



JULY/AUG  
2025

# Birch Pointe COMMUNITY UPDATE

## Falling Into Updates at Birch Pointe

As we welcome the fall season at Birch Pointe, your HOA Board is pleased to share updates about upcoming work, community's finances, and recent maintenance projects. This issue also includes details on capital improvements and safety inspections that help keep our neighborhood both secure and well maintained. To wrap things up, you'll find a recap of our most recent Board meeting with highlights of the discussions and decisions shaping the months ahead.

### Tree Removal & Parking Reminder – Monday, September 8



On Monday, September 8, ProTree will be removing several large trees within Birch Pointe that pose risks to buildings and common areas. This work will require heavy equipment and a crane and is expected to be completed by the end of the day.

**To allow safe access, all vehicles must be moved by 8:00 AM from 3500–3800 Haley Court and 3800–4100 Birch Circle.**

*\*Please note that the exact parking areas may change slightly—building door notices will provide the most accurate instructions for your building.*

Be sure to check your notice carefully and move your vehicle as directed. Any vehicles remaining after 8:00 AM will be towed at the owner's expense. Residents may return to parking once ProTree has completed the work.

Looking ahead, the Board will be working with GSU to plant replacement trees where appropriate, continuing our efforts to keep Birch Pointe safe, beautiful, and well cared for.

### Annual Fire Alarm Inspections – September 8 & 9

Advanced Securities will be on-site Monday, September 8, and Tuesday, September 9, to complete Birch Pointe's annual fire alarm inspections. As part of this process, technicians will be checking alarm panels throughout the buildings and testing the alarm bells to ensure everything is working properly.

Please be aware that you may hear alarms sounding during these tests. While the noise can be disruptive, this work is an important part of keeping our community safe and meeting fire safety requirements. Thank you for your patience as these inspections are carried out.



JULY

OPERATING ACCOUNT

Beginning: \$61,152.35  
Ending: \$107,321.25  
  
Inflow: \$139,214.15  
Outflow: \$93,045.25

RESERVE ACCOUNT

Beginning: \$600,456.82  
Ending: \$606,260.47  
  
Inflow: \$6,706.84  
Deposit: \$5,803.65  
Interest (2.1%): \$803.65  
  
Outflow:  
\$0 Periodic Transfers  
\$0 One Time Transfers

Capital Expenses

Your HOA Board has been hard at work this year making important improvements and keeping Birch Pointe safe, comfortable, and well cared for. Here’s a look at what’s been completed so far, along with what’s coming up next:

Recent Improvements & Repairs

- New Building Doors – 10 installed this Spring (\$41,676)
- Fire Escapes Refreshed – sanding, washing, and painting at 3300 and 3400 Haley Ct. (\$16,000)
- Roadwork – sealcoating and striping on Birch Circle (\$25,000)
- Roofing & Skylights – major updates on Diana Drive (\$148,105)
- Deck Renewals – 4 decks fully replaced (\$85,000)
- Tree Damage Repairs – 3500–3600 Haley Ct. (\$5,224)

Community Utilities (July & August | \$36,319.04)

Water \$13,601 – Electric \$4,585 – Trash \$7,033 – Landscaping \$11,100

2025 Totals

Capital improvements and repairs: \$431,217.00  
Miscellaneous routine building maintenance: \$77,965.88

Coming in September

- Bridge & Building Repairs – 3500–3600 Haley Ct. (\$23,400)
- Community-Wide Tree Removals (\$12,075)
- New Building Doors – Claremont Court (\$74,737)

Board Meeting Recap | August 13, 2025

The Board met on August 13 via Zoom to review community updates. ProTree will handle upcoming tree removals, while GSU continues landscaping. Common area maintenance remains a priority, and balcony upgrades are back underway. New doors for Claremont Court will be installed soon, and the Board is exploring a state program for energy-efficient LED lighting. Financial reports for June–August showed no concerns. On leadership, Taylor Rapuano and Ali Henkel will take on Secretary duties, allowing Don McFarland to focus on Treasurer responsibilities.

AUGUST

OPERATING ACCOUNT

Beginning: \$107,321.25  
Ending: \$143,380.01  
  
Inflow: \$228,047.34  
Outflow: \$191,988.58

RESERVE ACCOUNT

Beginning: \$606,260.47  
Ending: \$459,058.66  
  
Inflow: \$903.19  
Interest (2.1%): \$903.19  
  
Outflow:  
\$148,105.00 One Time  
Transfer to Operating

- AUGUST COLLECTIONS REPORT -

31-60 days overdue	61-90 days overdue	91+ days overdue
7 accounts	4 accounts	6 accounts
\$2,340.00	\$1,320.00	\$3,668.00

\* 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.

Important Contacts

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

Property Management & Maintenance  
(Issues/Emergencies)  
Jules Litchfield  
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