

BRIARWOOD

Council Bluffs IA

Since 2000

Homes Association, Incorporated

Volume 013
Fall/Winter

NEWSLETTER

November 2021

WELCOME NEW RESIDENTS

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



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 Chair
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

Jason Janzen
Architecture Committee
janzen45@hotmail.com
1313 Aster Circle



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Annual Homeowners Meeting Results

By Tom Quigley

The Briarwood Annual Homeowners Business Meeting was held Tuesday, October 12, 2021, at the Madison Street Hy-Vee Community Room. Forty-five (45) homeowners were in attendance. It was the best turn-out in years. It would be nice to see even more homeowners attend next year. Association Finance Reports confirming adherence to the Five-Year Budget Plan were reviewed. In accordance with the Budget Plan, 2022 annual dues will be increased five (5) dollars to \$65/year. This is the last annual dues increase in the Five-Year Budget Plan. The 2022 Budget

was approved. Board of Directors election was conducted. Board Member Jack Weide had decided to retire from the Board after serving since 2014. Over the years, Jack's guidance has helped make the Association better. Thank You Jack for all your work on the Board. With his departure, there were three (3) vacant Board positions. Lee Ring and Jason Janzen, who had been serving on the Architecture Committee, were elected to the Board along with Joe Disalvo. Their terms of office begin effective January 1, 2022. Three (3) Covenant Amendments were approved including a new section on swimming pools which prohibits future

(Results/Page 2)

The President's Corner

By Tom Quigley

What a year! Better than last year. It has been nice to see so many people out walking in the neighborhood again. About twenty (20) residents participated in the Briarwood Garage Sale in May. Mark your calendar for next years garage sale; May 7. Chris Vande Hoef's and Donnie Woods' idea to arrange for Food Trucks this summer was a huge success. Thank you, Chris and Donnie. Following the Annual Meeting elections this year, the Association Board is now at full strength. That is good news. Our Briarwood sub-division is a very popular area. When a house goes up for sale it sells in a very short time. That has to do with current residents' friendliness, and I believe homeowners complying with the covenants and keeping the neighborhood looking good. A good sign of the residents being involved was the forty-five (45) homeowners that attended the Annual Meeting October 12. I am sure the vote on the three (3) Association Covenant Amendments was a major factor in attendance. It would be nice to see the increased attendance continue. It is hard to come up with new topics for our Newsletters. If you have a topic that you would like to see in the Newsletter, please let us know. Do you own a business or know of a reliable contractor and are willing to share contact information? Please send their name, trade type, website, phone number, etc. to us. (info@briarwoodcb.org) We will put the information on the "Recommended Home Services" page of the Briarwood website. Visit that page (www.cbBriarwood.org) to see services other homeowners have recommended. ■

Association Annual Dues
Payable By February 15, 2022
Choose how you want to pay!

US Mail
-or-
Online



www.briarwoodCB.org

Pet Etiquette

By Tom Quigley

Clean Up Your Dog Waste! If you walk your dog, please clean up after it. Pet owners need to be respectful of their neighbor's property and properly dispose of pet waste. Do not let your dog run loose.
Be a Good Neighbor! ■

(Results/Continued from Page 1)

installation of "above ground" swimming pools. Two (2) existing above ground pools in the sub-division were grandfathered. The Residence Design Section was modified to include more detail on renewable energy. These changes bring Briarwood Covenants into compliance with Council Bluffs Municipal City Code. The Residential Use Section was modified to require any home rental duration to be a minimum of thirty (30) days. (See page 5-Covenant Amendments Approved) A good discussion concerning Covenant compliance was held. The Association Board often receives requests to address minor owner complaints regarding Covenant infractions. Some residents feel they are being attacked when contacted by the Board. Because of this, the Board recommends residents attempt to resolve situations between themselves prior to contacting the Board. If the situation cannot be resolved thru resident negotiation, the Association Board should be contacted. ■

Briarwood Covenant Declaration Section 9.5 (a)

"No boats, marine craft, hovercraft, aircraft, trailers, buses, trucks, pick-up camper, camper body, motor homes, campers or other recreational vehicles or similar vehicles or equipment shall be parked or stored in or upon any Lot except within an enclosed garage."

Connecting Sidewalk

By Tom Quigley

At last year's Annual Homeowners Business Meeting the subject of a proposed sidewalk connecting Briarwood to the new Eastern Hills sidewalk was discussed. At this year's meeting Dave Stroebele reported that the city now has a rough design for the proposed sidewalk. The sidewalk will run along the west side of State Orchard Road and connect Briarwood to the new walking trail. To construct the four (4) foot wide sidewalk, approximately one hundred and twenty-five (125) feet of fifteen (15) inch concrete storm sewer pipe must be installed. With current terrain elevations, the proposed sidewalk would not be Americans With Disabilities (ADA) compliant. Because of this, a substrate fill will have to be brought in prior to any concrete being poured. Preliminary project costs are estimated to be between \$15,000-\$20,000. An engineering firm is currently reviewing all options. ■



Winter Mail Delivery

By Jack Weide

According to the Farmer's Almanac, this winter could well be one of the longest and coldest that we've seen in years. With the cold winter months come ice and snow that make US Mail delivery and retrieval more challenging. The convenience and extra security of Briarwood's "cluster" mailboxes help, but it can still be difficult at times. This is true, not only for mail carriers, but also for Briarwood residents; senior citizens, the physically challenged or those who simply find it difficult to walk (or drive) up to a block to retrieve their mail. Even though mail carriers will often attempt delivery, the U.S. Postal Service is not required to deliver mail to locations where safety issues, such as ice and snow accumulations, prevent access or could cause dangerous situations. Safety is a top priority for mail carriers and residents alike. When clearing the roadways, snowplow drivers sometimes unintentionally pile snow around the cluster box units. The Postal Service will not clear snow from around the cluster units, but they do have strict guidelines concerning snow removal. This winter, when the snow starts to fly, if you see snow or ice blocking access to your cluster mailbox, and are able, take a minute and shovel it away. The Postal Service recommends clearing several feet in both directions from the box along the street. Assuring mail carrier access to the cluster boxes is the Association's responsibility. Like Briarwood, most planned communities leave it up to individual homeowners to maintain the cluster box areas. With Briarwood homeowners working together, this situation can be managed. U.S. Mail problems can be reported to Post Office Supervision at (712) 352-1318 or toll free at 1-800-ASK-USPS. ■

Food Trucks

By Tom Quigley

A big thank you to Chris Vande Hoef and Donnie Woods for setting up the Food Trucks for us. They were a great success. Most weeks they ran out of food. Hopefully, they can set trucks up again next summer. Watch the Website for information. ■

Association Financial Report

By Stephanie Harden

September 30, 2021

Beginning 01/01/21 – Ending 09/30/21

Income

Annual Dues Income	\$ 11,940
Miscellaneous Income (Note1)	\$ 562
Total Income	\$ 12,502

Expense

Postage/Printing/Mailing/Administration	\$ 130
Annual Owner Meeting	\$ -
PayPal Fees	\$ 144
Electricity	\$ 211
Mowing	\$ 1,643
Fertilizing	\$ 372
Landscaping (Note2)	\$ 536
Maintenance Supplies (Note 3)	\$ 107
Detention Pond Improvements (Note4)	\$ 4,848
Maintenance Contingency (Note 4)	\$ 9,411
Insurance	\$ 943
Advertising (Garage Sale)	\$ 32
Total Expense	\$ 18,377

Financial Accounting

Cash Reserves Carried Over from 2020	\$ 14,426
Plus: Total Receipts for 2021	\$ 12,502
Less: Total Expense for 2021	\$ 18,377
Less Est. Remaining 2021 Expense (Note5)	\$ 1,044

Estimated 2021 Ending Cash Reserve \$ 7,507

Note1 - \$2.00 PayPal use fees plus any late fees collected.

Note2 - Bag worm & mole treatment; mulch and weed spray.

Note3 - Repair light at Gladbrook entrance. Most of this repair was covered under warranty.

Note4 - All major repairs to ponds and fencing are now complete.

Note5 - Projected Accounts Payable based on budgeted amounts.
(See Page 4 – 2021 Association Operating Budget)

**IN ALL SEASONS
STREET PARKING IN FRONT OF A CLUSTER MAILBOX SHOULD BE
AVOIDED**

**Contact Your Association Board
via email at: info@briarwoodCB.org**

Detention Pond Update

By Tom Quigley

A lot of work was completed at the two (2) detention ponds this summer. At the South Pond, all spruce trees were treated to control webworm infestation. Webworms have been a problem in the past and continued treatments are anticipated. New narrower enclosure gates were installed. The old gates were so heavy and wide that they were pulling the fence posts down and had become very unsightly. The Council Bluffs City Engineer was contacted again concerning raising the Tipton Drive inlet tube. This inlet is the largest source of rainwater into the pond. Over the past few years, the inlet tube has continued to settle. According to the City Engineer, when the pond was originally constructed, there was a twelve (12) inch elevation drop from the inlet to the exit tube. Recent laser measurements indicate only a four (4) inch drop. The City Engineer advises that, since it is a detention pond, a four (4) inch drop is adequate. Following a major rain, water is expected to be detained for a short period of time to help reduce erosion and prevent silt from entering the city outlet system. When major rains occur, the flow from the inlet tube is often so strong it erodes the landscape at the end of the inlet tube and causes a major scour hole. This results in standing water. The construction work this year was to form "trenches" from both the Tipton and Briarwood Drive inlets to the outlet tube. The trenches and surrounding areas were covered with woven fabric and filled with stone rip rap to help prevent erosion. In the future, when major rainfalls occur causing rip rap movement and scour hole development, minor maintenance will be performed to replace the rip rap and fill any scour holes. The cost of this maintenance is expected to be minimal. Depending on the major rainfall timing, this maintenance work will be accomplished in late Spring and early Fall each year. Unfortunately, there will be times when standing water will be present in the pond basin. However, due to the heat of the stone rip rap, the water is expected to evaporate over time. The North Pond was repaired to encourage improved water flow to the outbound drain. This work

(Continued/Column 1)

Improved water drainage and will minimize erosion and standing water concerns. Also, the North Pond east fence and enclosure gates were replaced. This fencing is near the Briarwood north entrance and was very unsightly due to the large heavy gates pulling support posts down. Being adjacent to State Orchard Road, the North Pond enclosure is very visible to the whole community. We do not want the community to have an unfavorable view of Briarwood. ■

2021 Association Operating Budget

By Stephanie Harden

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

2022 Association Operating Budget

By Stephanie Harden

Receipts

Annual Dues Income	\$ 12,935
Miscellaneous Income	\$ -
Total Income	\$ 12,935

Expenses

Postage/Printing/Mailing/Administration	\$ 200
Annual Owner Meeting	\$ 250
Advertising/Garage Sale	\$ 50
Electricity	\$ 300
Mowing	\$ 2,200
Fertilizing	\$ 650
Landscaping	\$ 245
Maintenance Supplies	\$ 150
Detention Pond Improvements	\$ 2,300
Maintenance Contingency	\$ 5,590
Insurance	\$ 1,000
Total Expenses	\$ 12,935



**Watch Briarwood
Association On**





Have a Suggestion?

Check out www.BriarwoodCB.org. The website has Association information, including contact information, a complete copy of the Briarwood Association Covenants and other useful links. You can ask questions, make suggestions and more. Submit your ideas for future Newsletter articles. Contact the Association Board via email at: info@briarwoodCB.org



Sidewalk Snow Removal

By Tom Quigley

With winter weather comes the time to think about snow removal. All sidewalks adjacent to private property are the responsibility of the property owner. Due to the location of some sidewalks and the volume of snow received, there will be occasions when City plowing operations may result in deposit of additional snow onto the sidewalks. In accordance with Section 10.32.010 of the Council Bluffs Municipal Code, it is still the responsibility of property owners to remove all snow from their sidewalks. Snow from a private driveway is not to be placed onto a city street. Resident cooperation is asked to help keep snow from blocking access to mail cluster boxes. Street parking should especially be avoided during plowing operations. Resident complaints concerning snow and ice control should be directed to the Council Bluffs Public Works Supervisor at 712-328-4641.

Briarwood Covenant Declaration

Article 9, Section 9.8

Trash and Garbage Containers

No garbage or trash receptacle shall be kept, maintained or contained on any lot so as to be visible from any other lot.

Covenant Amendments Approved

By Jack Weide

Homeowners attending the October 12, 2021, Annual Homeowners Business Meeting approved three (3) Briarwood Homes Association Covenant Amendments. The Amendments, which were introduced in an ongoing effort to keep the Covenants current, had previously been approved by the Board of Directors in July 2021 and communicated to all homeowners. Meeting attendees reviewed and discussed each Amendment prior to approval. The following Amendments will become effective upon ratification by the city of Council Bluffs and being recorded with the County Records Office.

Covenant Amendment #1 - ARTICLE 8

ARCHITECTURAL AND LANDSCAPE CONTROL

Section 8.7 Residence Design, Sub-Section (K) Swimming Pools, Hot Tubs, and Spas

(Amendment: Prohibit future installation of above ground swimming pools and hot tubs)

Covenant Amendment #2 - ARTICLE 8

ARCHITECTURAL AND LANDSCAPE CONTROL

Section 8.7 Residence Design

(c) Windows, Solar Panels and Awnings, Window or Wall Air Conditioners and Heating Units ...

(Amendment: Update use of Renewable Energy Standards)

Covenant Amendment #3 - ARTICLE 9

USE AND OCCUPANCY RESTRICTIONS

Section 9.1 Residential Use, (b.)

(Amendment: Establish standards for short-term home rentals) (e.g., VRBO, Airbnb, etc.).

Additional Amendment information may be found on the Association website (www.briarwoodcb.org) by referring to the October 12, 2021, Annual Homeowner Meeting minutes or Briarwood Homes Association Covenants and Declarations.



MANY HANDS MAKE LIGHT WORK

Briarwood Homeowners -Take Your Turn!

Volunteer to Serve on the Briarwood Board of Directors



Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label



Briarwood Homes Association, Incorporated

2021

Fall / Winter

Newsletter

Making Briarwood the Best it can be...

www.BriarwoodCB.org



Briarwood Neighbors – Council Bluffs IA
Briarwood HOA Council Bluffs