

Briarwood Entrance Lights By George Sawtelle

Since replacing the four (4) floodlights at the two (2) main entrance signs in June 2016, the electric bill has been cut in half to less than \$25 per month, including the \$20 monthly Basic Service Fee. Previously, the average monthly bill was more than \$50. Pampas grass was planted at the Gladbrook Drive entrance giving it an appearance similar to the Briarwood Drive entrance.



Briarwood Storm Water Detention Ponds By George Sawtelle

Last year the North Detention Pond berm was raised and reseeded. The good news is that no additional maintenance, except for routine mowing and landscaping has been required this year.

However, the South Detention Pond has continued to be a challenge. After completing an engineering design with an Architect-Engineering (A-E) firm in 2016, some reconstruction was initiated. A major portion of the reconstruction was the repair of the Tipton Drive underground concrete support discharge pipe structure which had collapsed and tilted. In addition, the surrounding stone catch basin was "reformed". The concrete discharge construction went well and is expected to represent a long term solution to the effects of time and erosion. However, it has become apparent that the A-E catch basin design and reconstruction produced unsatisfactory results. The A-E firm has failed to take responsibility. Even though your Briarwood Board has concluded legal action would be cost prohibitive, it has voted to withhold final invoice payment.

Subsequently, it has taken several months to get another estimate to correct this issue and move forward. At the end of May, after waiting for the rains to subside, standing water was pumped from the catch basin and it was re-graded by pushing the surrounding excess rock and soil into the standing water hole. The short-term plan is to add additional large rock to further reduce standing water. Future heavy rainfalls are expected to dislocate some of the rock, leave standing water, and require additional maintenance and expense.

Additional design efforts in progress are: (1.) identification of a more permanent solution to the standing water issue, (2.) reseeding of the grass areas disturbed by construction equipment, (3.) raising the pond spillway elevation to the proper design level. Availability of financial resources will necessitate delaying these projects into 2018.

Please
Help keep trash & debris out of Detention Pond areas

The Presidents Corner By Jack Weide

My wife, Maralin, and I always look forward to the arrival of spring. We anticipate nature's explosion of new life; the fun of planting; the miracle of growth. It is always rewarding to walk or drive through the Briarwood neighborhood and see all the beautiful, well-kept yards, shrubs and flowers. It is truly a tribute to how Briarwood owners value their homes and their environment. It is natural for all of us to want Briarwood to be **THE** "showcase" neighborhood of Council Bluffs. We each have an investment in the neighborhoods well being. Your Briarwood Board believes this sense of pride should extend to Association common property (e.g., signed entrances, retention ponds, etc.) as well. We thank all those who work so hard to keep these areas looking so attractive. This includes owners and Loess Hills Landscaping Company, which was awarded the 2017 Briarwood mowing contract.

With summer's arrival, thoughts turn to travel, camping and other outdoor recreation. It's the prime season for use of recreational vehicles. Owners are reminded to comply with their Covenants in this regard. It is generally accepted that recreational vehicles can be parked for a short time on the lot for the purpose of preparing for an outing or when returning from an outing. There is no provision or allowance for long term parking.

I hope you checked out the article on Neighborhood Watch (*See page 1*). Thanks to Council Bluffs Police Officer Mark Elonich (...a Briarwood owner) for sharing this important information. Also, don't forget, to further increase neighborhood awareness, owners can sign up to receive online local law enforcement agency crime reports at www.CrimeMapping.com.

Finally, we hope to see everyone at the **Annual Association Business Meeting Tuesday, October 17**. Owner participation in the Association is important. Even though there are no Board positions with expiring terms this year, there are always opportunities to serve (e.g., accounting, landscaping, legal, etc.). A list of those persons expressing an interest is actively maintained. If you or someone you know desires to get involved, contact any current Board member today.

Hope you have a wonderful summer!

Architectural Committee News By Phil Epperson

It's home improvement project time again! Please submit your project plans to the Architectural Committee for approval so we can work together to maintain property values. Contact us for any deck, parking pad, painting, retaining wall, patio, home addition, pool, or other project that affects water drainage. We sincerely appreciate the residents who continue to seek approval for their projects. If you notice a neighbor has started a project please encourage them to discuss it with the Architectural Committee. Please submit detailed plans showing the lot location for new projects to philepperson@gmail.com.