

BRIARWOOD

Council Bluffs IA

Since 2000

Homes Association, Incorporated

Volume 012
Spring/Summer

NEWSLETTER

July 2021

WELCOME NEW RESIDENTS

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

Have a safe Independence Day!



- *Annual Homeowners Meeting*
- *The President's Corner*
- *Pet Owner Responsibilities*
- *Association Financial Report*
- *Council Bluffs City Fireworks Ordinance*
- *Food Trucks in the Neighborhood*
- *2021 Association Operating Budget*
- *Proposed New Sidewalk*
- *Recycle/Trash Container Management*
- *Looking for New Board Members*
- *Eastern Hills Trail-Stop Park*
- *Architecture Committee Report*
- *Underground Electric Dog Fences*

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

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

Phil Taylor
Architecture Committee
philtaylor@coxnet.com
1313 Berwick Drive

Lee Ring
Architecture Committee
leering63@gmail.com
1317 Berwick Drive

Annual Homeowners Meeting

By Tom Quigley

The 2021 Briarwood Homes Association Annual Homeowner Business meeting is scheduled for **Tuesday, October 12, 2021, 7:00 p.m.**, at the Madison Ave. HyVee Community Room. Please plan to attend. This is your Association. It is a time to be informed and involved with your neighbors. Our Association works best when all owners are actively engaged. The Board will present Association information including proposed future plans. Meeting discussion will include current financial status, next year's dues level and the

2022 annual budget. Proposed additions to the Association Covenants will be presented and voted on. Covenant change proposals will be published prior to the meeting via email. If you have not signed up to receive information via email, please do so. This will keep you up to date on Briarwood activities. It also saves the Association money on printing and postage of notices and newsletters. If you have a topic you would like to have placed on the agenda for discussion, please send the topic to the board at Info@BriarwoodCB.org. ■

The Presidents Corner

By Tom Quigley

I would like to start by thanking everyone for not parking on our streets during the snow storms this past winter. It really helped with the city being able to remove the snow completely. Also, a big thank you to the residents that cleared the snow around the mailboxes. That made it much easier for both the mail carriers and residents to access the mail. Thank you Dan and Dawn Cloyd and Scott and Debra Carnes for taking care of the areas around the State Orchard Entrance Signs. This makes the entrance into Briarwood look inviting. Welcome to all our new neighbors. Unfortunately, we no longer have a welcoming committee to greet you and provide you with a copy of the Covenants. I am sure you will enjoy the Briarwood area. It is a great area to live in with very friendly neighbors. Check our Website www.BriarwoodCB.org to obtain a copy of the covenants. Our Annual May Garage Sale was a success. I counted close to 20 residents that held a garage sale. Plan on May 7th for the 2022 Briarwood garage sale.

Recreational Vehicle Parking - Please remember boats, campers, and other recreational vehicles are not permitted to be stored on Lots within the subdivision. If you plan to load your camper for a trip, it is generally accepted that you have a brief time to park on your Lot to load for departure and unload on return.

Truck or Trailer Parking – Association Covenants Section 9.5 - Boats and Motor Vehicles.

- (a) No boats, marine craft, hovercraft, aircraft, trailers, buses, trucks, pick-up camper, camper body, motor homes, campers or other recreational vehicles or similar vehicle or equipment shall be parked or stored in or upon any Lot except within an enclosed garage.
- (b) Trucks with tonnage in excess of one (1) ton and any vehicle in excess of one-half (1/2) ton with painted or affixed advertisement shall not be permitted to park overnight within the Addition, except those used by a Developer or a Builder during and directly related to the development of

(Continued)

(Continued)

the Addition or construction of improvements on a Lot in the Addition.

(c) Except to the extent expressly permitted hereby, no vehicles or similar equipment shall be parked or stored in any area visible from any street except passenger automobiles, passenger vans, motorcycles, pick-up trucks (with tonnage not in excess of one (1) ton and pickup trucks with attached bed campers (with tonnage not in excess of one (1) ton that are in operating condition with current license plates and in daily use as motor vehicles on the streets and highways of the State.

Detention Pond Update – The Association Board has approved a North Detention Pond repair contract with Joseph Faust Enterprises LLC Landscaping. The contract calls for removal of existing debris and soil creating a sloped drainage that will be lined with woven fabric; then approximately 8 to 12 inches of 3-6" rip-rap will be placed over erosion control cloth. Dirt grading will be done as well as straw mat and grass seed applied to damaged/disturbed areas. Dirt will be filled in along the retaining wall on the east side and covered with straw mat and grass seed. Weather permitting, the project is scheduled to be completed during the summer of 2021.

Neighborhood Yards - The Briarwood neighborhood is a quality, highly marketable family community. This can be the case only when each homeowner takes pride in and responsibility for their property maintenance. Please be considerate of neighbors and do your best to keep your yard maintained. Remember, the weeds in your yard can affect everyone in our neighborhood. Be careful when applying chemicals. When the wind is up do not apply as they drift to your neighbors and can cause health concerns. ■

*We hope to see you at the Briarwood
Homes Association Annual
Homeowners Business Meeting
Tuesday, October 12, 2021
7:00 p.m.*

Pet Owner Responsibilities

By Jack Weide



Owning a pet is a big responsibility and the vast majority of pet owners manage their pets responsibly. Unfortunately, there are some who do not. Whether it is noise management (e.g., no one enjoys listening to a dog bark all night or all day) or litter control, as pet

owners, we each have a responsibility to be respectful of other people and other people's property. The issue of pet litter is especially important. Proper disposal of your pet's litter is always the respectful and courteous thing to do. It is also the law. According to the Council Bluffs Community Development Department's Chief Animal Control Officer, Galen Barrett, there are City Ordinances which document these responsibilities. For example, if your pet defecates on property other your own, it needs to be picked up immediately. Failure to do so constitutes a misdemeanor.

Council Bluffs Municipal Code 4.20.120(B)

"it shall be the duty of every person owning or having the custody or control of an animal to clean up, remove, and dispose of the feces deposited by such animal upon public property, park property, public right-of-way or the property of another, as provided in paragraph 1 of this Section."

If your pet defecates on your own property, it should be cleaned up within 24 hours.

Council Bluffs Municipal Code 4.20.140(H)

"it is unlawful for any person owning, controlling or caring for any animal to fail to keep in a clean and sanitary condition the premises and any pen, kennel, shelter, house or the person's dwelling or other structure where the animal is at any time kept. At least once every twenty-four (24) hours, or more often if odors or health problems arise, such person shall pick up any and all feces so as to prevent its accumulation and same shall be properly disposed of."

In the end, even if there were no ordinances or laws, it is simply being a good citizen and a good neighbor to properly manage our pet(s). Thanks to all Briarwood residents who are diligent about these responsibilities. Working together, we can keep Briarwood and the environment clean and safe. ■

Association Financial Report

By Stephanie Harden, Treasurer

March 31, 2021

Beginning 01/01/21 – Ending 03/31/21

Income

Annual Dues Income*	\$ 11,580
Miscellaneous Income	<u>\$ 418</u>
Total Income	\$ 11,998

Expense

Postage/Printing/Mailing/Administration	\$ 64
Annual Owner Meeting	\$ -
PayPal Fees	\$ 138
Electricity	\$ 71
Mowing	\$ -
Fertilizing	\$ -
Landscaping	\$ -
Maintenance Supplies	\$ -
Detention Pond Improvements	\$ -
Maintenance Contingency	\$ -
Insurance	<u>\$ 943</u>
Total Expense	\$ 1,216

Financial Accounting

Cash Reserves Carried Over from 2020	\$ 14,426
Plus: Total Receipts for 2021	\$ 11,998
Less: Total Expense for 2021	\$ 1,216
Less Est. Remaining 2021 Expense**	<u>\$ 10,724</u>

Estimated 2021 Ending Cash Reserve \$ 14,484

*Note 1 – All homeowners have paid their annual dues as of May 6, 2021. The next report will reflect dues collected in full.

**Note 2 – Projected Accounts Payable is based on budgeted amounts (See Page 4 – 2021 Association Operating Budget).

The Choice is Yours Pay Association Annual Dues



Via
US Mail
-or-
Online @ www.BriarwoodCB.org



Slow Down.....Children at Play



Council Bluffs City Fireworks Ordinance

By Jack Weide

The Council Bluffs City Council has approved the following dates and times to permit the discharge of consumer fireworks for the 2021 season. In accordance with Municipal City Code Section 4.50.060 and Resolution No. 21-132, fireworks may be discharged:

Friday, July 2	Noon - Midnight
Saturday, July 3	Noon - Midnight
Sunday, July 4	Noon - Midnight

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. ■

**Have a Fun, Safe
Independence Day!**

**Please be Considerate and Respectful
When Discharging Fireworks**

Food Trucks In the Neighborhood

By Tom Quigley

A big Thank You to Chris Vande Hoef and Donnie Woods for setting up the Food Trucks for us. They set up in the Garwin Circle West cul-de-sac. The first truck was so busy they sold out of Philly Sandwiches. Watch the Briarwood website (www.briarwoodCB.org) to check scheduled dates, locations, and menus. ■



Watch Briarwood
Association On



2021 Association Operating Budget

By Stephanie Harden, Treasurer

Receipts

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

Expenses

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 Expenses	\$ 11,940

Proposed New Sidewalk to Join with Eastern Hills Walking Trail

By Tom Quigley

At the October 2020 Annual Homeowners Business Meeting, Dave Stroebele shared an idea concerning a Briarwood walking trail to connect Briarwood to the new Eastern Hills walking trail recently constructed by the City of Council Bluffs. The proposed trail would provide safe access to the City trail for youth going to the Town and Country Swimming Pool as well as the newly announced Eastern Hills Trail-Stop Park. 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 Drive entrance. The City has assigned HGM Associates, Inc. as the engineering firm for the project. The study will occur in July and August of 2021. ■

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



Recycle/Trash Container Management

By Neal Buxcel

Let's keep Briarwood looking its best. Please make sure and follow the Briarwood Recycle/Trash Container Management Covenant outlined in Section 9.8. Except for "pick-up" day, no garbage or trash shall be kept, maintained, or contained on any lot 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. It is also a good idea to write your address on your recycling containers, trash cans, and associated lids, so they can find their way home on windy days. Curbside recycling schedules, holiday collection schedules, alerts if waste collection is delayed, and additional information on waste collection can be found on the City of Council Bluff's website:

<https://www.councilbluffsia.gov/2260/Curbside-Recycling> ■

Looking for New Board Members

By Phil Taylor

Are you interested in becoming a Briarwood Homeowners Association Board Member? If so, we need you! The term of office for members is three years. Time commitment to serve is not significant but makes a big difference for our neighborhood. There are typically three (3) meetings per year, that include two (2) regular Board meetings and the Briarwood Homes Association Annual Homeowners Business Meeting, with each meeting lasting 60-90 minutes. Much of the Board's business is conducted electronically. If you are interested in becoming a Board Member, please Email Info@Briarwoodcb.org. ■

Eastern Hills Trail-Stop Park

By Tom Quigley

A new park is coming to the Neighborhood! City officials have secured a location for a trail-stop park on the northeast corner of the recently constructed roundabout along Eastern Hills Drive. The future park, known as Eastern Hills Trail-Stop Park, will serve as a stop along the Council Bluffs trail system. The park will also provide a vibrant public play space within walking distance of the surrounding neighborhoods. The Eastern Hills Trail-Stop Park amenities include a shelter, picnic tables, bicycle parking, benches, and a play structure. Construction is expected to begin in June or July with completion slated for September 2021. ■

Architecture Committee Report

By Chris Circo

Your Briarwood Architectural Committee appreciates the hard work and dedication that our homeowners provide to make and keep their homes and our neighborhood beautiful. As 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 are a few reasons why you should submit project requests to the Association for approval: 1. Everyone's property values are protected when standards of the neighborhood are followed. 2. Design plans ensure the scale and style meet the standards set forth by Briarwood Covenants. 3. Most requests are approved with little or no modification, so your design expression can remain intact. What types of changes require Association approval? Decks, sheds, house color, siding changes, patios, major landscaping additions or changes, home additions, fencing, etc. If in doubt as to whether a project needs approval, simply contact a Board Member. ■

Underground Electric Dog Fences

By Tom Quigley

The Association Board has had questions about restrictions for those with underground electric fences to keep their dogs in their yards. The City Policy and your Association Covenants are in sync. The main restriction is that underground electronic fencing systems 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 could only be either on the side of the house or in the backyard. In the Covenants Section 9.3 – Animals, 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. (See Page 3 – Pet Owner Responsibilities) 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 Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label



Briarwood Homes Association, Incorporated

2021

Spring/Summer

Newsletter

Making Briarwood the Best it can be...

www.BriarwoodCB.org



Briarwood Neighbors – Council Bluffs IA
Briarwood HOA Council Bluffs