

Briarwood Homeowners' Association Newsletter

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Phil Taylor, Vice President

Neal Buxcel, Treasurer

Barbara Schlott, Secretary

Architectural Committee

Chris Circo, Chair

Jason Janzen

Joe DiSalvo

Ginni Gonterman

Briarwood Homeowners Association Annual Meeting was held October 10, 2024. Details on Page 4 and 5.

From the President

The HOA annual business meeting was held October 10, 2024. Eleven residents attended. We have 199 residents. The finance report was presented as well as the 2025 Budget. Both were approved by homeowners attending the meeting. Dues remain the \$65. The Five-Year Budget Plan was also presented. It is designed to monitor an appropriate level of cash reserves to enable the Association to handle major unexpected expense. Since the South Pond upgrade in 2021 the annual maintenance has been low.

Zach Wheat of HGM Associates attended the Briarwood HOA Annual meeting. He gave an update and answered questions for our residents about the reconstruction of State Orchard Road. The project will start early next year and should be complete by October. This will include a sidewalk that will meet up with the sidewalk by Eastern Hills Drive. He said that both of the streets coming into Briarwood (Briarwood Drive and Gladbrook Drive) would not be closed at same time. One would always be open.

We had to have some minor work done on the South Pond to add rock and open the channel for water to flow to the discharge tube. First time since we did the fix in 2021. That fix has helped keep maintenance low.

Briarwood Party – At the 2024 Briarwood Homeowners Annual Business Meeting the subject of holding a Briarwood Party for residents was brought up. The HOA Board is researching it. We would hold it in one of the cul-de-sacs. We would cater in food and possibly provide some music. We first need to address how many residents would attend. Let us know if you would attend by emailing party@BriarwoodCB.org and let us know how many from your family would attend.

Architecture Committee Update

Thank you to everyone who submitted requests to the Architecture Committee this year. We've reviewed projects ranging from new sheds and house painting to landscaping, remodeled decks, new garage doors, siding, and fences. The committee follows the guidelines outlined in the Briarwood HOA Covenants, which can be found on our website at briarwoodcb.org. We strive to respond to each request within 24 hours. If you have any questions, feel free to reach out to us at info@briarwoodcb.org!

Environment Update

Say goodbye to the hassle of baggage and disposing of grass clippings! Grass-cycling, leaving clippings on your lawn after mowing, offers multiple benefits including:

- Natural Fertilization:** Clippings contain essential nutrients and act as free, organic fertilizer for healthy growth.
- Water Conservation:** Clippings act as natural mulch, retaining soil moisture and reducing the need for watering.
- Reduced Waste:** Grass-cycling cuts landfill waste, allowing clippings to decompose on your lawn.
- Time and Labor Savings:** Raking and bagging time. Plus, putting bagged grass in landfills produces methane gas.

Snow Removal Policy 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.

Happy Pets, Happy Neighbors: Friendly Reminders for Briarwood Pet Owners

Owning a pet is a great experience, but it comes with important responsibilities. Thankfully, most Briarwood residents are thoughtful and diligent about managing their pets, helping us all enjoy a clean, peaceful neighborhood. We truly appreciate the efforts of those who follow best practices, ensuring Briarwood remains a great place to live. That said, we do occasionally notice issues that can be addressed with a bit more care. Whether it's managing noise (no one enjoys being awakened, kept from sleep, or having their time outside interrupted by constant barking) or being mindful of litter, it's important for all of us to respect our neighbors and their property. One area that's especially important is the proper disposal of pet waste. Picking up after your pet, especially when they're on someone else's property, is not only considerate, it's the law in Council Bluffs. Thanks for your help with this. Together, we can keep Briarwood clean, safe, and enjoyable for everyone. Thank you for your cooperation and commitment to being good neighbors!

2025 Estimated Operating Budget

Receipts

Annual Dues Income	\$12,935.00
Miscellaneous Income	\$0.00
Total Income	\$12,935.00

Expenses

Postage/Printing/Mailing/Admin	\$300.00
Annual Owner Meeting	\$200.00
Advertising/Garage Sale	\$40.00
Electricity	\$300.00
Mowing	\$5,250.00
Fertilizing	\$400.00
Mole Trtmts/Bag Worms/Weed Spraying	\$500.00
Pond Maintenance	\$2,000.00
To Contengency Fund	\$2,945.00
Insurance	\$1,000.00
Total Expenses	\$12,935.00

Budget & Financial Statement as of 10/01/2024
Bank Account Balance 1/1/2024

\$21,416.70

INCOME		2024 YTD	2024 Budget	% of Budget
Dues	41100 Owner Dues	\$ 13,285.07	\$ 12,935.00	102.7%
	Total Dues	\$ 13,285.07	\$ 12,935.00	102.7%
TOTAL INCOME		\$ 13,285.07	\$ 12,935.00	102.7%
EXPENSE				
<i>Administration</i>				
	61100 Postage/Printing/Mailing	\$ 98.13	\$ 300.00	32.7%
	61200 Bank Service Charges	\$ -	\$ -	0.0%
	61300 Annual Owner Meeting	\$ -	\$ 250.00	0.0%
	61400 Paypal Fees	\$ -	\$ -	0.0%
	61500 Advertising/Garage Sale	\$ 38.90	\$ 50.00	77.8%
	Total Administration	\$ 137.03	\$ 600.00	32.7%
<i>Utilities</i>				
	62100 Electricity	\$ 216.10	\$ 300.00	72.0%
	Total Utilities	\$ 216.10	\$ 300.00	72.0%
<i>Operations</i>				
	62100 Mowing	\$ 3,800.00	\$ 5,250.00	72.4%
	63100 Fertilizing	\$ 309.77	\$ 650.00	47.7%
	63200 Mole /Bag Worms/Weed Spraying	\$ 309.77	\$ 850.00	36.4%
	63300 Maintenance Supplies	\$ -	\$ 150.00	0.0%
	63400 Detention Pond Improvements	\$ 2,850.00	\$ 2,000.00	142.5%
	63500 Maintenance Contingency	\$ -	\$ 2,135.00	0.0%
	63600 Insurance	\$ 971.00	\$ 1,000.00	97.1%
	Total Operations	\$ 8,240.54	\$ 12,035.00	68.5%
TOTAL EXPENSE		\$ 8,593.67	\$ 12,935.00	66.4%
Bank Account Balance 9/30/24			26,108.10	



ASSOCIATES INC.

September 9, 2024

To: Property Owners along State Orchard Road

From: Zach Wheat, P.E., HGM Associates Inc.

Subject: State Orchard Road Reconstruction

The City of Council Bluffs is currently working on the design to reconstruct State Orchard Road from Eastern Hills Drive to Steven Road. Though the impact to you is minimal and mainly only disrupts access to Gladbrook Drive and Briarwood Drive, we wanted you to be aware of the project.

Schedule

The project is scheduled to begin construction in the Spring of 2025.

Project Overview

The project will consist of removing and replacing the street pavement, adding storm sewer, adding a trail connecting Steven Road to Eastern Hills Drive, and driveway approaches. Ditches along State Orchard Road will be removed and graded to the new curb and gutter roadway. Please refer to the exhibit on the reverse side for reference. The greyed-out sections show the project improvements.

Gladbrook Drive and Briarwood Drive will be impacted by the project and will be closed as work on State Orchard Road is completed. However, one of the two will remain open at all times.

You may begin seeing utility companies in the area as they prepare to make any necessary relocations prior to the start of construction. More details will follow in the coming months as construction approaches on additional project details and construction schedules.

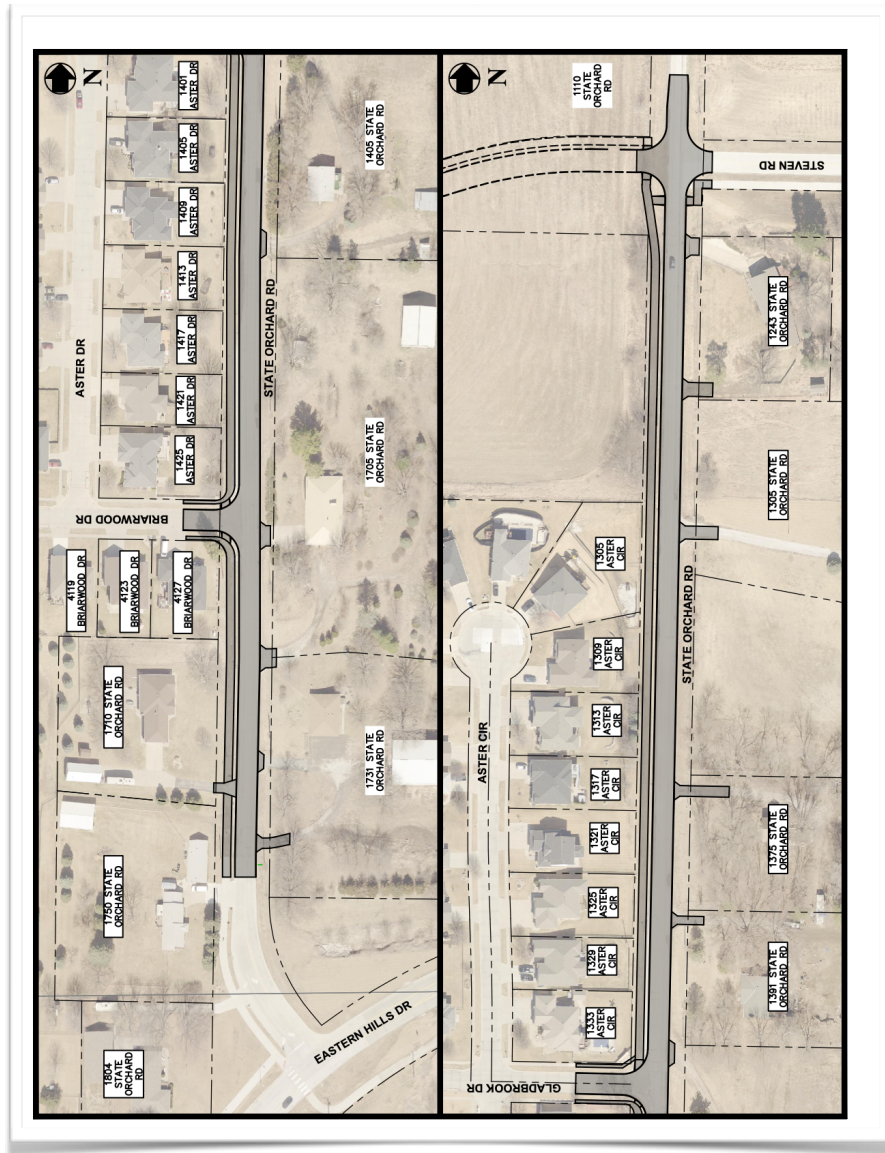
HGM Associates is currently providing design services for the city. Please call Zach Wheat or Dave Vermillion directly at the number shown below if you have any questions.

Thank you in advance for your patience, cooperation, and understanding.

Project Contact Information

Zach Wheat	HGM Project Manager	(402) 708-3466
Dave Vermillion	Council Bluffs Public Works	(712) 890-5296

Construction Project View State Orchard Road



HGM Project Manager, Zach Wheat, spoke at the October 10, 2024 HOA annual meeting about this State Orchard Road project for Spring 2025. He summarized the process and answered questions. Residents affected by the project will be notified directly by mail about what to expect. See letter from them.

Vehicle Parking including Trailers - This is just a friendly reminder concerning parking on the street and being courteous to your neighbors. Section 9.5 in the Briarwood Homeowners 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 children to see passing traffic as well as residents backing out of their driveways. It also makes it difficult for drivers to see children 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 vehicles is prohibited. www.briarwoodcb.org. -*The Board*

Briarwood HOA

1719 Tipton Drive

Council Bluffs, IA 51503

