



**NEWS  
AROUND  
THE  
NEIGHBORHOOD**

*July, 2009*

**Lots of Improvements Going on at Briar Cove!**

From painting to seal coating driveways to certification of back flow valves, there's a lot going on in our community these days. As our community ages, more and more work will need to be done, whether it's painting or replacing trees/bushes or repairing the pump at the waterfall. With the fresh coat of paint on some homes, the beautiful flowers, bushes and trees that many of you have added, our community is looking as beautiful as ever. The board wants to thank everyone for their patience while all of this work is going on.

Now, here's what's going on in the neighborhood:

Sprinkler Certification

You undoubtedly received a notice from the Town of Schererville with your water bill stating that the Indiana Department of Environmental Management is now mandating that the back flow valves on our sprinkler systems be certified by November, 2009. No sprinkler system can be activated in the spring of 2010 without this certification, and this certification must be done every year. The cost to our association to perform this certification will be approximately

\$3,500. This item will be added to our budget as a matter of regulatory compliance. This is an Association project and an Association expense. You do not need to contact the Town of Schererville or have this certification performed yourself.

Rain Sensors

You may have noticed that most of the sprinklers did not come on on Thursday, July 9. This is because rain sensors have been installed, which means that our sprinklers will not turn on during the rain or immediately after a rain. These sensors were installed at two homes for testing before the decision was made to install them throughout the community. This will save money on our water bills and eliminate the need to walk around to each of the 72 valves to turn them off during heavy rains. The cost for these sensors is approximately \$7,000, and this was funded from our capital reserves. The days of the week for the sprinklers has also been changed back to three days per week (Sundays, Tuesdays, Thursdays).

## Briar Cove News Around the Neighborhood – July, 2009

### Driveway Resealing

Phase 1 of the driveway resealing project will start on Monday, August 3, 2009. Phase 2 will take place in 2010. The work will be done by Rocky's Blacktop, and they have indicated that approximately 25 driveways can be done each day, weather permitting. A list of addresses and dates (and rain dates) to be done in the first phase is attached. On the day before your driveway will be seal coated, Rocky's will place a flyer next to the red flag on your mailbox. Please be mindful of the dates involved. Of course, if it does rain on your scheduled date or rain date, this will affect the *entire* schedule, so please look for the flyer on your mailbox.

PLEASE REMEMBER TO MOVE YOUR CAR(S) FROM YOUR GARAGE/ DRIVEWAY BY 7:30 A.M. ON YOUR SCHEDULED DAY, BUT WHEN PARKING ON THE STREET, PLEASE DO NOT BLOCK THE MAILBOXES. MAIL WILL NOT BE DELIVERED TO A MAILBOX THAT IS BLOCKED. ROCKY'S WILL BLOCK YOUR DRIVEWAY AFTER THE SEAL COATING IS COMPLETE AND WILL REOPEN IT WHEN THE SEALER HAS DRIED, WHICH IS USUALLY THE NEXT MORNING.

No driveways will be done on Fridays because of the lawn mowing, and the irrigation systems may need to be temporarily turned off in the area where the driveways are being done.

We realize that there may be some inconvenience, however the driveways must be maintained and your patience and understanding is appreciated.

### Landscaping and Beautification Committee

Sue Arias has replaced George Gadomski as chairman of the Landscaping and Beautification Committee. A big thank you to George for his past time and work on this Committee!

As you may have noticed, the entrance in front of the waterfall was re-landscaped to improve the view of our waterfall and pond. Some dead bushes were removed and replaced, and the tall grass was removed to make room for some of the rocks that were hidden among the tall grass. Committee members went out on a field trip to pick out the bushes and provided planting direction to the landscaping crew. They are also planning to meet again to determine what will work the best for the entrance island.

### Bush Trimming

The bushes in the front landscaping have been trimmed. If you do not want your bushes trimmed next year, please let Peter Bylen know and he will add your address to a list which is given to the trimmers. If you have planted flowers/bushes in your front landscaping, *in addition to the original bushes*, you should also give your address to Peter, as the trimmers *may* trim those too.

### Mulch

Another reminder that if you are replacing/adding mulch to any of your landscaping, only **cedar mulch (natural color)** is permitted. Any other type or color would be a violation and should be removed/ replaced.

## Briar Cove News Around the Neighborhood – July, 2009

### Waterfall

As you may have noticed, our waterfall was not working for a few weeks due to a bad pump. The pump has been replaced and the water is flowing again! The cost to replace the pump is approximately \$6,000, which includes a two year warranty.

### Briar Cove Annual Garage Sale

The date for this years annual garage sale is Saturday, August 22, 8:00 a.m. to 2:00 p.m. So start going through your closets, attics and garages and remember...one man's garbage is another man's treasure!

Since the Cold Stone Creamery ice cream wagon was such a success last year, the Social and Welcoming Committee is arranging to rent it again. Please see the enclosed flyer for info on the Ice Cream Social after the garage sales.

### Briar Cove Book Club

Ladies, did you know that there is a book group in the subdivision that meets monthly? Last year they had approximately 8-12 women participating in the discussions and would like to attract a few new members. They meet on the third Wednesday of the month at member's homes from September thru May. The books they read cover various genres and most are obtained through the Lake County Library through their Book-Club-to-Go program.

Their September selection is Ordinary Heroes by Scott Turow and will be available from the library around August 17. If you would like to know more about

this group, please call Karen Davis at 708-308-6526. Their first meeting will be on Wednesday, September 16, at 7:00 pm.

### Insurance Requirement

This is another reminder that if you haven't complied with the insurance requirement (Declaration, Article V), you must do so immediately. In order to comply, your insurance policy must name Briar Cove Paired Cottage Association as an additional insured/additional interest on the liability portion of your HO-3 all-risk casualty insurance. This provision is in place for the purpose of keeping the Association informed as to whether or not each Owner is carrying the required HO-3 all-risk casualty insurance, and is to the benefit of all homeowners.

### Hazardous Waste Collections

The Lake County Solid Waste District is having household hazardous waste collections in our area on: 8/1 at Lake Central High School, 8/29 at Highland Public Works Building, 10/3 at the Lake County Fairgrounds and 10/24 at the Munster Public Works Building. For information on what they do and do not collect, visit their Website at <http://www.lcswmd.com/household.htm>.

### Late Fee Amendment

We still need about 40 signed consents in order to pass this amendment, which was discussed and made available at our annual meeting last year. If you have not signed and submitted this consent, please do so. You can get a copy of this consent from Peter Bylen.

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### Non-Association Expenses

- ◆ A couple of homeowners have asked if roof replacement is an Association expense. It is not an Association expense. Roof replacement is a long way off, but the cost would be over \$1 million for the entire community. If this were ever to be an Association expense, our assessment would need to be raised by a substantial amount now in order to save enough in the capital reserves to fund such an endeavor.
- ◆ The board has been made aware of cracking slabs, sinking stoops and sidewalks. Again, this is not an Association expense.

You're probably asking yourself "what **is** covered by the Association??!!". This has been stated before, but it's worth saying again: Most of us were led to believe that anything on the outside of our homes is covered by the Association. We are all pretty aware now that it is not. It is important that you peruse our governing documents and become familiar with them. You can find our Declaration of Covenants, Conditions, Restrictions and Easements on our Website.

### June Open Board Meeting

Thank you to those of you who attended the open board meeting in June. Many issues were discussed and questions were answered.

### Next Board Meeting

The next board meeting is scheduled for Monday, August 10, 2009, 6:30 p.m., at the Lake County Public Library, Schererville-Dyer Branch, 1001 West Lincoln Highway.

### November Elections

Another reminder: November seems like a far way off, but it is the month when new Directors are elected for the following year. Please start thinking now about running for a board position. As you probably know, it is a thankless job, and the pay isn't great (\$0). You have to read, abide by, and enforce our governing documents, whether you agree with them or not, but you will be contributing to the decisions made that affect the entire community. If you would like to run for a position, or nominate someone (with their consent), please submit the name(s) to Peter Bylen.

***[www.briarcovehomeownersassociation.com](http://www.briarcovehomeownersassociation.com)***