

BRIARCLIFF GRAPEVINE

FALL 2017

BRIARCLIFF HOMEOWNERS ASSOCIATION

WEST BLOOMFIELD, MICHIGAN



There are SO many reasons to love the fall!

For as long as I can remember, fall has been my favorite season. Fall represents change. The weather is changing, the leaves are changing colors, our clothing choices are changing. And our moods are changing!

Fall is a calming season; a walk around the neighborhood taking in that brisk, fresh air and enjoying the occasional scents from our fireplaces just makes me feel relaxed. Summer can be too hot and spring is up and down, and winters...well, we all know about winter! But fall is a balance of all of the seasons! And when you add in pumpkins, cider, football, blankets, early evening darkness,...fall is perfect!

It's time for change in Briarcliff, too.

With our water system in *great* shape thanks to changes and updates made last year, it's time to look forward to other areas which

could use some attention in the coming months.

As most of you know, Briarcliff was established in 1954. There are still a few families around who were here when the HOA was first incorporated, but most of our residents are relatively new. They don't remember the days when the trees were saplings and when people gathered in the park for parties, or showed up for Annual Meetings 100+ strong!

Our subdivision is in need of updating and sprucing up in order to remain competitive in the real estate market. If our houses are going to command top dollar, we need to invest in our curb appeal. In 1984 we erected our entrances and in 1990 we bought and installed park equipment. Both have served us well, but are long overdue for updates. Look around and you can see that the subdivisions directly to our east and west have recently upgraded their entrances and landscaping. And the results speak for themselves!

We have established a landscaping committee to review needs and

make recommendations for priority investment in the coming years. But as with anything, the ideas are easy....it's the funding that will be challenging. We nonetheless are going to proceed with our research and ideas, and you will be hearing more from us as the months progress.

Being safe means being prepared!

Although our weather challenges are few and far between here in Michigan, we must remain vigilant in our preparations to ensure our safety. October is fire prevention month and it's important to be prepared. Elsewhere in this newsletter are some tips to remain safe in the event of a fire. Planning an escape route with your family is a vital part of the preparedness, and I urge all our homeowners to discuss with your families.

Have a great, colorful fall season!



Connie Claybaker



BRIARCLIFF HOMEOWNERS ASSOCIATION

P.O. Box 250022

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www.ebriarcliff.org





**The Greater West Bloomfield
Community Coalition and
The West Bloomfield Police Department**

encourage the community to
drop off their expired and unused prescriptions:

**SATURDAY, OCTOBER 28: 10 AM - 2 PM
WEST BLOOMFIELD POLICE DEPARTMENT
4530 Walnut Lake Road**

*Drop off in the lobby of the West Bloomfield Police Department.

Visit these sites for more info on safe drug disposal, storage
and additional local disposal sites:

dea.gov deterrasystem.com fda.gov

*If unable to drop items off on October 28th,
the police department will accept them at any time*

Oh, we're not done yet...

We are no strangers to the dreaded orange barrels that dot (ok, cover!) the landscape in this state, city and neighborhood. It seems like we've had to endure them MORE than our fair share the last few years.

Unfortunately, the over 44,000 drivers who deal with the orange barrels every day on Orchard Lake Road **still** have some time to go.

The ongoing construction, part of the Northwestern Connection Project, is only reconstructing one mile of roadway and is expected to continue until late November. This \$7.2 million project is projected to improve traffic by going from a five-lane configuration down to a four-lane boulevard with a grassy median. Additional safety features and pedestrian walkways will enhance the business district. In the meantime, we must continue to be patient and be conscious of the speeders and additional traffic cutting through the neighborhood. Be careful out there!



There are several myths related to feeding birds in the fall. The biggest misconception is the idea that if the birds have a steady source of food available in fall, they won't migrate, and then when those feeders are empty, they will starve. In fact, a reliable food source is only a minor factor that affects how birds migrate. Daylight levels, climate and instinct also play important roles in seasonal migration, and feeding birds in autumn does not prevent migration, but can help it.

Autumn is a dynamic, ever-changing season and it can be a very rewarding time to feed birds. It's important to offer supplemental food when natural food source start to be depleted. By feeding birds in autumn, not only do you assist migrating birds, but you also help other migrants learn where to go next spring for good food, which will increase the size and diversity of your backyard flock.

The best fall bird foods include: BLACK OIL SUNFLOWER SEED, WHITE PROSO MILLET, SUET, NUTS, CRACKED CORN AND NECTAR. Keep feeders clean and filled even in poor weather. Allow leaf litter to build up under feeders to provide shelter. Happy Birding this fall!

When the last of summer's heat is a faint memory, and you're pulling out your hoodies more than your shorts, it's time to tackle a few simple chores that'll make winter more pleasant and prevent some nasty surprises next spring. Now's the time to ready your home for fall and winter's cooler temps and unpredictable weather conditions.

FALL MAINTENANCE CHECKLIST

1. CLEAR OUT THE GUTTERS.

Remove leaves and other debris from your drainpipe and gutters to prevent clogging. Outdoor faucets should be drained in the fall and turned off.

Store the hoses inside.



2. CLEAN THE FIREPLACE AND CHIMNEY.

You can clear out ash and charred wood from the fireplace yourself, but leave the chimney cleaning to a professional. Have the chimney cleaner check the damper to ensure it can be tightly closed to prevent drafts.

3. CHECK THE HEATING SYSTEM.

Do a survey of your home's heating vents to make sure they're not blocked or covered by furniture, carpeting, or curtains. Dust vents and clean all filters. Make an appointment for an annual heating system check-up.

4. STORE AIR CONDITIONERS.

If you have removable window air conditioners, be sure to unplug them before taking them down. Dust and clean before covering or storing.

5. CHECK FOR DRAFTS.

Stay warm, save energy, and reduce your heating bills this fall by examining windows and doors for cracks and sealing them to prevent drafts.



6. PUT UP STORM WINDOWS.

If you have removable screens, now's the time to clean, store, and replace them with storm windows.

7. READY THE WATER HEATER.

Prepare for cooler weather by draining the water heater and

Sharing the road with our four legged friends



Whether you are driving in the country or around the neighborhood, the threat of a collision with a deer is very real.

A Few Facts:

- ♥ The state's two million deer are most active in spring and fall and deer collisions are most likely to occur during deer breeding season - from October through early January.
- ♥ Each year in Michigan, there are 50,000 reported deer/car crashes, with 80% of those crashes on two lane roads between dusk and dawn.
- ♥ The most serious crashes occur when motorists swerve to avoid a deer and hit another vehicle or a fixed object, or when their vehicle rolls over.

The Michigan State Police offer the following tips to AVOID a crash:

- Stay aware, awake, and sober.
 - Vehicle-deer crashes occur year-round, but be especially alert in spring and fall.
 - Signs are placed at known deer crossing areas to alert you of the possible presence of deer.
 - Deer are herd animals and frequently travel in single file. If you see one deer cross the road, chances are there are more waiting.
 - Be alert for deer, especially at dawn and dusk. If you see one, slow down.
 - Don't rely on gimmicks, flashing your high-beam headlights or honking your horn to deter deer.
- If a crash is unavoidable:
- Don't swerve. Brake firmly, hold onto the steering wheel, and bring your vehicle to a controlled stop.
 - Pull off the road, turn on your emergency flashers, and be cautious of other traffic if you exit your vehicle.
 - Report the crash to the nearest police agency and your insurance company.

Remember to buckle up, as seat belts are motorists' best defense in the event of a crash. And be especially careful around the curve at the park....they seem to frequently be there!

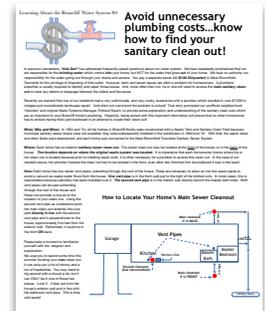
October is FIRE PREVENTION Month!

- Install smoke alarms inside bedrooms and outside sleeping areas.
- Test smoke alarms every month. ...
- Talk with all family members about a fire escape plan and practice the plan twice a year.
- If a fire occurs in your home, GET OUT, STAY OUT and CALL FOR HELP.



IMPORTANT INFORMATION Know how to find your Sanitary Sewer Clean-Out.

Dan Gordon routinely receives phone calls from residents looking for help locating their sanitary sewer clean-out. We provided a detailed explanation of what it is, where it is and how to access it a few years back. For the information of new residents, and to remind long-term neighbors who never previously needed to know, that informational sheet can be located on the website at ebriarcliff.org under the "Water Systems" tab.



Mark Your Calendar

Tuesday, October 31	HAPPY HALLOWEEN!	Children may trick or treat in the Township from 6-8 PM. Put your porch light on if you choose to participate! Be safe and carry lights!
Sunday, November 5	Fall Back!	Change your smoke detector batteries when you set your clock back an hour. An extra hour of sleep tonight! Fall back at 2:00 AM.
Friday, Nov 10	Veteran's Day observed	Fly your flag proudly today and thank all those brave men and women who have served our country to assure our freedoms.
Thursday, Nov 23		Township offices closed Thursday and Friday.
Wednesday, Dec 13	BHOA Annual Meeting	7078 Merrybrook. Approval of 2018 budget and discussion of other important items.

Are you looking for ways to give back to your community, share a skill set, or make new friends? You can put your talents to good use here in Briarcliff. There are SO many opportunities to get involved within your neighborhood. In years past, committees were abundant in Briarcliff— Social Committees, Welcome Committees, Improvement Committees, and more! But sadly, no longer.

We are interested in what YOU would like to see around here to improve the Briarcliff experience! A picnic in the park? a cider and Donuts Fall Festival? a subdivision wide garage sale? home and/or garden tour? organized pets-in-the-park party? Improved and updated entrances?

Email or call a Board member today !

GET INVOLVED!



Financial Report



Even after considerable capital expenditures last year to support our water system, our Financial Statement of the HOA remains strong as we look toward year's end. Your Board made some difficult decisions in order to stay within our approved budget and completed some major projects such as \$18,000 in road repairs and maintenance.

Throughout the year, we have identified opportunities to enhance the experience of living here in Briarcliff as well as, hopefully, increase the value of our homes. Once again, it will be challenging to manage 'wants' with available funds, and priorities will have to be established.

Next month we will be finalizing the 2018 Operating Budget which will be presented to the membership for vote and approval at the Annual Meeting December 13, 2017. All residents are encouraged to attend and voice their opinions. Hope to see you there!

- Connie Claybaker, Kendall Weeks

2016 BRIARCLIFF WATER QUALITY REPORT



You probably take it for granted that clean, crisp, safe drinking water is readily available each and every time you go to your household tap. But your HOA doesn't take it for granted, nor does the State of Michigan. Each year, the Michigan Department of Environmental Quality requires that all public water systems deliver a **Water Quality Report** (formerly, Consumer Confidence Report) to all customers. This is a brief summary of the water testing which was completed the prior year. Each year, the MDEQ sends us a 'monitoring schedule' of tests they will require that year. Those samples are taken, and returned to the State Laboratory for testing. Additionally, every month, Dan Gordon submits bacteriological samples to the Oakland County Testing Laboratories. Complete testing of all contaminants is done on a three year cycle and includes Lead, Carbamates, Pesticides, Herbicides, Volatile Organic Compounds, Asbestos and Dioxins. Once again this year, we are happy to report that all continue to be non-detectable in our Briarcliff water system.

The complete report can be found on the website, under the Water Quality tab, http://ebriarcliff.org/water_system_quality.php

- Dan Gordon

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