

Briarwood HOA Newsletter

June 2023

Volume 1 Issue 16

President Tom's Corner

The President's duty is to help the governing board keep the HOA in financially good shape, keep residents happy and ensure that the Covenants are followed. The Board holds three meetings during the year. There is an annual meeting that all residents are invited to attend. As President, I send out the agenda and reside over the meetings. Board meetings are held via Zoom, and we discuss the status of the HOA financials and any issues that have brought up. As President, I am normally the one who receives questions or complaints when someone sees another resident not following the covenants. I am happy to report that the Association is in good shape. The work on the ponds in 2021 has worked to keep costs down. We have a full, active board. The President also passes on information about our area of Council Bluffs.

Welcome to all our new neighbors. I am sure you will enjoy the Briarwood area. It is a great area to live in with very friendly neighbors.

Enjoy the new Eastern Hills Trail Stop Park. It is on the northeast corner of the recently constructed roundabout along Eastern Hills Drive. I see families there enjoying the park all the time.

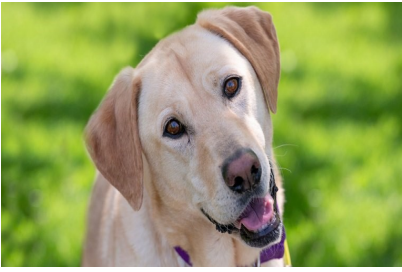
The Council Bluffs Fire Department is once again offering old-fashioned Hydrant Parties. They have scheduled two in our area this year. On Tuesday, June 20, 1:30 pm – 2:30 pm on Baldwin Circle and on Thursday, July 27, 1:30 pm – 2:30 pm on Berwick Circle.

Moving In or Out, Please Notify Us-

If you plan on moving out of the Briarwood Subdivision, please notify the Board at info@briarwoodcb.org. That way we are aware and can facilitate future communication with current residents. Good luck in your plans.

Chickens –

The question of can you have chickens in the Briarwood Subdivision. The answer is no. Covenants state: Section 9.3 Animals:” No animals of any kind shall be raised, bred or kept on any land in the Addition except that dogs, cats or other household pets may be kept for the purpose of providing companionship for the residents of any residence constructed on a Lot. Animals are not to be raised, bred or kept for commercial purposes or for fur, clothing or food. Without limiting the foregoing, it is the general purpose of these provisions to restrict the use of the Addition so that no person shall permanently or temporarily quarter in the Addition live cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks, snakes or any other reptiles, mammals or animals (domesticated, household or otherwise) that may interfere with or threaten the quietude, health or safety of the community, as determined by the Association.”



Invisible Fence for Dogs –

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. Permits are required by the city. 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 an "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. 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.” – *The Board*

The Stevens Road Project on the north side of Briarwood is moving along. I asked about the plans for possible connection to the open-ended streets (Oran Drive and, Berwick Drive) in the project. Joe Disalvo (City Council and one of the Briarwood Board members) said, the only connection at this time is Chestnut Drive. The other streets may connect down the road. Depending on what the landowner does with it.

Check our website www.BriarwoodCB.org to obtain a copy of the covenants. It is amazing to me how fast homes in our Briarwood area sell. It is a tribute to the homeowners for taking care of their homes. We thank you for this and for contacting the Architecture Committee when you plan work outside.

The Annual Briarwood Homeowners Association Meeting is scheduled for Oct 10, 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 – *Tom Quigley*

The Architecture Report

Spring is a great time for renewal: yard work, planting, beautifying our space and updating curb appeal. Some of you have started gardens. Please read through the by-laws about gardening found in the covenants. For your copy of the Briarwood Covenants, see: www.briarwoodcb.org. – *The Board*

Update on Killing Grass

I rolled up 240 square feet of sod to plant low-growing ground cover. About 200 Creeping Thyme plants are in the ground and will spread and matte preventing weeds. This area is too steep to mow, and I want to decrease chemical use and mowing. It will pay for itself in the long run because of the reduction in maintenance. Maximum height is three inches. It smells good, is pretty pink in Spring, you may walk on it and you can eat it! – *Barbara Schlott*

New Board Member

As a new member, I'm not going to lie, it has been intimidating due to my lack of experience as a board member. However, the other members have been very understanding and have helped me grow in the position. I now have a greater understanding of the HOA handbook and how the bylaws are interpreted and enforced. The fact that if there is a violation of the bylaws, all board members will be made aware and there is a discussion on the next course of action, really shows the compassion and understanding of the board. In the end, I would recommend that, despite experience level, if you would like to become more involved in our community, when an opportunity arises, join the board. – *Ginny Gonterman*

STREET PARKING IN BRIARWOOD

Vehicle Parking including Trailers – 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.” 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.

www.briarwoodcb.org. – The Board

Briarwood Homes Association, Inc. Budget & Financial Statement as of 03/31/23

Fiscal Year Beginning January 1, 2023

Income / Expense Statement

INCOME		2023 YTD	2023 Budget	% of Budget
<i>Dues</i>				
	41100 Owner Dues	\$ 8,780.00	\$ 12,935.00	67.9%
	Total Dues	\$ 8,780.00	\$ 12,935.00	67.9%
<i>Miscellaneous</i>				
	42100 Dues Penalty / Other	\$ -	\$ -	0.0%
	42200 PayPal Convenience Fee	\$ -	\$ -	0.0%
	42300 Voided Checks	\$ -	\$ -	0.0%
	Total Miscellaneous	\$ -	\$ -	
TOTAL INCOME		\$ 8,780.00	\$ 12,935.00	67.9%
EXPENSE				
<i>Administration</i>				
	61100 Postage/Printing/Mailing	\$ 63.00	\$ 300.00	21.0%
	61200 Bank Service Charges	\$ -	\$ -	0.0%
	61300 Annual Owner Meeting	\$ -	\$ 250.00	0.0%
	61400 Paypal Fees	\$ -	\$ -	0.0%
	61500 Advertising/Garage Sale	\$ -	\$ 50.00	0.0%
	Total Administration	\$ 63.00	\$ 600.00	21.0%
<i>Utilities</i>				
	62100 Electricity	\$ 71.30	\$ 300.00	23.8%
	Total Utilities	\$ 71.30	\$ 300.00	23.8%
<i>Operations</i>				
	62100 Mowing	\$ -	\$ 5,250.00	0.0%
	63100 Fertilizing	\$ -	\$ 650.00	0.0%
	63200 Landscaping/Mole Trtmts/Bag Worm	\$ -	\$ 850.00	0.0%
	63300 Maintenance Supplies	\$ -	\$ 150.00	0.0%
	63400 Detention Pond Improvements	\$ -	\$ 2,000.00	0.0%
	63500 Maintenance Contingency	\$ -	\$ 2,135.00	0.0%
	63600 Insurance	\$ 952.00	\$ 1,000.00	95.2%
	Total Operations	\$ 952.00	\$ 12,035.00	7.9%
TOTAL EXPENSE		\$ 1,086.30	\$ 12,935.00	8.4%

\$ 5,

\$

Message from VP

A quick ‘Thank You’ to all Briarwood residents who promptly submitted their 2023 annual HOA dues payment. Briarwood HOA dues increase the longer residents wait to submit payment. In 2023, Briarwood annual dues increased \$50 for residents who waited until the final notice to pay their dues. Prompt payment of dues ultimately saves the HOA from mailing and/or emailing multiple notices, and that saves time and money that can be used for more important ‘stuff.’ Don’t hesitate to reach out if you ever have any questions regarding annual Briarwood HOA dues. Thanks again everyone! - *Phil Taylor*

Interview of Neighbor about Yard Sale, May 2023

While walking the dogs this morning, I stopped by a residence where one of the neighborhood yard sales was held. I wanted to ask how it went for them. Judy Bath was the neighbor and she told me her sale was very successful. There was lots of traffic, and she met a lot of new people. She said it was a wonderful experience and she met her goal of cleaning out. Judy, Debi, Lori, Sara, Dorothy and Taylor worked together, and Judy said everything sold for the price marked on it. – *Barbara Schlott*

Briarwood HOA Board Members

President-Tom Quigley	Chris Circo
Vice President-Phil Taylor	Joe Disalvo
Treasurer-Neal Buxcel	Ginny Gonterman
Secretary-Barbara Schlott	Jason Janzen

Briarwood HOA
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