

BRIARWOOD

Council Bluffs IA

Since 2000

Homes Association, Incorporated

Volume 014
Spring/Summer

NEWSLETTER

June 2022

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Presidents Corner Tom Quigley

Another year and we are still in the throes of the Covid virus. The virus has changed our lives in so many ways. But it is getting better. Food Trucks are here again thanks to Chris Vande Hoef. Watch our face book page and the website for when they will be here.

There is a Hydrant Party hosted by the Council Bluffs Fire Department scheduled for July 26, 1:30 – 2:30 at Berwick Circle. Plan on bringing the kids and having a good time.

The Annual Briarwood Home Owners Association Meeting is scheduled for Oct 11, 7:00, at the Hy Vee, Madison Ave. upstairs meeting room. Please plan on attending. If you have a topic for the agenda please email us at info@BriarwoodCB.org.

I want to continue thanking 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.

The annual Briarwood Garage Sale day seemed to be a success. Rough count looked like we had 16 residents holding sales. Look for next years again on the first Saturday in May.

I am going to update and add a couple of articles from prior newsletters written by Jack Wiede and Laurie LeMaster, that I found very informative and bears repeating, in this newsletter.

Eastern Hills Trail-Stop Park - Tom Quigley

Eastern Hills Trail Stop Park is located on the northeast corner of the recently constructed roundabout along Eastern Hills Drive. The 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 underway and is expected to be complete in July 2022.

Detention Pond Update – Tom Quigley

Construction last year in both ponds has allowed for minor maintenance and minimum cost. The work done was to create “trenches” from the inlets to the outlet to maximize water runoff and minimize standing water. The trenches were lined with woven fabric and covered with stone “rip-rap” to prevent erosion. So far this work has done what we want, hold down the amount of standing water. Some rock is moved when we get major storms. So we plan on minor maintenance to move the rock back in place in the spring and fall of each year. Until the city agrees to raise the Tipton Drive inlet, at times there will be some standing water present in the pond.

Eastern Hills Sidewalk Extension – Tom Quigley

The potential sidewalk extension to connect Briarwood with the new Eastern Hills sidewalk is being monitored by Dave Stroebele. Dave has continued to pursue this project and last reported that the city now has a rough layout of the proposed sidewalk along State Orchard Road connecting Briarwood to the new trail. This is a city project with a preliminary estimated project cost to the city ranging from \$15,000 to \$20,000. The engineering firm engaged by the city is currently reviewing all options.

Vehicle Parking – Neal Buxcel

This is just a friendly reminder concerning parking on the street and being courteous to your neighbors. Section 9.5.a in the Briarwood Homes Association covenants states “street parking is prohibited, except for temporary guest parking.” The board does not want to be “parking police”, but just a friendly reminder please refrain from parking on the street. Vehicles parked on the street make it difficult for pedestrians or kids to see passing traffic as well as residents backing out of their driveways. It also makes it difficult for drivers to see kids playing or someone backing up.

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. Long term parking of boats or recreational vehicles is prohibited.

Association Finance Report By Stephanie Harden

March 31st, 2022

Beginning 1/01/22 - Ending 3/31/22

Receipts

Annual Dues Income**	\$ 12,935.00
Miscellaneous Income	\$ 260.00
Total Income	\$ 13,195.00

Expenses

Postage/Printing/Mailing/Admin	\$ 58.00
Bank Service Charge-Returned Check	\$ 7.42
Annual Owner Meeting	\$ -
PayPal Fees	\$ -
Advertising/Garage Sale	\$ -
Electricity	\$ 70.11
Mowing	\$ -
Fertilizing	\$ -
Landscaping	\$ 80.20
Maintenance Supplies	\$ -
Detention Pond Improvements	\$ -
Maintenance Contingency	\$ -
Insurance	\$ 942.00
Total Expenses	\$ 1,157.73

Financial Accounting

Cash Reserves from 2021	\$ 7,375.02
Total Receipts for 2022	\$ 13,195.00
Less: Total Expense for 2022	\$ 1,157.73
Less: Estimated Remaining 2022 Expense*	\$ 11,777.27

Estimated 2022

Ending Cash Reserve	\$ 7,635.02
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*Note 1-Projected Accounts Payable based on budgeted amounts (shown to the right)

2022 Operating Budget

Receipts

Annual Dues Income	\$ 12,935.00
Miscellaneous Income	\$ -
Total Income	\$ 12,935.00

Expenses

Postage/Printing/Mailing/Admin	\$ 200.00
Bank Service Charge-Returned Check	\$ -
Annual Owner Meeting	\$ 250.00
PayPal Fees	\$ -
Advertising/Garage Sale	\$ 50.00
Electricity	\$ 300.00
Mowing	\$ 2,200.00
Fertilizing	\$ 650.00
Landscaping	\$ 245.00
Maintenance Supplies	\$ 150.00
Detention Pond Improvements	\$ 2,300.00
Maintenance Contingency	\$ 5,590.00
Insurance	\$ 1,000.00
Total Expenses	\$ 12,935.00

Council Bluffs City Fireworks Ordinance for 2022 By Stephanie Harden

The Council Bluffs City Council has approved the following dates and times to permit the discharge of consumer fireworks for the 2022 season. In accordance with Municipal City Code Resolution No. 22-147, the fireworks may be discharged:



- Individuals must be 18 years or older to possess and discharge fireworks.
- Fireworks may only be discharged on your property or that of a consenting property owner.
- Fireworks shall not be discharged in areas zoned C-3 or C-4 Commercial Districts.

- Fireworks may not be discharged within 50 feet of another person or within 50 feet of a structure.
- If Pottawattamie County has issued a burn ban, the use of fireworks is strictly prohibited.
- Any person in violation of the ordinance shall be charged accordingly and assessed a fine not less than \$250.

Have a Fun, Safe Independence Day

Architectural Committee

Your Briarwood Architectural Committee appreciates the hard work and dedication that our homeowners provide to make and keep their homes and our neighborhood beautiful. Why submit change requests to your Association Architectural Committee? Ask yourself this question. Do you want to live next to a bright purple house with a red door? No, probably not. Most would not.

Your Briarwood Architectural Committee can help prevent this from happening. Here's a few reasons why you must submit requests to the Association for approval. Everyone's property values are protected when standards of the neighborhood are followed. Design plans ensure the scale and style meet the standards set forth by Briarwood Covenants. Most requests are approved with little or no modification, so your design expression can remain in tact. What types of changes require Association approval? Decks, sheds, house color, siding changes, patios, major landscaping additions or changes, home additions, fencing. If in doubt as to whether a project needs approval, simply contact a Board Member.

Recycle/Trash Container Management – Neal Buxcel

Let's keep Briarwood looking its best. Please make sure and follow the 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's 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. Please remember to put a lid on your recycling container on windy days, especially paper recycling weeks.

Please do not throw trash or pet waste in the storm drains. This ends up as an eyesore in the neighborhood detention ponds.

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 Bluffs website:

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

Slow Down School is Out – Tom Quigley

With the weather starting to warm our neighborhood children will be out during hours when they usually are in school and may also be out later in the evening during the break. It's important to slow down and watch for children enjoying their time off. Remember that kids often dash out without looking and can't be depended on to watch for traffic.

What is purpose of HOA Organization original Laurie LeMaster

Planned neighborhoods represent a specific kind of life style sought by many home owners. When purchasing a property that is part of a homeowners association, one of the most important steps is to review the association Bylaws; at Briarwood these are known as the Covenants. Homeowner associations are not for everybody. Those who decide they want to own a property that is part of a homeowner association understands that, as with most things in life, there are both pros and cons. Aside from being responsible for the expense and effort to maintain and keep up the neighborhoods communal areas, homeowners agree to rules that list what residents can and cannot do. The reason for the rules is simple: planned neighborhoods want to promote a specific kind of lifestyle. Homeowners Associations use their Covenants and resulting enhanced community style to maintain that specific standard of living for current residents and entice like minded, prospective homeowners to move in.

Homes and properties are a big investment and responsibility; both in terms of dollars and time. Besides providing residency and basic shelter, they are a source of pride and satisfaction. They serve as the family “hub” and require a significant amount of maintenance and care. As you know, guidelines for this care and maintenance is included in the Briarwood Covenants.

Among other things, the Covenants provide general property maintenance guidelines and compliance standards for Briarwood homes. Each homeowner is responsible for compliance with these guidelines. Our homes/properties are the face of the Briarwood community. Owner investments are enhanced when this community is maintained in a quality, marketable fashion. For example, the way we take care of our lawn – or don’t – sends a message about us. Well maintained properties are best assured when each home owner takes pride in and assumes full responsibility for their property maintenance. Negligent maintenance can trigger Association action as outlined in the Covenant Declarations. Let’s work together to make Briarwood “**the BEST IT CAN BE**”.

Why do I have to pay annual dues original by Jack Wiede

The single largest Association overhead is care and management of the “common areas”, especially the two government required water detention ponds and the entrance properties. Look elsewhere in this Newsletter for update on the detention pond. With the latest changes in the Ponds the Board feels the future maintenance should be at a minimum cost. Other things like insurance, utilities/electricity, mowing, grounds maintenance, administration, etc. are important and require funds. For additional information about Association finances, please take a moment and review Treasurer, Stephanie Hardin’s report elsewhere in this Newsletter. Also, make it a habit to review the quarterly Treasurer’s report found on the Briarwood website (www.BriarwoodCB.org). Be assured, your Board attempts to practice conservative management and strict expense control and keep member dues to a minimum.

Briarwood Homes Association Inc. ANNUAL MEMBER MEETING

Tuesday, October 11, 2022 7:00 P.M.

HyVee Community Room

1745 Madison Avenue

Council Bluffs, IA 51503



Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label

