



BRIARWOOD

Homes Association, Incorporated

Volume 15
Fall

NEWSLETTER

October 2022

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Presidents Corner Tom Quigley

The Annual Briarwood Home Owners Association Meeting was held on Oct 11. We had 15 people at the meeting. More about the meeting later in the newsletter. The board wishes that more owners would attend each year's Association Annual Meeting. The Association works best when all owners are actively engaged.

A big Thank You to Chris Vande Hoef and Donnie Woods for setting up the Food Trucks for us. They were a great success. Watch Face Book and our HOA Website for when they will be in the neighborhood.

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.

We were able to hold our annual garage sale this year. There were close to 20 residents that held a garage sale. Plan on May 6 the for the 2023 Briarwood garage sale.

It is hard for the HOA Board to come up with articles that we think the HOA members would like to see in the newsletter. If you have a subject for an article you would like to see please let us know at info@BriarwoodCB.org

It is amazing to me how fast homes in our Briarwood area sell so fast. It is a tribute to the home owners for taking care of their homes. We thank you for this and for contacting the Architecture Committee when you plan work outside.

Annual Meeting – Tom Quigley

The annual Briarwood HOA meeting was held Oct. 11. The financial status report as well as 2023 Budget was presented by Stephanie Harden, and approved by those present. We are in good shape.

Maintenance expenses for the Ponds are down, due to the work done last year. This should continue to remain low as long as we do the minor work of keeping the rock in place. Mowing services took a big jump. We went out with new requests for bids on our mowing and fertilizing. We sent bid requests to 11 lawn service companies. Winning bidder was Faust Enterprises for mowing and Pinnacle for the fertilizing/weed/grub control. Cost for Mowing actually doubled. Some mowing services that responded said they could not take on any more customers.

We had three board members whose terms were up this year, and two agreed to run for a term again. We had one new resident placed in nomination, Barbara Schlott. Those present voted to fill the terms for all nominated. The Board wants to thank Stephanie Harden, for her time and work as Treasurer for the last several years. Stephanie has done a great job as Treasurer recording and generating the financial reports. We will miss her sense of humor and work effort.

We are one Board member short. If anyone is interested in becoming a Board member please contact us at info@BriarwoodCB.org We utilize emails for communicating. We have been doing our quarterly meetings via Zoom.

Retention 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. We had minor maintenance to move the rock back in place. This should keep annual maintenance costs low.

Eastern Hills Sidewalk – Tom Quigley

Vincent Martorello, Director Parks and Recreation Department reported, that the city had a rough layout of the proposed sidewalk along State Orchard connecting Briarwood to the new trail. Preliminary costs range from \$15,000 - \$20,000. The engineering firm is still reviewing all options. The project tentative scheduled for calendar year July 1, 2024 to June 30, 2025.

Financial Report 3rd Qtr and 2023 Budget – Stephanie Harden

Association Finance Report By Stephanie Harden

September 30th, 2021 Finance Report

Beginning 1/01/21 - Ending 9/30/21

Receipts	
Annual Dues Income	\$ 11,940.00
Miscellaneous Income	562.00 *****
Total Income	<u>\$ 12,502.00</u>

Expenses	
Postage/Printing/Mailing/Admin	\$ 130.37
Annual Owner Meeting	-
PayPal Fees	143.53
Electricity	211.18
Mowing	1,642.45
Fertilizing	372.36
Landscaping	536.02 ***
Maintenance Supplies	107.00 ****
Detention Pond Improvements	4,848.07 **
Maintenance Contingency	9,410.73 **
Insurance	943.00
Advertising (Garage Sale)	31.99
Total Expenses	<u>\$ 18,376.70</u>

Financial Accounting	
Cash Reserves from 2020	\$ 14,425.84
Total Receipts for 2021	12,502.00
Less: Total Expense for 2021	18,376.70
Less: Estimated Remaining 2021 Expense	<u>1,043.64 *</u>

Estimated 2021

Ending Cash Reserve \$ 7,507.50

*Note 1-Projected Accounts Payable based on budgeted amounts (shown to the right)

**Note 2-All major repairs to ponds and fencing are now complete.

***Note 3-Bag Worm & Mole Treatment, Mulch, and Weed Spraying

****Note 4-Repair light @ Gladbrook Signs. Most of this repair was covered under warranty

*****Note 5-\$2.00 PayPal use fees plus any late fees collected

2023 Estimated Operating Budget

Receipts

Annual Dues Income	\$ 12,935.00
Miscellaneous Income	-
Total Income	<u>\$ 12,935.00</u>

Expenses

Postage/Printing/Mailing/Admin	\$ 300.00
Annual Owner Meeting	250.00
Advertising/Garage Sale	50.00
Electricity	300.00
Mowing	5,250.00
Fertilizing	650.00
Landscaping	850.00
Maintenance Supplies	150.00
Detention Pond Improvements	2,000.00
Maintenance Contingency	2,135.00
Insurance	1,000.00
Total Expenses	<u>\$ 12,935.00</u>

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

Architecture Committee Report - Phil Taylor

The architectural committee would like to thank Briarwood homeowners who submitted numerous requests in 2022 for various exterior home projects. Requests were received for projects such as painting of houses, new fences and sheds/garages, addition of basketball hoops, etc. A reminder that our HOA covenants require homeowners to submit and receive approval for any exterior projects before any work has been started. Residents can expect to receive questions and/or an answer from the architectural committee within 48 hours. Please feel free to reach out if you ever have any questions- whether you're contemplating a project and would like some feedback from the architectural committee, you have questions about another project in the neighborhood, etc. Thanks again for being great neighbors and following our HOA covenants!

Snow Removal Policy - Neal Buxcel

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. Resident complaints concerning snow and ice control should be directed to the Council Bluffs Public Works Supervisor at 712-328-4641.

Winter Mail 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 cause dangerous conditions. One of the benefits of Briarwood's United States Postal Service "cluster" mailboxes is their superior security. One of the not-so-good features is that they can be a little far from some of our homes and in some cases difficult to access, especially in the winter.

Foul weather, such as snow or ice, can make retrieving mail difficult, if not impossible, for some. For senior citizens, the handicapped or those who simply don't feel like walking (or driving) up to a block away each day to fetch their mail it can be challenging. The United States Postal Service has strict guidelines about snow removal around mailboxes. Snow and ice around cluster mailboxes are always a challenge and safety is a top concern for mail carriers and residents alike.

To clear the roadways, snowplow drivers often-times unintentionally pile snow around the cluster box unit. The Postal Service does not clear snow from around the cluster boxes. Most planned communities, like Briarwood, leave it up to their homeowners' association to maintain the cluster box areas.

In Briarwood's case, this care typically falls back on the closest homeowner(s). As Briarwood homeowners work together, this situation can be managed. This winter, when the snow starts to fly, if you see snow or ice blocking access to your cluster mailbox take a minute and shovel it away.

The Postal Service recommends that a 30' swath in front of the mailbox be cleared; 15' before the mailbox and 15' after it. If mail cannot be delivered, delivery is attempted the next delivery day. U.S. Mail problems can be reported to Post Office Supervision at 712-352-1318 or toll free at 1-800-ASK-USPS.

Parking on Streets with Snow Coming - Neal Buxcel

It is that time of year again, the leaves are changing, and winter is right around the corner.

With the onset of winter and snow, please be considerate towards your fellow Briarwood Neighbors and move all vehicles off the street during snow events.

With cars parked on the street, it makes it impossible for the plows to do a thorough job of clearing the snow. This poses a huge safety concern for our residents. With only part of the street plowed it could make it difficult or impossible for a first responder to access someone's residence in the event of an emergency.

The unplowed portion of the street also leaves a frozen mess after the vehicle parked on the street is moved. This could result in an accident or a damaged vehicle if someone were to hit it.

Not only is a safety concern, it is inconsiderate to the other residents. Nobody wants to shovel out half the street because the plow could only plow half of the street in front of their driveway.

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, especially when snow is in the forecast.

Help The Environment - *Barbara Schlott*

Thinking of the climate crisis and wishing there were more ways to contribute to the health of our planet besides setting out recyclables every week, I want to take the leap and kill my grass in favor of low-growing ground cover. There are many videos on YouTube about how to make a good impact in your very own yard. One of them is leave the leaves alone. If you rake and bag your leaves, they are taken to a landfill where they eventually become gassy. Yes, they produce methane gas. So just mulch them and leave them in your yard. They provide over winter cover for caterpillars.

I think I want to make this change because I have been paying \$80 a week for the gas-powered lawn service to cut my grass and it only takes them half an hour. If we all switched to electric mowers and blowers, that would eliminate a lot of carbon emissions, also.

Increased energy costs lately have given us questions as homeowners why we prioritize a manicured lawn. And there is our concern for the environment because of chemicals and fertilizers, water usage and gas emissions from lawn equipment. Natural plantings are better for attracting bees and butterflies and other beneficial insects and do not require large quantities of chemicals.

The traditional green lawn doesn't need to be completely eliminated. Children need a lawn on which to romp and play. But only if there is not a little sign sticking up saying stay off this grass - it has been chemically treated. There are organic ways to keep the lawn beautiful and weed free.

Have a look at the following internet location and plant the seed of changing your mindset on the pros and cons of the perfect lawn. [YouTube/Grow Your Impact by Cella Beakes](#)

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

Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label



Briarwood Homes Association, Incorporated

2022

Fall/Winter Newsletter

Making Briarwood the Best it can be...

www.BriarwoodCB.org



Briarwood Neighbors – Council Bluffs IA
Briarwood HOA Council Bluffs