



FEBRUARY
2026

Birch Pointe

COMMUNITY UPDATE

FEB 2026

Birch Pointe News and Reminders

As we head into a new month (and hopefully some warmer weather), we'd like to share a few reminders to help keep Birch Pointe looking beautiful, safe, and consistent for everyone. Our community standards help protect property values and ensure a pleasant environment for all residents. Thank you for doing your part to maintain the Birch Pointe aesthetic and being respectful neighbors.

Annual Meeting 2026 & HOA Board Elections



HOA Board elections are coming up! We'd like to share that Taylor Rapuano has moved and is no longer serving on the Board. We thank her for her time and service to the community. Mary Sklar, previously serving as a juried alternate, has stepped into the role of Member-at-Large.

Our Annual Meeting will be held on **Saturday, April 25**. We encourage all homeowners to attend **If you are interested in running for a position on the Board**, online candidacy forms can be completed [here](#). Mail in versions and proxy forms can be found [here](#). Official ballots will be available beginning Monday, April 20 and must be submitted no later than Friday, April 24. You will be able to vote in person at the annual meeting if you miss the deadline. We appreciate your participation and involvement in our community! More information to come.



No Furniture in Dumpsters

Community dumpsters are for regular household trash only. Furniture, mattresses, and large bulk items are not permitted and can result in additional charges to the Association.

If you have large items to dispose of, please arrange for private bulk pickup.



Rings, Cameras, & Recording DevicesOH MY

We all want to feel safer and protected in our homes. For privacy and legal reasons, cameras are not permitted in common spaces, including hallways, entryways, or other shared areas.

Devices such as Ring doorbells or security cameras, etc. must be installed inside your unit (within the door frame or facing outward from a window) - not mounted in common elements.

COMMUNITY APPEARANCE | Keeping It Consistent



Balconies & Community Appearance

Balconies are considered a common element. While you may place outdoor furniture and décor on your balcony, it must be maintained in a neat and presentable manner.

- No trash or storage of miscellaneous items
- No awnings, coverings, or exterior alterations
- Please help maintain the overall Birch Pointe aesthetic



Window Dressings

To maintain a uniform exterior appearance, all window coverings facing the street must be white (white-facing outward). This ensures consistency throughout the community.

**NCC
CONTACTS**

Emergency
911

**Non-Emergency
Police**
(302) 573-2800

Drug Tip Line
(302) 571-4056

For Full List:
[Click Here](#)

See Something? Report It!

The safety of our community is important to all of us. If you observe suspicious activity (including suspected drug activity, vandalism, or behavior that makes you feel unsafe) please report it directly to local law enforcement. The Board is not a law enforcement agency and does not have the authority to investigate criminal matters or intervene in potentially dangerous situations.

If you believe something requires immediate attention, please contact the police right away. Prompt reporting helps ensure issues are handled properly and keeps Birch Pointe a safe place for everyone.



Clean Up After Your Pets

Pet owners are responsible for immediately cleaning up after their dogs. Pet waste left on lawns or common areas is unsanitary and inconsiderate to your neighbors. Please be sure to carry waste bags or stop at one of the waste stations around the community during walks and dispose of them properly. Failure to do so may result in enforcement action/fees.

Pet Policy Reminder:

For Owners: Up to 2 pets per unit are permitted

For Renters: Pets are not permitted in rental units

JANUARY

OPERATING ACCOUNT

Beginning: \$74,856.98
Ending: \$108,261.15

No Service Charges

RESERVE ACCOUNT

Beginning: \$411,024.60
Ending: \$411,373.83

Interest:
(Interest Rate
reduced to 1%)

Board Meeting Recap | February 17, 2026

- Roof replacements are scheduled for Spring (weather permitting) at 4900–5100 Claremont Court and 4100–4400 Birch Circle.
- Indoor winter maintenance projects were reviewed; new Claremont Court entrance doors have been installed.
- Financials were reviewed, including roofing estimates and winter maintenance costs.
- Taylor Rapuano stepped down / Mary Sklar appointed as Member-At-Large

Major Expenses

- \$39,900.00 | J. Smucker Contracting down payment for roofing on 4900–5100 CC & 4100–4400 BC
- \$26,555.00 | Winter Services GSU
- \$20,895.00 | Donegal Insurance – first payment for 2026 Insurance Policy

Water
Jan – \$7,843.47

Trash & Recycling
Jan – \$3,733.32

Electric
Jan – \$2,464.65

- JANUARY COLLECTIONS REPORT -
(after deducting lien activity)

31-60 days overdue
4 units | \$1,590

61-90 days overdue
4 units | \$1,300

91+ days overdue
4 units | \$1,745

*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.

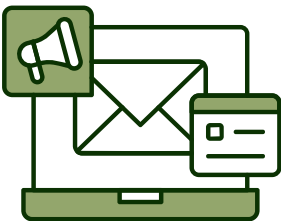
Work Order Request Form

Birch Pointe - Work Order Request Form

Submit a request for maintenance, repair, or other needed work in the community's common areas or grounds. All submissions are reviewed by the Board and forwarded to BP Maintenance for evaluation. Work is scheduled based on priority.

Please note: Requests for work inside individual units cannot be accepted and will be denied.

A new **Work Order Request Form** is now available on the Birch Pointe website. This system allows Maintenance to prioritize tasks more efficiently and helps the Board better manage repairs across the community. Submitting requests through the form ensures issues are tracked, reviewed, and scheduled appropriately based on priority.



Stay Connected!

Want to stay in the know on all things Birch Pointe? Join our email list to receive newsletters, community updates, and important announcements – delivered straight to your inbox! Staying connected makes it easier for us to share news, reminders, and important community information with everyone. [JOIN HERE!](#)

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