

Finance Report / Annual Dues

By Jane Herrington

1st Quarter 2017 Finance Report

Receipts

Annual Dues Income **	\$ 9,600
Miscellaneous Income	\$ <u>0</u>
Total Income	\$ 9,600

Expenses

Administrative Expense	\$ 114
Maintenance & Repairs Expense	\$ 597
Capital Improvements	\$ 0
Insurance Expense	\$ 1,043
Utilities Expense	\$ <u>71</u>
Total Expense	\$ 1,825

Financial Accounting

Beginning Cash Reserves from 2016	\$ 3,351
Plus Total Receipts for 2017	\$ 9,600
Less Total Expenses for 2017	\$ <u>1,825</u>
Ending Cash Reserve Balance 2017	\$11,126
Less Projected Accounts Payable *	\$ <u>8,128</u>

Estimated Year to Date 2017 NET \$ 2,998

A big **“thank you”** to all homeowners who paid their 2017 dues on time. It is very much appreciated. By far, you are the majority, and that saves a significant amount of time and expense for your Association. Thank You!

***Note 1** – Projected Accounts Payable includes an estimate for continued repairs to the South Detention Pond.

** **Note 2** –Six (6) homeowners have still NOT paid their 2017 dues. Names of delinquent homeowners can be found on the Briarwood

Homes

Association Website.

Electronic Communications

By Tom Quigley

Want to have the Briarwood Newsletter and other communications sent to you via email? You can help the Association save up to \$600 a year in paper, printing, and postage. Please go to the Association’s website www.BriarwoodCB.org and send us your name, email address, and street address. Use the same procedure for updates. **Thanks for your help!** Be sure to check out the Association’s website for other important information such as:

- Board Approved Financial Reports & Meeting Minutes
- Association Covenants
- Board Member Contact Information
- Area Service Links; Schools, Utilities, etc.
- Home Services Recommended by Association Members (If you have one, send us the information for posting)
- Association Newsletters

Please comply with your Association Covenants

On-Street Parking

No automobile shall be stored, or parked, except for temporary guest parking, and except for parking within an enclosed garage or on a driveway on the lot. (i.e., street parking is prohibited, except for temporary guest parking).

Briarwood Covenant Declaration – Article 9, Section 9.5.a.

Its Your Investment

Planned neighborhoods represent a specific kind of lifestyle sought by many home owners. When purchasing a property that is part of a homeowners association, one of the most important steps is to review the association Bylaws; at Briarwood these are known as Covenants. Homeowner associations are not for everybody. Those who decide they want to own a property that is part of a homeowners association understand that, as with most things in life, there are both pros and cons. Aside from being responsible for the expense and effort to maintain and keep up the neighborhood’s communal areas, homeowners agree to rules that list what residents can and can not do. The reason for the rules is simple: planned neighborhoods want to promote a specific kind of lifestyle. Homeowner Associations use their Covenants and resulting enhanced community style to maintain that specific standard of living for current residents and entice like minded, prospective homeowners to move in.

Street Parking and Safety

By Stephanie Harden

Yes, it is that subject again. As I am sure you all know, Briarwood Covenants Article 9, Section 9.5(a) “Boats and Motor Vehicles” expressly states:

“No automobile shall be stored (except within an enclosed garage), or parked, except for temporary guest parking, and except for parking within an enclosed garage or on a driveway on the lot (i.e., street parking is prohibited, except for temporary guest parking”.

But did you also know?

1. On street parking is associated with elevated crash risk.
2. Even going the posted rate of speed a driver’s response time is not good enough to avoid hitting a child or a person darting out between parked cars.
3. On-street parking forces people on bikes to ride closer to a vehicle than they would prefer, increasing the chances of a door opening on them, or them running into a mirror.
4. On-street parking makes any maintenance work that much harder (e.g., snow removal, tree trimming, other large vehicles needing access, etc.).

So, please remember, on-street parking should be used exclusively for short-term parking. It is reserved for visitors so that the places are mostly empty.

It really is more than just aesthetics; it is for everyone’s safety!



Trash and Garbage

Covenant Article 9; Section 9.8

No garbage or trash (receptacle) shall be kept, maintained or contained on any lot so as to be visible from another lot.