

# BRIARWOOD

Council Bluffs IA

Homes Association, Inc.

# NEWSLETTER

Fall/Winter  
Volume 001  
November 2015



## 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 at -

[www.BriarwoodCB.org](http://www.BriarwoodCB.org)

## 2015 Briarwood Board Members

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### Detention Pond Damage Estimate \$10,600

In your Summer 2015 Briarwood Newsletter, we talked about erosion control and maintenance of the Briarwood Detention Ponds. During this inspection and repair work significant concerns were identified with the structural integrity of the South Pond inlet and basin. A preliminary engineering and construction estimate to repair this damage is \$10,600. This article provides a brief description of the Briarwood Detention Ponds locations, purpose and current issues.

#### Location

There are 2 detention ponds located on the east side of the Briarwood development near State Orchard Road. The North Pond is located on the western side of State Orchard Road, east of the northern end of Aster Circle, south of the northern Briarwood boundary. The South Pond is located east of Tipton Drive and South of Briarwood Drive near the southern Briarwood boundary.

#### Purpose

The detention ponds were designed and constructed as part of the initial Briarwood development to collect storm water runoff and provide a controlled rate of release downstream. When streets, driveways, sidewalks and roofs are added to farmland, the amount of rain absorbed is less and the amount and rate of runoff is increased. (See page 2)

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## Detention Pond Damage Estimate \$10,600 (From page 1)



North Pond – Aerial View

Controlled release structures are designed and required to minimize flooding and excessive erosion downstream. The pond volume is designed to detain the estimated largest 100 year rainfall down pour, and then provide a slow release. If the actual rate of rainfall and runoff exceeds the design, the discharge structure is designed to allow an increase in the release rate to prevent failing of the berm around the pond. In addition, the South Pond has a small section lower than the remaining part of the berm to provide a spillway where the overflow drainage would be directed to the historically natural drain area. Maintenance of the ponds requires that if the minimum volume is compromised due to excessive sediment buildup, the bottom of the pond must be excavated to regain the required volume.



South Pond - Collapsed Inlet

Questions about your Briarwood HOA? Go to the HOA official website for possible answers. The website has current Association information, including contact information, a complete copy of the Briarwood Homes Covenants, and other useful links. Our thanks to Tom Quigley, Bluffs Online, for this valuable service.

[www.BriarwoodCB.org](http://www.BriarwoodCB.org)



South Pond - Aerial View

### Current Issues

Sediment has accumulated over the almost 15 years since construction, especially around the inlet discharge pipes. Sediment has accumulated at the bottom of the pipe, the pipe support has been eroded, a section of pipe has tilted, and the resulting water jet erodes a hole leaving a pool of water. The hole and retained water fills with algae which becomes odorous in the summer months and a potential insect breeding place. The majority of the existing sediment is believed to have accumulated during the early years of Briarwood development, before the streets, driveways, roofs and grass covered the open ground. (See page 3)



North Pond - State Orchard View

### 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.

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North Pond Discharge Structure

### Detention Pond Damage Estimate \$10,600 (From page 2)

Consequently, once repaired, the structure should last longer than 15 years. While the minimum volume has not been compromised, construction will be required to remove excess sediment, provide a suitable discharge pipe support, replace the damaged discharge pipe section and replace the discharge energy absorbing “scour hole” structure.

#### Next Step

Your Association Board of Directors is working with a local engineering firm and city officials to further define and correct the damaged structures.



South Pond – Walled Basin

### 2016 Association Dues Increase

At the October 27<sup>th</sup> Annual Member Meeting participants voted to increase next years Association budget. Following a review of detention pond damage repair estimates the group approved a Board recommendation to hold annual dues at \$35 and implement a one-time special assessment of \$40.

(Continued)

### 2016 Association Dues Increase

The \$40 special assessment will be used to fund the \$10,600 extra-ordinary construction expense. It was explained that the \$35 dues is expected to cover “normal” operating expenses while the \$40 will be used exclusively for capital improvements. Members were reminded that, through careful expense control, Association dues have been maintained at \$35 for some time. Even with inflation and special situations like this year the objective is to maintain past dues levels as long as possible. Watch your mailbox for additional information and your 2016 annual dues notice early next year. Contact any Association Board member with questions or for additional information.

### Architectural Committee News

The Architectural Committee recently welcomed a new member. Rob Roane joins the group responsible for Covenant architectural reviews. A special welcome to Rob.

The Board and Architectural Committee do their best to enforce the Covenants. However, it is the responsibility of every resident to participate in keeping our community an attractive and desirable place to live. To this end, the Association Covenants are designed as guidelines which are to be followed. Become familiar with them. The Architectural Committee is here to help. If you see someone start a building project or anything else addressed by the Covenants, check with them to see if they have contacted the Architectural Committee to be certain the activity is provided for in the Covenants.

*Please comply with your Association Covenants*

#### Architectural Committee Members

Phil Epperson	Colby Esterling	Rob Roane
402.990.6489	402.320.6022	402.290.6365
1530 Oran Circle	4117 Gladbrook	1515 Berwick Cir

### Snow Removal Tips

As cold weather sets in, we all realize that winter and snow will be here before we know it! 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.  
112 Garwin Circle West  
Council Bluffs, IA 51503-2538

Mailing Label

Briarwood Homes Association, Inc  
Fall / Winter Newsletter

**IMPORTANT 2016 DUES**  
**INFORMATION ENCLOSED**

[www.BriarwoodCB.org](http://www.BriarwoodCB.org)