

BIRCH POINTE CONDOMINIUM ASSOCIATION NEWSLETTER

December 2016



MARK THE DATE !

MISSION STATEMENT

"A self-managed and run community composed of a volunteer board that works to keep costs low while striving to enhance property values and provide efficient leadership through open and honest communication."

UPCOMING COMMUNITY OPEN MEETING

In order to review the financial position of Birch Pointe – as presented in the paper attached to this newsletter – as well as in response to requests to discuss the upcoming HOA fee increase, an open community meeting is scheduled for Wednesday January 4, 2017, at the Skyline Middle School cafeteria, from 6:30 to 8:00 PM.

Owners are invited to hear the fiscal reasoning behind the Board's decision regarding fees as well as the need to be pro-active and prepare for major capital improvements which will become necessary in the years to come.

IMPACT OF COMMUNITY NCC POLICE PATROLS

You may have noticed the presence of an NCC Police cruiser or SUV in Birch Pointe from time to time. The goal of these patrols was to decrease the potential of criminal activity in the community, provide heightened awareness of posted speed limits and stop signs, and educate residents. The results over the course of several weeks appear to be quite positive: actual police calls have dropped off. In addition, we have received notes from officers that stated that residents have come up to them and thanked them for being here, assisting our community, and their service. Hopefully owners will continue to take time and observe driving rules!



A special large dumpster will be available for two weeks after Christmas (to be placed at the top of Haley) for tree disposal. For everyone's convenience, they can also be left beside the nearest dumpster and maintenance will cart them away.

BIRCH POINTE DIRECTORY/IMPORTANT NUMBERS

➤ **GENERAL PROPERTY MANAGEMENT QUESTIONS**

Eric Kennedy – phone: (302) 685-4310; e-mail: ekennedy@birchpointe.net

➤ **MAINTENANCE ISSUES AND QUESTIONS**

Maintenance staff (Dennis, Eric) – e-mail: maintenance@birchpointe.net

➤ **ACCOUNT STATEMENTS / CONDO FEE QUESTIONS / ACH PAYMENT SIGN-UP**

Monica Rieder – e-mail: mrieder@birchpointe.net

➤ **BIRCH POINTE MAINTENANCE EMERGENCIES**

phone: 1-267-474-2907; e-mail: maintenance@birchpointe.net

Board Meeting of December 2016

(held at Skyline Middle School, December 12, 2016)

Discussion Topics:

- Meet with NCC Officer Sorrels / Patrol Updates
- Finances
- Collections / Delinquent Accounts
- 2017 Budget – Draft Review
- Real Estate Situation
- Financial Position Statement
- Open Meeting for January Scheduling
- Community Info Pack Printing / Distribution



Real Estate Status: Online resources such as Realtor.com, Trulia, Zillow, Estately.com and others



(1) Units on market:	3 on Birch Circle:	regular	1 new listing with sale pending; 1 with price drop, poss. under contract 1 with a price drop scheduled for 12-13-2016
	1 on Haley Court	Sheriff Sale	1 new listing, since with price drop
	1 on Diana Drive:	regular	
(2) Unit(s) sold:	2 on Diana	regular	11-29-2016 and 11-30-2016
	1 on Claremont	regular	11-28-2016

Birch Pointe properties still seem to be selling well with the community a desirable place to live.

Notes:

- Let a member of the Board know if you are aware of a new listing in Birch Pointe, or if YOU are moving and planning to sell your *own* condo.
- Eric is the Birch Pointe real estate liaison and can provide many of the essential documents, forms, and certifications needed for property transfer for a \$25 fee.
- Birch Pointe has been recertified by HUD allowing them to obtain FHA insured mortgages.
- **Birch Pointe has a policy regarding investors to protect the interests of ALL owners which must be disclosed to potential buyers, either directly by the seller or by his/her realtor. The document outlining this policy – which was established in 2013 – is clearly outlined on our website.**

Collections Report:



(1) Total collected in HOA fees for the month of October:	\$ 95,880 \$ 175	DUCIOA re-certification fees
(2) Large(r) payments received for the month:	\$6,000 \$3,400 and \$1,320 1 at \$830; 1 at \$660; 1 at \$500; 1 at \$450	for account referred to attorney for payments of back HOA fees

These represent monies remitted for overdue accounts, many of which are parts of payment plans.

Notes:

- Owners in financial difficulty should speak with a Board member to discuss their situation and arrange a payment plan/schedule to address ways of clearing up past balances.
- Consider signing up for Birch Pointe’s ACH program! It is an automatic and convenient way to pay monthly dues. See our website to download the necessary form – or – contact Monica for more info at mrieder@birchpointe.net .
- **As stated in recent newsletters, HOA fees will increase to \$350 in January 2017. To keep these at \$330/month, ACH enrollment will be necessary starting in 2017 to receive a \$20 discount. Any other forms of payment other than ACH or FIS push payments (including bill pays) will NOT be eligible for the discount.**

Cable service will be disconnected after a 90 day delinquency unless a Board-approved payment plan is in place.

Treasurer’s Report:



- (1) Total operating costs for the November: \$66,470
- (2) Capital improvement expenditures: \$12,570 for 1 balcony rebuilds: 3905 Birch Circle

There were no unusual expenses incurred for this month in addition to normal utility, maintenance, insurance, loan, professional and salary costs!

- (3) Status of Birch Pointe accounts: Operational Reserve = \$ 15,306
(see financial summary at end) Reserve = \$254,497

November 2016 Financials

– Operating Account

Beginning Balance:		\$ 75,882.28
Inflow – Operating Income:	\$	95,880.00
Inflow – One-time Transfers (from ORA*):	\$	0.00
Outflow – Operating Expenditure:	\$	66,419.86
Outflow – Capital Expenditure:	\$	12,570.00
Outflow – to Operational Reserve*:	\$	0.00
Ending Balance:		\$ 92,772.42
Target Ending Balance:		\$ 50,000.00
Surplus / Deficit:		<u>\$ 42,772.42</u>

– Operational Reserve Account

Beginning Balance:		\$ 15,305.84
Inflow – Periodic Transfers:	\$	0.00
Inflow – Interest:	\$	0.63
Outflow – Periodic Transfers*:	\$	0.00
Ending Balance:		<u>\$ 15,306.47</u>

* monies are transferred into/out of Operational Reserve Account (ORA) as needed to cover expenditures, maximizing earned interest

– Reserve Account

Beginning Balance:		\$ 254,477.06
Inflow – Periodic Transfers:	\$	0.00
Inflow – Interest:	\$	20.92
Outflow – Periodic Transfers:	\$	0.00
Outflow – One-time Transfers:	\$	0.00
Ending Balance:		\$ 254,497.28
Target Ending Balance:		\$ 250,000.00
Surplus / Deficit:		<u>\$ 4,497.28</u>