



MAY/JUNE  
2025

# Birch Pointe COMMUNITY UPDATE

## Kicking Off the Season: What's New in Our Community

As we move into the summer season, we want to keep everyone informed about important updates in our community—from ongoing parking and paving projects to highlights from our recent Annual Meeting. We're also excited to introduce our newest Board member, Ali Henkel, and extend heartfelt thanks and best wishes to longtime member Lee Long for her dedicated service. Please read on for the latest news, reminders, and important dates to ensure a smooth and successful season for all.

### Annual Meeting Highlights – April 2025

The 2025 Birch Pointe Annual Meeting was held on Saturday, April 26 at 10:30 AM in the Lower-Level Chapel of Skyline United Methodist Church. The meeting was called to order by Secretary Donald McFarland, with 43 owner-members in attendance. President Cheryl McDonaugh began by recognizing the current members of the Board and expressing gratitude for their work over the past year. She highlighted the diligent efforts of the Treasury Team, Debbie Hook and Don McFarland, which have helped maintain Birch Pointe's strong financial standing and statewide reputation for responsible fiscal management.

#### State Rep. Frank Burns *Guest Speaker*

Frank Burns spoke to the community about key District 21 issues, including rising energy transmission charges due to in-state supply shortages, upcoming income tax changes (cuts for those under \$60K, increases over \$125K), and recent business and end-of-life legislation. He emphasized the need for better public transportation in Pike Creek, noting DelDOT's plan to replace large buses with smaller, more frequent ones over two years. He also reminded residents of his monthly meetings, held the 3<sup>rd</sup> Sat of each month (except Aug and Dec) at 10:00 AM at Goldey-Beacom College.



#### Planned Capital Updates

Planned capital projects for 2025 include continuing deck replacements where structurally necessary and updating building intercom systems. Despite inflationary pressures, the Board is committed to maintaining affordability for residents. Monthly HOA fees remain below the 2020 high of \$350, and there will be no fee increases in 2025. The Board conducts monthly audits and actively monitors delinquent accounts, encouraging open communication with the Treasury Team for any residents experiencing financial hardship. Current account balances include \$106,107.23 in the Operating Fund and \$606,227.65 in the Reserve Fund.

#### Reminders and Notices

President McDonaugh noted that water remediation will begin once state funding is secured, with advance notice to residents. She clarified that the smoking area near Woodlea is outside Birch Pointe's control. Reminders included: no pets for renters, owners must clean up after dogs, and new red parking tags are required starting April 30, 2025. Residents must park on the street matching their unit address. The Board is exploring designated parking per unit, which may reduce guest spaces. Any changes to common areas must be pre-approved using the Architectural Change Request Form at [www.birchpointe.net](http://www.birchpointe.net). Existing non-hazardous modifications will be grandfathered in.

### Welcome and Farewell

The 2025–2026 Birch Pointe HOA Board election results were announced: Cheryl McDonaugh, Donald McFarland, John Taylor, Susan Yeatman, Debbie Hook, Taylor Rapuano, and Ali Henkel were elected, with Mary Sklar as Juried Alternate. Lee Long has stepped down after many years of gracefully serving the board. After the meeting, roles were assigned: Cheryl remains President; Susan is Vice President and New Owner Welcome Rep; Donald continues as Secretary/Assistant Treasurer (Receivables); Debbie is Assistant Treasurer (Payables); John, Taylor (website manager), and Ali are Members at Large; Mary continues as Juried Alternate. We warmly welcome Ali Henkel to the Board and thank Lee Long for years of dedicated service—your contributions have made a lasting difference!

OPERATING ACCOUNT

Beginning: \$106,550.23  
Ending: \$103,926.93

Inflow: \$84,982.34  
Outflow: \$87,605.64

RESERVE ACCOUNT

Beginning: \$607,849.12  
Ending: \$609,529.19

Inflow: \$1,680.07  
Interest (variable %)  
Outflow:  
\$0 Periodic Transfers  
\$0 One Time Transfers

- COLLECTIONS REPORT -

91+ days overdue  
6 accounts | \$5,969.32

61-90 days overdue  
6 accounts | \$1,873.00

31-60 days overdue  
NONE

1-30 days overdue  
2 accounts | \$650.00

Real Estate in Birch Pointe

16 units were sold in Birch Pointe in 2024. So far in 2025, 4 units have sold with 4 additional sales pending. County-wide, condo listings in Q1 of 2025 are down 1.11% compared to the same period last year.

As of June 6, 2025, there are two residential units currently pending sale—one located on Birch Circle and another on Claremont Court—reflecting ongoing interest in the local housing market. Additionally, two units are actively listed for sale on Haley Court, providing opportunities for prospective buyers.

**When moving,** inform Don McFarland if you are on the ACH program so that future automatic bank debits can be canceled. Once DUCIOA forms are requested, any scheduled ACH draws should be discontinued if possible. Current owner monthly payments can be made at closing by check, still at the \$320 ACH discounted rate. Contact if there are any questions or concerns.

- Requests for DUCIOA forms needed for property transfer should be directed to Don McFarland
- 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 – established in 2013 – is available on our website.

The Birch Pointe Board takes long-term delinquencies seriously!

The ACH Enrollment form can be found on our website.

- Only owners who are enrolled in ACH (or other e-fund transfer) receive a \$20/month discount
- Payments made by credit card receive a \$10 discount
- 6-month prepay receives a \$30.00 per month discount (\$1,860.00 ACH in January and June annually)



Beginning April 1, 2025, any account that is found to be in arrears, may have a penalty interest charge of 1.5% per month until the balance is paid off in full. Accounts which are found to be delinquent for more than 5 months will be referred to legal counsel for collection.

Birch Circle Paving & Parking Policy

The paving project on Birch Circle has been completed—thank you for your patience throughout this process. As part of the improvements, new residential parking spaces have been added to ensure that each unit owner on Birch Circle is assigned one designated parking space per the Birch Pointe bylaws.

**PLEASE NOTE:** Effective immediately, any vehicle parked in a resident space without a clearly displayed, current **red** parking tag will be towed at the owner's expense without further warning. The Blue tags are no longer valid, and residents have had ample time to complete the exchange. There are no exceptions for vehicles without a current Red tag. If your vehicle is towed, please contact: Ewing Towing (302) 366-8806.

Balcony Fire Hazards

For everyone's safety, please remember that using grills, hibachis, or any similar cooking devices on balconies or under overhangs is strictly prohibited by Delaware State Fire Code (§707-7-1.0 DEL. ADMIN. CODE §1.1, 2017).

Violating this regulation poses a serious fire hazard and could result in penalties. Let's work together to keep our community safe!



Important Contacts

Account Statements  
HOA Fee / ACH Q's  
Don McFarland  
dmcfarland@birchpointe.net

Property Management & Maintenance  
(Issues/Emergencies)  
Jules Litchfield  
(302) 277-7978  
jlitchfield@birchpointe.net

Birch Pointe HOA  
President  
Cheryl McDonaugh  
cmcdonaugh@birchpointe.net