



Presidents Corner Tom Quigley

The Annual Briarwood Home Owners Association Meeting for 2023 was held on Oct 10. We had 19 people at the meeting. The board wishes that more owners would attend each year's Association Annual Meeting. The Association works best when all owners are actively engaged.

The financial status report as well as 2024 Budget was presented by Neal Buxcel, and approved by those present. We are in good shape. Check elsewhere in newsletter to see figures.

Maintenance expenses for the Ponds are down, due to the work done a couple of years ago. This should continue to remain low as long as we do the minor work of keeping the rock in place.

We had two board members whose terms were up this year, and both agreed to run for a term again.

State Orchard Road Improvement – Tom Quigley

At the Annual meeting the subject of the condition of State Orchard Road , was discussed. We contacted Matthew S. Cox, P.E., Director of Public Works / City Engineer. His response was a reconstruction project between Eastern Hills Drive and Steven Road is planned. The project is listed in FY25 of the draft Capital Improvement Plan that will be considered by the City Council in November.

Dirt Removal from Hill South of Briarwood – Tom Quigley

There have been questions about the area South of Briarwood where they are taking out all the dirt. We asked the city about what the plans are for that area. The answer we received was the property is zoned R-3 Low Density Multi-Family Residential District. We have heard that a Real Estate Broker is working with Broadmoor to indeed build apartments . It is the intent of the developer to construct a multi-family project of some kind in the future. There is no date set for when this would begin.

Stevens Road Construction –

The latest we heard about the area North of Briarwood, where they are extending Stevens road is that Chestnut Drive is the only street connecting to the Stevens Road extension as the other streets dead end into private property. Oran and Berwick may connect in the future but that will depend on a future developer plan. At this time, there is no active plans development on that parcel.

Garage Sale May 4, 2024

We were able to hold our annual garage sale this year. There were close to 15 residents that held a garage sale. Plan on May 4 the for the 2024 Briarwood garage sale.

Retention Pond Update – Tom Quigley

The only work done this year on the Ponds was a section of fence that was damaged. The work a couple of years ago to build trenches for the runoff and fill with rock has done its job.

2024 Budget – Neal Buxcel

2024 Estimated Operating Budget

Receipts

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

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
Mole Trtmts/Bag Worms/Weed Spraying	850.00
Maintenance Supplies	150.00
Pond Maintenance	2,000.00
To Contengency Fund	2,135.00
Insurance	1,000.00
Total Expenses	\$ 12,935.00

2023 3rd Quarter Financial Status Neal Buxcel

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

Fiscal Year Beginning January 1, 2023

Income / Expense Statement

		2023 YTD	2023 Budget	% of Budget
INCOME				
<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%

Bank Account Balance – 9/30/2023 \$23,003.61

Eastern Hills Sidewalk –

Last report we received from 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

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.

What kind of Articles do you want to see in Newsletter?

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

Boy Scouts American Flag Project

Boy Scout Troop 520 has a project they have been doing for several years. Providing a flag for your home for 7 Holidays. The cost last year was \$35. They put it up, take it down, and store a 3' x 5' nylon American Flag on your front lawn. The flag installation includes the placement of a metal footing into your lawn. This footing is not visible above the grass and will not interfere with mowing.

Day's flags are displayed:

Memorial Day - Flag Day - Juneteenth - Independence Day
Labor Day - Patriot Day - Columbus Day/Indigenous People

They will be sending out letters to those who participated before.

To enroll visit our website and click on the tab <https://briarwoodcb.org/boy-scouts-american-flag-project> .

Snow in Front of US Postal Cluster Style Mailboxes

We have heard from some residents having trouble collecting their mail due to the front of the mail box not being scooped and free of ice. The Post Office and the Post Master informed us that the home(s) directly behind the back of the mailbox has the sole responsibility to make sure the front of the box is clear as well as large clear spaced behind the mail box for the postal delivery person to be able to open the box and place the contents inside.

We would appreciate it if those Home Owners close to the mailboxes would help keep the area around the mailboxes clear for others.

Architecture Committee

Members of the Architecture Committee are responsible for maintaining the aesthetic and structural integrity of the Association area and enforcing the Association Declaration of conditions, covenants and restrictions. It is the Committees responsibility to review any homeowner application for property modification, addition, or architectural change in our community. Please contact the Briarwood Homes Association Architecture Committee Info@briarwoodCB.org if you are planning to paint, build a shed, or make any external changes to your home.

Briarwood Home Owners Association Board

President	Vice-President	Treasurer	Secretary
Tom Quigley	Phil Taylor	Neal Buxcel	Barbara Schlott
1719 Tipton Drive	1313 Berwick Dr	1718 Tipton Drive	1525 Berwick Cicle
1/1/24 – 12/31/26	1/1/24 – 12/31/26	1/1/23 – 12/31/25	1/1/23 - 12/31/24

Architectural Committee

Chris Circo (Chair)	Jason Janzen	Joe DiSalvo	Ginny Ridder
1425 Aster Drive	1313 Aster Circle	1314 Oran Drive	1711 Tipton Drive
1/1/23– 12/31/25	1/1/23– 12/31/25	1/1/23– 12/31/25	1/1/22 - 12/31/24

Briarwood Homes Association, Inc.
Council Bluffs, IA 51503

Mailing Label

