events throughout the city. Questions: Council Bluffs Fire Department (712) 328-4646.



Everyone is invited!

Plan to Attend!

Bring a Friend!

Briarwood Hydrant Party - July 23rd

**Council Bluffs Fireworks Ordinance**

In accordance with Council Bluffs City Council Ordinance 19-131, legal fireworks may be discharged within the city limits only on Thursday, July 4<sup>th</sup>, Friday, July 5<sup>th</sup> and Saturday, July 6<sup>th</sup> from noon until 11:00 p.m.

**Please be Considerate and Respectful when shooting all Fireworks!**

Fireworks shall be used on an individual's property or that of a consenting property owner.



Briarwood Homes Association, Inc.  
Council Bluffs, IA 51503

Mailing Label



**Briarwood Homes Association, Incorporated**

**2019**  
**Spring/Summer**  
**Newsletter**

