

Briarcliff Grapevine

WINTER 2016

BRIARCLIFF HOMEOWNERS ASSOCIATION

WEST BLOOMFIELD, MICHIGAN



Happy New Year!

New Year, New Water System!

First off, I'd like to wish you, and those you hold dear, the very *best* for 2017!.



We had a very challenging year here in Briarcliff, and I'm very pleased to have ended the year on such a *positive* note.

Congratulations to **all of us** for the successful completion of the second phase of our Briarcliff Water System upgrade!

As you know, this project was a *major* undertaking requiring several years of planning, great expense and coordination, and most importantly, terrific cooperation from all of our homeowners. Without your financial participation, personal sacrifice and patience during the process, we would not have been able to complete this major undertaking.

We did so with minimal delay and UNDER budget! As I said to those in attendance at the Annual Meeting in December, this replacement was one of

the *most* gratifying projects I have been involved with, both as an Officer and as a homeowner.

We believed that we were being proactive in replacing our tank and, after it developed a major leak in September, our thinking process was proven correct. Had we **not** been ready with a planned installation, we would have incurred tens of thousands of dollars in 'temporary' fixes. The size and scope of the task was formidable, and together, we pulled it off successfully! Many thanks to your Water Services Manager Dan Gordon for all his hard work to see this initiative through to completion.

New Year, New Faces?

Once again, I will use this platform to tell you how important your voice is to the management of this Board. I ask you to consider volunteering for service in any capacity in which you think you could provide assistance. I ask you to attend a Board meeting or suggest a committee or activity which you could chair. Or simply volunteer

your skill set for an HOA need or activity.

We understand that you have many demands for your time, and we know that your priorities do not likely include your HOA; but please know that we welcome and encourage **every one** of you with an opinion, a question, a concern or a comment to join us. Our mutual success and strength is based on an inclusive, active and committed Board. Have a voice in how your community is managed!

New Year, New Opportunities

Yes, we made significant progress this year with both our water system and some safety improvements in the neighborhood. But several other tasks have been identified for our attention this new year. Since we have deferred selective road repairs for the last two years, we will be allocating \$18,000 to their maintenance in 2017. We will also be doing additional safety improvements as needed. All in all, it will be another busy Briarcliff year!

Stay safe...and warm...in the coming months!

- Connie



BRIARCLIFF HOMEOWNERS ASSOCIATION
P.O. Box 250022
West Bloomfield, MI 48325-0022 www.ebriarcliff.org



ANNUAL MEETING



The Annual Meeting of the Briarcliff Homeowners Association was held on December 14, 2016. Following is a synopsis of that meeting for those homeowners who were unable to attend.

PRESIDENT'S REPORT:

- Significant improvement to the safety of the neighborhood residents had been achieved by cutting back brush and tree growth at the Middlebelt entrance.
- The successful completion of Phase II of the Water System upgrade was a huge accomplishment for the Board and Ms. Claybaker thanked Dan Gordon for his successful oversight of the project.
- It was acknowledged that sacrifices had been made to accomplish the water system project, particularly the diversion of necessary road repairs to 2017. The Board reiterated the importance of resuming the scheduled proactive repair of our roads.

FINANCIAL REPORT:

- Despite several challenges in 2016, we were able to end the year with a positive checkbook balance.
- There was considerable expense (\$4,283) to run the pumps 24/7 for 80 days while the tank was offline awaiting the new installation.
- In June, the isolation valve at Briarcliff and Cornwall Court required replacement at a cost of \$5,106.
- The 2017 Operating Budget (see column right) was presented and approved as presented.
- Phase II of the Water System Upgrade was successfully completed with minimal delay and under budget.

WATER MANAGERS REPORT:

- All water testing with the state is complete.
- A link to access the annual Water Quality Report was sent with the June annual dues notice.
- One isolation valve at Briarcliff and Cornwall Court was replaced.
- Cross connection control program was completed and valves installed on each of 193 homes.
- The new water storage tank was installed in November, completing Phase II of the water system upgrade.

ELECTIONS:

- Two of the eleven current Trustees had terms expiring in 2016 and there was one vacancy due to resignation. No nominations were received from the floor. At Large Trustees were voted on as follows for terms expiring in 2019: Denise Gordon and David Howard
- Officers for a one-year term expiring in 2017 were then elected from the slate of existing Trustees. A motion was made and seconded to elect two Co-Vice Presidents; this will ensure availability at all times during the year as someone will always be in residence.

2016 Approved Budget

Briarcliff Homeowners Association	
2017 Budget	
	PROPOSED BUDGET
	2017
Total Income	111,680.00
Expenses:	
Basic Services:	
Park and Entrance Lighting	1,147.55
Lawn Maintenance and Fertilizer	8,423.00
Road Repair and Maintenance	18,000.00
Safety Improvement	5,000.00
Snow Removal and salt	5,000.00
Subtotal, Basic Services	37,570.55
Water Services:	
Generator Maintenance Contract	400.00
Natural Gas for Generator	240.00
Electricity for Water Pumps	4,683.38
Federal/State Testing	120.00
Hydrant Flushing	1,970.00
Homeowners Line Blowing	13,745.00
Water Quality Report/Continuing Ed	600.00
Water System Manager (salary and insurance)	21,652.00
Water System Assistant (salary and insurance)	5,308.00
Curb Stop Repair and Maintenance	3,000.00
Prev Maint, Pump House (3188mo)	40.00
Repairs (estimate)	4,000.00
Subtotal, Water Service	55,758.38
Taxes and Insurance:	
Park Property Taxes	750.00
Insurance	3,000.00
Subtotal, Taxes and Insurance	3,750.00
Administrative Services:	
Bookkeeping Services	7,200.00
Professional Fees/Miscellaneous	200.00
Communications	1,190.00
Office Supplies	200.00
Postage & P.O. Box Rental	250.00
Committee Work: (web Page)	600.00
Subtotal, Administrative Services	9,640.00
Total Expenses	106,718.93
EXCESS, REVENUE OVER EXPENSES	4,961.07
BALANCE SHEET	
Checking Balance @ Period End	23,303.98
Savings Balance @ Period End	20,677.90
Bank One CDs (n=2)	20,000.00
	63,981.88

- The following were elected and will serve as **HOA Officers** for 2017:

President:	Connie Claybaker
Co-Vice Presidents:	Phyllis Weeks Roberta Work
Treasurer:	Kendall Weeks
Secretary:	Denise Gordon

New Water System Upgrade Complete!

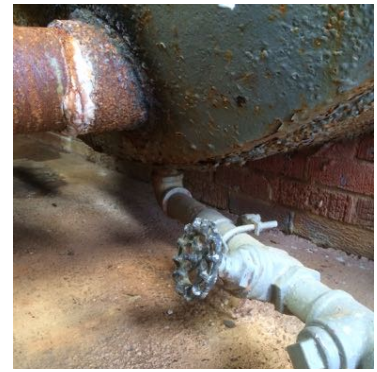
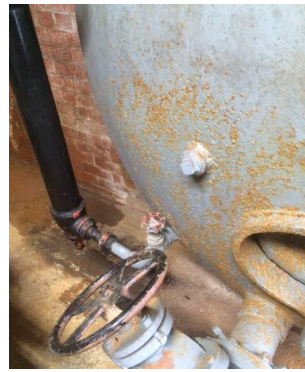
Phase One: Rebuild retaining wall and install new standby generator. Completed July 2013



Phase Two: Install new 4300 gallon water storage tank to replace 62 year old one. Completed November 2016



1. First, the old tank needed to be excavated and exposed to determine how to remove. Plumbing and electrical were disconnected in the pump house. We received our water from Franklin Knolls for a few



2. Once the buried portion of the tank was cut and hauled away, bricks were carefully removed from the back wall of the pump house to expose the interior of the tank. Finally, the interior portion of the tank was removed. (Note all the rust and sludge inside the tank; the tank was literally rusting from the inside out.)



3. The new tank was ordered to our size and specifications and took over 12 weeks to build. When the site was ready, it was delivered for installation. Precision placement was crucial to ensure all plumbing and electrical components fit *exactly* when they were reconnected. .



4. Finally, bricks were reinstalled and sealed. Gravel for drainage was added. The new tank was reburied, re-mounded and landscaped. It is ready for 60 *more* years of service to Briarcliff residents.

Please check ebriarcliff.com for a complete project presentation and timeline. Access from home page via "water system" tab

- Dan Gordon

Neighborhood and Community News and Information



A New Waste Hauler

Have you heard? West Bloomfield Township has a new waste company. Rizzo Environmental Services is now GFL (Green For Life) environmental. Visit their website at www.gflusa.com. Our trash pickup date does not change and you should notice no difference in your service.



Attention New Residents

There is often confusion among new residents about their 'water bill'. You will receive a **Water and Sewer Bill** from the Township on a **quarterly** basis to pay for your **sewage**. Currently, that rate is a flat \$148.50 each quarter. Your Annual Service Fees Dues Notice from the HOA is paid *twice* a year (Jan/July) and covers many subdivision services, *including* unmetered water service from our community well. That fee is currently \$310 every 6 months.



DID YOU KNOW????

Oakland County offers interest free loans for needed home repairs, including barrier-free access and energy saving upgrades? To qualify, you must

- Own and live in your own home in Oakland County
 - Meet maximum household income guidelines.
- OCHousingPrograms.com or call 248.858.5401

Snow Plowing

Again this year, we have contracted with American Landscape Management for our subdivision plowing needs. We have been very, very happy with their service the last three years!



If you should happen to experience an issue that is directly the fault of the company, please call them immediately (**Krissi: 248-735-4800**)-and they will correct it. However, please know that 99% of the issues that come to our attention are the result of your or your neighbor's private snow removal company. Be sure you know the source of your issue before any complaint is lodged. Also please be diligent in keeping the snow to your mailbox cleared for Shirley to access.



PAY YOUR SERVICE FEES BY JANUARY 31 TO AVOID WATER TERMINATION!



Build Your Defenses

A strong immune system is a safeguard against cold and flu. Here's how to keep yours in fighting shape:

7 Hours: Amount of sleep per night that will make you less likely to get sick compared to sleeping only five or six hours.

32 Percent: You're this much less likely to catch a cold if you give and receive hugs frequently, thanks to their stress-busting effect!

40 Minutes: This dose of moderately intense exercise, like a brisk walk, can cut your risk of cold and flu in half!

- Source: BHG/November 2016

BRIARCLIFF BOARD OF DIRECTORS 2017

PRESIDENT

Connie Claybaker
248-752-8762
president@ebriarcliff.org

CO-VICE PRESIDENTS

Phyllis Weeks
Roberta Work
vice_president@ebriarcliff.org

TREASURER

Kendall Weeks
treasurer@ebriarcliff.org

SECRETARY

Denise Gordon
secretary@ebriarcliff.org

WATER SYSTEM MANAGER

Dan Gordon
water@ebriarcliff.org
248-421-3184

TRUSTEES

Lynn Abraham

David Howard

Richard Rauch

Sean Warren

BOOKKEEPING SERVICES

Connie Claybaker
248-752-8762
bookkeeper@ebriarcliff.org