

BRIARCLIFF GRAPEVINE

SUMMER 2017

BRIARCLIFF HOMEOWNERS ASSOCIATION

WEST BLOOMFIELD, MICHIGAN



...Is in full swing in Briarcliff! Enjoy!

Happy Summer, Neighbors!

I truly believe we are one of the most fortunate communities in the area and the summer season seems to underscore that thought. We are blessed with an amazing and culturally diverse neighborhood here in Briarcliff. It gives me great pleasure each day to see so many residents out and about enjoying our subdivision! (And I see a lot more of you now that I'm retired!)



Connie Claybaker

Young families walking with their babies in strollers after dinner. Older couples getting their exercise during their morning walks. The joggers and runners competing for their personal bests. Tons and tons of people walking their dogs and oh, my, — the bicyclists! So many! This is such a gratifying time of year because people are out, enjoying the bounty of Briarcliff and interacting with each other and their neighbors.

And because people are out more enjoying the weather this time of year, they *notice* things more... and more often than not, when they notice something, they call me with their 'observations'.

Slow Down!...and other observations

I have recently fielded a TON of calls and complaints about **speeders** in the area. No doubt this is exacerbated by the local road construction and the ease of cutting through Briarcliff to avoid the mess. (see more on page two). But in many cases, residents are clearly the ones who are ignoring our stop signs and speed limitations. Our friends and neighbors. If you witness a violation and you're not comfortable speaking to them, don't hesitate to report to the police if it persists. We want to keep our residents safe and out of harm's way.

Of course, people will always call about **blight**. It's a never ending fight. And it

seems to be the **SAME** people, over and over, who disrespect their neighbors and can't seem to pick the trash up at the end of their driveway. Or get their trash cans stored out of view, or have broken down fences and unsightly grass. Letters do little to persuade these 'repeat offenders' to comply. All we can do is continue to report to Code Enforcement and hope they have better luck.

Several of you have called to tell me you've noticed the **improvements** in the neighborhood, and I thank you for your support. (more on page two). Our mission as a Board is always to address those issues that benefit the majority of our residents, not the special interests of a few. Capital investments in our water system or infrastructure will always be our first priority. We are often faced with extremely tough choices and sometimes unpopular decisions, but they are always made with careful consideration for the **majority**, I can assure you.

Have a wonderful, fun, relaxing, safe summer! See you on the streets!

- Connie



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WHAT CAN WE DO ABOUT SPEEDERS?



Over the last several weeks, Connie has received many calls from residents concerned about the increase in traffic in the subdivision. Due to the continued construction on Orchard Lake Road and the resulting detours and road closures, many people choose to cut through Briarcliff to access Middlebelt and the mile roads.

Of particular issue were the speeders who ignore posted speed limit signs, run stop signs and generally disregard the safety of our residents as they race to their destinations. This is of particular concern to all of us due to the fact that our vehicles share our roads with our walkers, runners and bikers here in Briarcliff. Our people, pets and personal property are at risk.

After a lengthy discussion at our June Board Meeting about potential solutions, Connie called the West Bloomfield Police (Officer Darren Page) for consultation. Many areas of resident concern were discussed.

- **Posting a radar feedback sign.** West Bloomfield has purchased one of these signs and added our subdivision's name to the list of locations where it might be deployed. Officer Page noted that these signs are only of temporary efficacy. People will adjust their speed upon seeing them the first or maybe the second time, but after that, the signs have little utility and people will return to their old habits. We can always purchase one ourselves, of course, but he believed that the investment wouldn't be worthwhile.
- **Speed bumps.** Officer Page echoed information we already knew, speed bumps cannot be utilized in West Bloomfield. Firetrucks and emergency vehicles cannot easily negotiate them. Furthermore, the data suggest that speed bumps actually **increase** driver speed because they create driver frustration. After the speed bump is navigated, drivers accelerate to make up time.
- **Police presence.** This is the only true speed deterrent. People need to be given traffic citations for behavior to change. Officer Page expressed surprise that he hadn't heard from our subdivision sooner. They had already identified our subdivision as a neighborhood likely to fall victim to bad driver behavior from construction delays (until November). He assured Connie that Briarcliff would receive increased attention from the police.

We have, in fact, noticed increased police presence. However, if you continue to notice increased violations you are encouraged to call the West Bloomfield Police.



GIVING BRIARCLIFF SOME TLC!

Road Repairs: As we've stated numerous times, we pride ourselves here in Briarcliff on the condition of our roads. Good roads increase property values and improve the curb appeal of homes.

After foregoing repairs last year to free up funding for the water tank replacement, we recently completed the following road repairs:

- 6,615 Sq Ft at the cul de sac of N. Tratham
- 4,482 Sq Ft at the intersection of N. Tratham and Briarcliff.

Entrance Trimming: A few months ago we did some safety trimming at the Middlebelt entrance. Shortly after, DTE came through and decimated the area, leaving broken branches, exposed dead trees and visible stumps on both the north and south side. It was VERY unsightly! We recently completed some repair work there, and the area is much more inviting. We appreciate your patience. This was more difficult than anticipated, because, once you remove *some* brush, more and more dead growth is exposed and the challenge becomes 'where to stop'. However, it is done and much improved! Thanks to Tom Troske for watering!

NEIGHBORHOOD NEWS AND NOTES



* Note that **Second Half Annual Service Fees** are due by July 31st. Failure to pay WILL result in water shut off on October 10th!!.

* The **water main flushing** has been completed for the spring/summer. The 3 miles of distribution lines are flushed to reduce sediment and minimize the possibility of rust entering the home's water service lines.

* As a reminder, we have monthly Board of Directors meetings and any resident is welcome to attend. Each June, we hold a **General Membership Meeting** and every December, an **Annual Membership Meeting** where the following years' operating budget is presented to the membership for approval. At these two meetings, all residents are *encouraged* to attend.

* You may have heard or seen Township news about potential changes in **trash pickup** days. Please note that this change does NOT affect us. Our trash pickup remains on Tuesdays.



FOR POTENTIAL WATER THIEVES!

We received a tip from a resident in our sister sub of Franklin Knolls. They witnessed an unmarked water truck stop and hook up to one of their hydrants.



This is theft, plain and simple! Keep your eyes out for any similar activity here in Briarcliff. NO truck should be accessing our water. These are generally landscape trucks or pool water trucks who find it convenient to use our unmetered hydrants as their replenishing source. If you witness such activity and can get a picture or license number, please report to the police, or Dan Gordon immediately.



Did you know?

West Bloomfield has a dog park!

The West Bloomfield Dog Park is located in Karner Farm at 5911 Halsted Road.

Entrance into the park is controlled by a keyless electronic system. The park has drinking water, seasonally, for dogs and bags for waste disposal. The park is open daily, year-round from 8 am to 8 pm except on Wednesdays when it closes from 8 to 11 am for maintenance.

SUMMER SAFETY

Secure your vehicle. Theft is a crime of opportunity, especially at beaches, shopping centers, and other high population areas. Remove valuable items from your vehicle or secure them in your trunk.

Think ahead. If you plan to travel out of the area, make sure a friend or relative has your contact info in case of an emergency. Let them know when you leave and arrive to your destination.

Be smart. Be responsible. Be careful what you post on social media. Checking in to a location or posting about an upcoming vacation gives away information and makes you susceptible to a crime.

See Something. Say Something. Stay alert to what is going on around you and trust your instincts. If you see something suspicious, don't hesitate to report the activity to local law enforcement.

The Dog Park offers nearly 4 acres of fenced-in area and is divided into 3 sections — one for all dogs, one for small dogs up to 25 lbs and one for people with physical limitations (ADA Accessible). Costs, restrictions, how to get a permit and important information can be found at.

<http://www.wbparks.org/dog-park.html>

NEWS ABOUT OUR WATER

• Last year at this time, we were in the middle of the massive undertaking of replacing our **water storage tank**. That project is now behind us, and everything has been working very well! We have successfully invested in our infrastructure and have a system we are confident will serve us well for the next 60+ years!



• The 2016 Water Quality Report (formerly the Consumer Confidence Report) has been completed and can be accessed on the website at ebriarcliff.org/docs/water/water_quality_report_2016.pdf. This report describes the source and quality of your drinking water and is required by the State of Michigan and Environmental Protection Agency (EPA). Each month, Dan Gordon takes bacteriological samples of our drinking water to the Oakland County Health Department where it is tested for contaminants. The results of those tests are included in this report. You can be assured that the drinking water we deliver to each resident is of the absolute highest quality!

Learning About The Briarcliff Water System

'Ask Dan!'



Our Briarcliff Water System Manager, Dan Gordon routinely answers homeowner questions and concerns about their water. With people continually moving in and out of the neighborhood, the Board believes it is important to share some of those questions with you. This editions' questions revolve around the **ODD/EVEN WATERING SCHEDULE**:

Question: *You recently stopped and told me I was watering my lawn on the wrong day. What do you mean?*

Answer: The HOA follows an Odd/Even watering schedule. (West Bloomfield Township follows the same policy, however only during emergency conditions.)

This means that if your address ends in an *odd* number, you must only water on odd days of the calendar. If your address ends in an *even* number, water on those days which are even numbered. For example: If your address is 5461 you may water only on odd numbered days, i.e., 1, 3, 5, 7, etc.

Question: *What's the reason for this rule?*

Answer: Compliance with the odd/even system is important to maintain adequate water pressure and volume. Adequate pressure and volume is important not only to maintain resident comfort, but to provide adequate safety for all residents in the event of an emergency situation.

Question: *What do you mean by 'adequate pressure and volume?'*

Answer: Briarcliff HOA is required to be in compliance with the Michigan Department of Environmental Quality's (MDEQ) "Safe Drinking Water Act" of 1976. The "Safe Drinking Water Act" states that we must maintain "firm capacity" at all times.

"Firm Capacity" is defined (Sect. R-325,10105) as "the production capability of each respective part of the waterworks system with the largest unit out of service". This means, we must be able to operate our water system on our least capacity pump if the larger pump is out of service. That capacity is 300 gallons per minute.

BRIARCLIFF BOARD OF DIRECTORS 2017

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