

BRIARWOOD

Council Bluffs IA

Homes Association, Inc.

NEWSLETTER

Fall/Winter

Volume 003

October 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.

Briarwood Board Members

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South Retention Pond Repairs By George Sawtelle

A \$7,200 construction contract was signed on September 7, 2016 for removal of excess sediment and repairs of the collapsed discharge structure and scour hole (e.g., energy absorbing wire caged aggregate). Fall rains continue to delay the start of construction. Since the sediment and discharge pipe support are located at the lower most areas of the pond, rain may continue to cause delay into the fall. (Continued on page 2)



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South Retention Pond Repairs (Continued from page 1)

After identifying a contractor and receiving an acceptable construction bid, Ehrhart Griffin and Associates (EGA), the architectural engineering firm, asked for an additional \$600 to prepare construction contract documents. The 2016 budget estimate for engineering and construction was \$10,600. Since the actual construction bid exceeded the engineers' estimate, and EGA requested additional monies for contract preparation, the current total cost to complete the project has risen to \$12,400; \$2,300 over the initial 2015 estimate. With 2015 reserve fund carryover and additional 2016 member dues fees collected, sufficient funds are available to complete the project, though our 2016 year-end reserves will be nearly exhausted.

Annual Dues for Briarwood Owners By Jane Herrington

As you know, Briarwood subdivision is incorporated as a homeowner's association. Each "owner" in the subdivision is a member and is annually assessed dues to cover association expenses. Each year, the first dues letter is mailed out in January, with a remittance due date of February 15th. The objective is to receive all dues at that time. Your Board wishes to express appreciation to all who remit payment on first notice.

When subsequent letters have to be sent out, it adds expense to the association. To help reduce expense and control administration time we would like to receive all dues payments after the first letter is sent. Controlling expense is important to maintaining a consistent, reasonable annual dues level.

In an effort to eliminate the added expense and administrative time needed to mail out numerous dues letters to some owners, your Board will be proposing an improved dues invoicing process at the Annual Member Meeting on Tuesday, October 25th.

Electronic Communications By Tom Quigley

Want to have the Briarwood Newsletter and other communications sent to you via email? You can help your Association save up to \$600 a year in paper and postage. Please go to the Associations Website, www.BriarwoodCB.org, and send us your name, email address and street address and we will email your Association communications rather than sending them through the U.S. Mail. Also, if your email address changes please use the same form to provide updates. Thanks for your help!

The Presidents Corner By Jack Weide

Where has the summer gone? It seems like only yesterday we were planting our spring flowers. We hope everyone has had a pleasant summer and is ready to welcome fall. Soon it will be time for our country's National elections. As you think about getting out to vote, think too about attending the **Briarwood Homes Annual Member Meeting** scheduled for **Tuesday, October 25th, 7:00 p.m.** This will be your chance to get an update on Association activities, end of year financial status, next year's operating budget and also participate in election of 2017 Board Officers. Again this year, the meeting will be held at the HyVee Community Room, 1745 Madison Avenue.

Up for election this year will be two Board officer positions; Treasurer and Administrator. Even though both incumbents have agreed to run for an additional term, other nominations will be sought. Also, we will be seeking a replacement for Marie Dollen, who has resigned her position on the Board. All Briarwood owners are eligible to serve on the Board. You are encouraged to consider serving. In addition to the Board positions, there are numerous other opportunities to serve. For example, there is a need for accounting services. If you or someone you know is willing to help pro-bono or at a very reasonable rate please contact a Board member.

Financially, it has been a pivotal year for your Association. Coordination of the large South Retention Pond construction project continues. See George Sawtelle's summary of the project elsewhere in this Newsletter. Look also for 2017 budget and important owner dues information provided by Treasurer, Jane Herrington. Enjoy the new season! Hope to see you at the Annual Member Meeting, October 25th.

New Board Member Sought

Current Board member, Marie Dollen, has announced that, due to family health concerns, she must resign her position on the Board. Our sincere thanks to Marie for her past Board service. Should you or someone you know be interested in learning more about Association service opportunities, please contact any current Board member.

*Please help keep trash & debris
out of Retention Pond areas*

Briarwood Homes Association, Inc.

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Briarwood Entrance Signs LED Lighting By George Sawtelle

The Entrance sign light bulbs and ballasts were all replaced by June 9th with LED bulbs using the same in-ground fixtures. The first electric bill after the installation was \$23.20 compared to \$44.50 in 2015. The conversion cost \$101.00 and future replacement bulbs are rated at 25,000 hours and cost less than \$15.00. The annual total electricity bill will be reduced from \$624 in 2015, to an estimated \$408 in 2016 and \$300 in 2017.



The former mercury-vapor bulbs and ballasts (125W) were replaced with LED bulbs (12W). The \$23.20 electric bill referenced above was incurred during summer solstice with approximately 8 hours of darkness (July). During winter solstice (December) the nights will be approximately 16 hours long, or twice as long. Breaking down the \$23.20 bill into the Minimum Basic Service Charge of \$20 plus the electricity used - \$3.20, the winter electric use is estimated to be \$6.40 for a total monthly bill of \$26.40. For 12 months the average monthly bill is estimated at \$24.80 or \$297.60 annually.

Parking Guidelines

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 2, Section 9.5.a.

Please comply with your Association Covenants

Architecture Committee News By Phil Epperson

Please remember when you plan to add a fence, shed, retaining wall, parking pad, or other improvement (... including painting your house) the Covenants require a written plan be submitted to the Architecture Committee prior to beginning the project and that two (2) committee members approve the plan. So far this year the committee has already worked with home owners to approve plans for improvements such as deck replacements, chain link fence installations, pool construction and retaining wall landscaping. The objective is to keep Briarwood as one of the more desirable and attractive sub-divisions in Council Bluffs. To submit plans email Phil at philepperson@gmail.com or call 402.990.6489. Thank you to the residents who have sought Architectural Committee approval in the past.

3rd Quarter Finance Report By Jane Herrington

Receipts

Annual Dues Income	\$14,865
Miscellaneous Income	\$ 0
Total Income	\$14,865

Expenses

Administrative Expense	\$ 724
Maintenance & Repairs Expense	\$ 2,506
Capital Improvements	\$ 3,738
Insurance Expense	\$ 1,044
Utilities Expense	\$ 333
Total Expense	\$ 8,345

Financial Accounting

Beginning Cash Reserves from 2015	\$ 6,177
Plus Total Receipts 2016	\$14,865
Less Total Expenses 2016	\$ 8,345
Ending Cash Reserve Balance 2016	\$12,697
Less Outstanding Debt	\$ 0
Less Accounts Payable*	\$ 8,600
Year to Date 2016 NET	\$ 4,097

*Note-South Retention Pond Construction Contract

Snow Removal Tips

Snow removal on all sidewalks adjacent to private property is the responsibility of the property owner. City snow plows will not clear private driveways except under emergency conditions. Snow placed on driveways by city plows is the responsibility of the property owner to remove. Snow from a private driveway may not be placed on a city street in accordance with Section 10.32.030 of the Council Bluffs Municipal Code.

Briarwood Homes Association, Inc.
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Council Bluffs, IA 51503-2538

Mailing Label

Briarwood Homes Association, Inc
Fall / Winter Newsletter
- Notice -

**Briarwood Homes Association, Inc.
ANNUAL MEMBER MEETING
Tuesday, October 25th 7 PM
HyVee Community Room
1745 Madison Avenue**

WWW.BRIARWOODCB.ORG