

BRIARWOOD

Council Bluffs IA

Homes Association Incorporated

Volume 010
Spring/Summer

NEWSLETTER

July 2020

WELCOME NEW RESIDENTS

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

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WELCOME New Residents!

By Delores DuBois

We are happy to welcome the following new residents to Briarwood.

- ❖ Judith Bath - 4119 Briarwood Drive
- ❖ Dalton Davey - 1711 Tipton Drive
- ❖ Jennifer Hansen - 1422 Oran Drive
- ❖ Justin/Laurie Kammrad-1330 Berwick Dr
- ❖ Dave Putnam – 1503 Oran Circle

If you haven't already done so, please take a moment to introduce yourselves to these new residents. Unfortunately, our Briarwood Welcome Committee has been unable to deliver Welcome Packets due to the Covid-19 health crisis. We would have supplied a cover letter explaining why we have an eight (8) member volunteer Association Board. This all volunteer Board oversees daily Association functions and finances. We have annual dues (\$55 for 2020) that are due each January.

(Welcome/See Page 4)

The Presidents Corner

By Tom Quigley

What a year we have had so far with the impact of the Virus. All the cancellations and mandates of social separation have caused us all to change how we handle day-to-day activity. Thanks to all who are following the guidelines, it is getting better. I have seen a lot more people walking in the neighborhood; keeping some distance as mandated. The Association Board decided to postpone the Annual Garage Sale planned for May 2. We hope to be able to hold it later in the year.

Due to the closure of Greenview and State Orchard Road, and Greenview Road closed at Glen Oaks Drive, we have seen a big increase in traffic through our area. The Board contacted the City Public Works Division, asking for help to reduce traffic. They responded with additional road, speed, and detour signs. This traffic will continue until Fall. Please be careful and cautious to prevent accidents. We were informed by the City Engineer that they received a report of a sign anchored down with sandbags in the intersection of Garwin Circle and Berwick Drive. This is a danger to the traveling public. The sign was relocated to the grassed area outside of the roadway. It is unacceptable to place items (e.g., signs, basketball hoops, athletic goals, etc.) within the roadway. I have seen signs on the grass area on Redwood asking drivers to slow down. This is an acceptable alternative.

Future work on the South Pond has been delayed. We are trying to work with the City to discuss a design proposal involving what we believe is their responsibility. See George Sawtelle's article on page 5-6 for addition information.

Annual Meeting Scheduled

The 2020 Briarwood Homes Association Annual Member Business Meeting is scheduled for Tuesday, October 13, 7:00 p.m., 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 direction (e.g., 2021 budget and member dues level proposals).

If you have a topic you would like to have placed on the agenda, please send your topic to the Board at info@briarwoodCB.org. This meeting is a great time to be informed and involved with your Briarwood neighbors. Our Association works best when all owners are actively engaged.

New Board Members Needed

Looking ahead! Four (4) Board member positions will be up for re-election at the end of 2020. Two of those Board members, have said they will not run again. These Board positions will be filled at the October 13 Annual Member Meeting election. The Board is comprised of eight (8) members. Responsibilities include keeping the Association financially sound, overseeing Association business affairs, and charting the Associations future. 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. Board positions must be filled by owners and have three (3) year staggered terms. Let us know if you are interested.

***We hope to see you at the Briarwood
Homes Association Annual Member
Business Meeting
Tuesday, October 13th***

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 clean up and dispose of their pet's waste.

Street Parking

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, states that only temporary street parking is allowed.

(Presidents Corner/See Page 3)

(Presidents Corner/Continued from Page 2)

There is no provision for long term street parking. The Covenants were written to protect all Briarwood residents who 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.

Help Save Money!

Sign Up for Email Communications

In 2016 the cost for sending out the bi-annual newsletters was \$1,090. Last year it was down to \$263. This was accomplished by members signing up to have the newsletter emailed to them. By signing up owners were also able to receive Association Board meeting minutes and financial reports via email. Owners signing up for email will receive their annual dues invoice electronically **ONLY**; no paper invoice will be provided. We currently have 158 emails from our 199 residents. If you wish to receive information via email rather than paper go to the www.BriarwoodCB.org. Click on the Sign Up to Receive Newsletters via Emails Tab under contact us. Thank you to those who have signed up – you are saving the Association expenses. ■

Have a Suggestion?

Check out www.BriarwoodCB.org. There you can ask questions, make suggestions and more. The website has Association information, including contact information, a complete copy of the Briarwood Homes Covenants, and other useful links. You can also contact the Association Board via email at info@briarwoodCB.org.



Extra Caution during Road Construction

Association Financial Report

Stephanie Harden, Treasurer

May 31, 2020

Beginning 01/01/20 – Ending 05/31/20

Income

Annual Dues Income*	\$ 10,835
Miscellaneous Income	\$ 488
Total Income	\$ 11,323

Expense

Postage/Printing/Mailing/Administration	\$ 76
Annual Owner Meeting	\$ -
PayPal Fees	\$ 131
Electricity	\$ 116
Mowing	\$ 278
Fertilizing	\$ 77
Landscaping	\$ -
Maintenance Supplies	\$ -
Detention Pond Improvements	\$ 974
Maintenance Contingency	\$ -
Insurance	\$ 955
Total Expense	\$ 2,606

Financial Accounting

Cash Reserves Carried Over from 2019	\$ 9,031
Plus Total Receipts for 2020	\$ 11,323
Less Total Expense for 2020	\$ 2,606
Less Est. Remaining 2020 Expense**	\$ 8,339

Estimated 2020 Ending Cash Reserve \$ 9,409

*Note 1 – One (1) Briarwood homeowner has not paid 2020 Association dues

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

The Choice is Yours
Pay Association Annual Dues

Via
US Mail
-or-

Online @ www.BrairwoodCB.org





Council Bluffs City Fireworks Ordinance

By Jack Weide

The Council Bluffs City Council approved the following dates & times for consumer use of fireworks within the city limits.

July 2 6-11 PM

July 3 Noon-11 PM

July 4 Noon-11 PM

Legal fireworks may be discharged within the city limits only on an individual owner's property or that of a consenting property owner. Fireworks are not to be discharged from the street. ■



Please be Considerate and Respectful when shooting all Fireworks!

Homeowner Pride

By Neal Buxcel

It's that time of year where the sun is shining, the grass is green, the flowers are blooming, and so are the weeds if they're not kept under control. Weeds are more than just a pesky problem; they're unattractive. They can have devastating consequences on your yard as well the surrounding yards in the neighborhood. Some weeds can also carry crop diseases and produce toxic chemicals, which can cause health problems for people and pets. The Briarwood neighborhood should be maintained as a quality, highly marketable family community. This can be the case only when each homeowner takes pride in and responsibility for their property maintenance. Briarwood Homes Association Covenant Section 7.1 outlines property maintenance guidelines and compliance standards. Compliance is the responsibility of the homeowner. Please be considerate of your fellow neighbors and do your best to keep your yard maintained. Remember the weeds in your yard can affect everyone in our neighborhood. ■

(Welcome/Continued from Page 1)

Annual dues pay for upkeep of two water detention ponds, mowing/landscaping, insurance, two (2) entrance signs, lighting and more. The Welcome Packet also includes a copy of the Association Covenants, which your realtor was supposed to supply to you. If you didn't receive your copy, please refer to the Association Website at www.BriarwoodCB.org to obtain a copy. The Covenants define the Briarwood Homes Association guidelines and rules. For example, they explain things like how all trash cans should not be visible by neighbors or from the street, about not parking cars on the street plus a lot of other information.

Architecture Committee

To assure maintenance of a quality neighborhood, the Association Architecture Committee oversees exterior home improvements. Anticipated exterior improvements such as fences, out buildings, decks, house painting (...so we have more earth tones), should be submitted in writing to the Architecture Committee at info@BriarwoodCB.org prior to beginning work. The Architecture Committee appreciates owner cooperation in this regard.

Electronic Communications

To help reduce Association stationery and mailing costs and receive your annual dues invoice, Annual Owner Meeting reminder, Bi-annual Newsletter, etc. electronically, you are requested to participate in the Association email program. To participate, please submit your email information at www.BriarwoodCB.org. Owners not choosing to participate in the email program will continue to receive Association mailings through the USPS.

(Note - We apologize if we have missed any new residents; let us know; send a note to Info@BriarwoodCB.org) ■

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



Briarwood Association Pond Status

By George Sawtelle

South Pond Status

- South Pond repairs are on hold pending Council Bluffs City decisions
- Requested City to repair Tipton pipe footing
- Seeking ways to control grass/weeds in saturated basin
- Spruce trees webworm infestation addressed

North Pond Status

- Removed aging mulberry tree
- Repair improvements pending decision by Council Bluffs City Engineering on South Pond

South Pond Repairs

The Association has expended approximately \$31,000 on South Pond repairs over the past seven (7) years in multiple attempts to eliminate standing water (algae & mosquitos), control grass and weeds in the waterlogged basin, minimize maintenance costs and provide an esthetic view. Additional repairs and design basis details were presented in the fall 2019 Newsletter. The repairs included shortening and raising the Tipton and Briarwood inlet pipes. Since the pipes are Council Bluffs City responsibility, the information was sent to Council Bluffs City Staff Engineer Mark Augustine for review and action. Mr. Augustine and his crew visited the Pond and found “nothing wrong.” His report indicated that detention ponds like this are typically set with a scour hole at end of flow to dissipate the energy and consequent erosion. He observed that with occasional heavy rains, it is almost impossible to prevent a scour hole in a pond like Briarwoods. Since the inlet pipes are at or below the lowest outlet level, wet soil, standing water, algae, insect breeding, and a scour hole are inevitable. The current design precludes the possibility of cost-effective maintenance and leaves a less than desired view. In a follow-up email Mr. Augustine was asked about resetting the Tipton outlet pipe section which

(Continued)

has separated from the upstream pipe and now rests in a lowered position. The outer end is below the pond outlet elevation preventing complete drainage. As of this writing, a response has not been received. Eliminating standing water is not possible unless both the Tipton and Briarwood inlet pipes are raised. We may be left with the resulting undesirable conditions.

Weed Control

The photos in Figures 5.1 and 5.2 show the grass and weeds in the waterlogged lower basin area.



Figure 5.1 – Wet basin grass & weeds at Tipton inlet



Figure 5.2 – Wet basin grass & weeds around Briarwood inlet

Spruce Tree Webworm Infestation

Webworm had infested the Spruce trees last year. After getting several bids, a contractor was hired this spring to apply insecticide to control the infestation.

North Pond Maintenance Mulberry Tree

Mulberry tree branches have been dying and falling over the past several years requiring ongoing cleanup expenses. (See Figure 6.1) Falling branches have caused concerns about damage to the fence or injury to maintenance crews. Several bids were obtained to determine removal cost. A reasonable bid was accepted, and the tree was removed on May 22, 2020. (See Figure 6.2)



Figure 6.1 – North Pond Mulberry Tree



Figure 6.2 – Removed North Pond Mulberry Tree

(Pond Status/See Page 6)



(Pond Status/Continued from Page 5)



Figure 6.3 – North Pond Outlet



Figure 6.4 – North Pond Aster Circle Inlet

Future Repairs

The North Pond will eventually need repairs from the Aster Circle inlet to the North Pond outlet. The repairs will include removing excess sediment, replacing rock and/or providing suitable anti-erosion materials and regrading to provide efficient drainage. (See Figures 6.3 & 6.4) The needed repairs are not urgent and will be scheduled when resources are available. Resolving the South Pond issues is currently a higher priority. ■

Briarwood Neighborhood Watch By Chris Circo

Hello. My name is Chris Circo. I am the newest member of the Briarwood Homeowners Association Board. I look forward to serving. With that said, would you like to be involved in making your neighborhood a safer place? Safer for your family, neighbors and friends - have a community to be proud of? I have always thought of different ways to make my home and family safer. A neighborhood watch program is a great way to start. It is also a great way to get to know you neighbors and those around you. All it takes is a little awareness and determination to be involved. Afterall, this is our neighborhood we are talking about.

I am proud to say that when the detour to State Orchard became an issue many residents stepped up to the plate and put up signs in their yards to remind people to slow down; that there were children at play.

(Continued)



Follow us on



**Be Responsible
Stay Safe, Stay Healthy**



With this pandemic more and more of us are outside enjoying the weather and each others company. This is a golden opportunity to become involved in a neighborhood watch program.

What is a Neighborhood Watch?

Here are the details provided by the Council Bluffs Police Department Neighborhood Watch Program. A Neighborhood Watch is a group of neighbors who are willing to communicate with each other and pass along information. The group will be educated in crime prevention and will watch for suspicious activity and report this activity to the police.

Neighborhood Watch Does Not Require Citizen Patrols or Citizen Assist



How often does a Neighborhood Watch have to meet?

Officials like each group to meet 3 times a year. This can be a formal meeting or can be a neighborhood BBQ in someone's backyard. Many groups have one meeting in the spring and one in the fall. Officials provide direction and come talk during the meetings about crime prevention, calls for service or other concerns.

How many homes have to be in a group to qualify as a neighborhood watch?

There is no required number of members. But officials like to see involvement from as many people as possible from the neighborhood. It can be as small as a cul-de-sac or as large as an established Home Association.

(See Neighborhood Watch/Page 7)

(Neighborhood Watch/Continued from Page 6)

Why should I start a Neighborhood Watch?

When you participate in the Neighborhood Watch program you will have a direct liaison with the Police Department through your Community Resource Officer (CRO). Your CRO can provide valuable crime prevention information.

What are a Block Captain's responsibilities?

A Block Captain's job is simple. You are to be a point of contact for your neighbors and the Police Department. The Police Department will occasionally send out information to you, the Block Captain. When you receive the information it is your responsibility to communicate the information to your neighbors.

Neighborhood Watch signs are provided at no cost. Your neighborhood depends on you! The most successful Neighborhood Watch groups are those who do not hesitate to call 911 for in-progress emergency calls. For nonemergency calls (like those listed below) call 712-328-5737.

Some types of non-emergency calls that can help deter crime in your area: Suspicious persons—there may be people in your neighborhood/area that don't belong, let us talk to them and see what they are up to. Suspicious vehicles—vehicles that are parked for long periods of time may be stolen or abandoned. Drug houses—help us by being our eyes and ears so we can weed out these problem houses. Suspicious noises—if you heard it, your neighbor probably did, too.

- CAUTION -

Neighborhood Watch does not mean prying or nosy neighbors who try to stop criminals all by themselves. As a member, your responsibility is to call the police and report what you've seen -- NOT to take action yourself.

I am asking anyone interested in forming a Neighborhood Watch Program to please contact me at circo.chris@gmail.com. I will then contact the Council Bluffs Police Department and get things moving forward.

Remember this is our neighborhood. I take pride in my home and our neighborhood and want to keep it safe for my family and yours. ■

Architecture Committee Activity

By Laurie LeMaster

Over the past few months the Architecture Committee was requested to review two (2) fence projects and a new backyard play structure. All projects were approved by the Committee. It is important to let the Architecture Committee know of your request(s) to change the outside appearance of your property. Change can impact property values within the neighborhood. In order to maintain our property values please submit your review requests for any changes to the Architecture Committee in advance of your project. In the planning stages of your project, keep in mind how the project could impact your neighbors. The Architecture Committee appreciates the cooperation of all owners. ■

Underground Electric Dog Fences

By Tom Quigley

The Association has received questions about underground electric animal fence restrictions. Council Bluffs City Ordinance and Association Covenants both state that underground electronic fencing systems are permitted. The enclosure shall not allow the dog to progress beyond a line parallel to the front of the residential structure. Residential structures on corner lots shall not allow the dog to progress beyond a line parallel to both the front and the street side of the residential structure. This means that the boundary area can only be either on the side of the house or in the backyard.

Association Covenants Section 9.3 states: *Pets must be restrained or confined on the backyard portion of owner's Lot inside a fenced area (which may be in the form of a so-called "invisible" electric fence) or within the residence. Dog runs are not permitted.* All Lots shall be kept clean and free of pet waste and debris. All animals shall be properly tagged for identification and shall be properly vaccinated, bathed and otherwise kept clean to avoid health or safety risks and concerns. ■

Briarwood Hydrant Party

By Jack Weide

With public safety at the forefront of the decision and in an effort to reduce the spread of COVID-19, the Council Bluffs Fire Department has announced the cancellation of all 2020 summer Hydrant Parties, including the Briarwood Party. ■

Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label



Briarwood Homes Association, Incorporated

2020

Spring/Summer

Newsletter

Making Briarwood the Best it can be...

