

BRIARCLIFF GRAPEVINE

BRIARCLIFF HOMEOWNERS ASSOCIATION

General Membership Meeting - December 13, 2023

Although it seems far off now, please mark your calendar for our annual HOA meeting scheduled for December 13 at 7:00 PM.

As always we will review the accomplishments and challenges of the HOA this past year, as well as present the 2024 Operating Budget for homeowner approval. Watch your email and the website for call in information as we get closer, but PLEASE plan on attending. Your voice and participation are important.

Time for Fall Clean up

Though it seems the colors are delayed and the leaves are staying on the trees a little longer this year, one thing we know for sure is they WILL be falling eventually! And that means it's time to clean up our yards and get them ready for the winter.

GFL will be collecting yard waste until **December 5th** this year so please plan accordingly.

We need Volunteers!

You've heard the expression, "*It takes a village?*" Well, a perfect example of that is in the operation of the HOA. These positions are not rewarded with a salary or recognition, but with the sense of purpose and fulfillment that comes with serving your neighbors and making a difference.

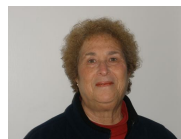
Briarcliff could be SO MUCH more if more people stepped up to lend their talents, time and expertise. We need everyone and anyone with a desire to make things happen! If you can't give the time or energy to serve on the Board, how about on a committee or a special project? We'd love to hear from YOU!



Hello Neighbors, and welcome to yet another season of change here in Briarcliff.

As we enjoy the beauty of another fall season, I'm thinking of the future and what changes the months and years ahead hold for us here in Briarcliff. I have been privileged and proud to serve as your President for the last several years, but it's time for new leadership. At our upcoming Annual Meeting in December we will be holding elections for Trustee vacancies as well as new officers for 2024. This year, I will NOT be seeking re-election as President, although I do hope to remain on the Board.

I urge each and every one of you to consider volunteering for your Board. It's a rewarding, interesting and eye-opening experience. You meet neighbors whose paths you may not ordinarily have crossed, and those neighbors become new friends. But more importantly you have a voice as to how your HOA is operated and how your dollars are spent. Knowing what the HOA can, and cannot do, often give a homeowner a new perspective and understanding. ***Please contact me by December 1st if you have any interest in joining the Board next year.***



I'm proud of all the accomplishments we've made together over the last few years and the commitment and dedication of our current board.

Briarcliff is a great place to live! Enjoy the fall and please contact me if you have any questions or concerns!

-Phyllis

How To Be a Good Neighbor



Whether you've lived in Briarcliff for a long time, or recently moved to our neighborhood, learning how to be a **good neighbor** can benefit you as much as your neighborhood. The overall quality of a neighborhood is a top factor when prospective buyers are choosing a community. Being a good neighbor is important because it provides those around you with feelings of safety, comfort and community. Oftentimes, the HOA is contacted to resolve issues between neighbors which can, and should, be handled with communication and cooperation between the neighbors themselves. Perhaps this friendly reminder can trigger some positive interactions between neighbors:

What is a Good Neighbor? A good neighbor has many qualities but, most importantly, they are respectful, friendly and open to creating relationships. A good neighbor tries to be someone they would want to live next door to.

Qualities of a Good Neighbor? **Respectfulness** of your neighbors privacy and their home. **Friendliness**, with simple acts of care and concern. **Trustworthiness**—good neighbors lean on each other in times of need.

Here are some things you can do that will help you become a better neighbor and help curate a more positive living environment for all of us in Briarcliff:

1. **Practice Good Neighbor Etiquette:** A friendly wave or brief check-in goes a long way. Ask if an older neighbor needs extra help with errands or activities, like retrieving mail or packages from their porch.
2. **Recognize Noise Levels:** Be mindful to keep your noise levels down, especially early in the morning or late at night. This applies to your music in your cars (and those of your children) as you drive through the neighborhood. Be aware of the time when using noisy power tools or lawn equipment.
3. **Maintain Curb Appeal:** Keep your homes' yard and exterior clean and kept up. Remove excess leaves, trash and overgrowth from your home. Keep your driveway clear of trash cans, yard debris, excess containers.
4. **Be Responsible for your Pets:** Clean up after them, curtail unnecessary barking and always keep them contained to your property and ON a leash for everyone's safety.
5. **Discuss Issues Tactfully:** Address issues immediately to avoid unnecessary drama or the involvement of multiple neighbors. Remain in a neutral position to avoid conflict if possible. If the issue is a clear violation of township or county codes and regulations, file the appropriate Code Violation Form with the Township.

Code Enforcement Process

Even with every attempt to be a good neighbor, it's understood that there will be times when discussing flagrant violations with a neighbor does not yield a satisfactory result.

In those instances, it's important to contact WBTP and report the code violation. An officer will come out, assess the situation and seek compliance according to their

policies and procedures. The Code Enforcement form can be found on the HOA website or https://wbtownship.org/government/departments/code_enforcement/report_code_violation1.php





Water Managers' Report

Water Testing: EGLE (Environmental Great Lakes and Energy) mandates specific water testing for water systems in Michigan. Various tests are required each year, including PFAS. All of our tests for 2023 have been completed and NO detections of contaminants were found.

Annual Water Quality Report: The State of Michigan requires a Water Quality Report to be made available to all residents. The 2022 report was offered to all residents with the June service fees invoice and is also available on the website. Our water quality remains excellent and our system is running optimally.

Water Main Flushing: The final water main flushing for the year will be October 18.

Hydrant Winterizing: The fourteen fire hydrants in the subdivision will be drained and winterized in late October or November, completing the maintenance of the lines for the year.

- Dan Gordon

Fall Bucket List

- ☐ Drink Hot Apple Cider  ☐ Go Trick-or-Treating 
- ☐ Rake leaves & jump in the pile  ☐ Go on a hayride 
- ☐ Have a s'mores campfire  ☐ Pick apples at the orchard 
- ☐ Carve or paint pumpkins  ☐ Decorate with mums 
- ☐ Visit a Pumpkin Patch  ☐ Buy all the fall candles 
- ☐ Watch a football game  ☐ Make a pumpkin recipe 
- ☐ Eat Candy Corn  ☐ Navigate a corn maze 
- ☐ Go on a nature walk  ☐ List what you're grateful for 



Halloween Safety

STAY SAFE! Halloween Safety Tips



With no sidewalks or street lights, our neighborhood is challenging for trick or treaters. You may want to consider taking your children to one of the many community 'trunk or treat' events instead. If you do choose to participate, please make sure your home is well-lit.

Porch lights and garage lights should be illuminated. (Actually, this is a good idea EVERY day for added security.)

Children should follow the township guidelines of only being out from 6:00-8:00 PM. Carry glow sticks and use reflective tape or stickers on costumes and bags.

And finally, drivers, be vigilant and SLOW DOWN!

Still to come...

Although the HOA was very busy this summer, a few approved key initiatives still need to be completed before the year comes to an end.

Road Repairs: We will be repaving over 6,848 sf of subdivision roads this fall. Repairs will be done on Big Cornwall Court tying into the intersection of Briarcliff Knoll. Additionally, some small potholes will be addressed.

New Entrance Signage: Though great progress has been made on this project, a lack of volunteers has contributed to the delay. We expect this initiative will be completed this fall, with fresh new signs and lighting welcoming residents home to Briarcliff.

Mark your calendars



October 29	Trick or Treat Trail	Marshbank Park 3:00 - 5:00 \$7-\$9
November 11	VETERAN'S DAY	Give thanks for your freedoms and the sacrifices of all who served or are serving.
November 16	High Tops and High Heels Mother/Son Dance	Jewish Community Center, 6600 W. Maple Resident \$35pp. Buffet/Dance/Photos
November 23	Thanksgiving Day	Why not invite a neighbor without family to share your dinner table?
December 1	HoHo Holiday Lunch	For Seniors! 11:30 AM - 1:00 PM Connect Lunch/entertainment/photos w/Santa! \$12
December 13	HOA Annual Meeting	Via ZOOM Call in info and details will be emailed
December 21	First Day of Winter!	Say it isn't so!



FINANCIAL REPORT

As we head into the end of the year, the financial health of the HOA is strong. We have been blessed to NOT have emergency repairs of our infrastructure so far this year, but our normal operating expenses have increased dramatically with inflation. Transferring some of our checking account monies to a higher interest account provided incremental income. One challenge we continue to have is the reluctance of a few individuals to pay their service fees in a timely manner. We waste an inordinate amount of time chasing payments from those who refuse to pay their bills on time.

At this time of year we are working diligently on the 2024 Operating Budget which will be presented to the membership for approval at the December 13 Annual Meeting. We anticipate a few new line items going forward as different needs are identified; for example, a budget to cover trimming and removal of trees/brush etc at the park as a result of 70+ year old trees and shrubs maturing and needing attention to insure safety.

- Paul Watha



BRIARCLIFF BOARD OF DIRECTORS 2023

PRESIDENT

Phyllis Weeks
president@ebriarcliff.org

VICE PRESIDENT

Vacant
vice_president@ebriarcliff.org

TREASURER

Paul Watha
treasurer@ebriarcliff.org

SECRETARY

Denise Gordon
secretary@ebriarcliff.org

WATER SYSTEM MANAGER

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

TRUSTEES

Dan Gordon
Patrick Gross
Kathy Kelly
Beth McWilliams
Georgia Roed
Jordie Thomson
Roberta Work

BOOKKEEPING SERVICES

Sean Warren
bookkeeper@ebriarcliff.org