



APRIL
2026

Birch Pointe

COMMUNITY UPDATE

Birch Pointe News and Reminders

As we approach our Annual Meeting, we look forward to seeing strong participation from homeowners and appreciate everyone who takes the time to stay involved in the Birch Pointe community. In this newsletter, you'll find details about the Meeting, including ballot information for the election, along with a few helpful reminders and updates for residents.

HOA Annual Community Meeting

Our Annual Meeting will be held on **Saturday, April 25 at 10:00 AM at Skyline United Methodist Church (3100 Skyline Drive)**. The meeting room is accessible through the lower parking lot and back entrance to the church. We encourage all homeowners to attend!

BALLOT DISTRIBUTION

Official online ballots will be sent via email on **Monday, April 20 and must be submitted no later than Friday, April 24 at 7:00 PM**. Within the official ballot email, you will find an option to print/mail in your ballot or, if unable to vote, a proxy form will be available. If the deadline is missed, you are able to vote in person at the meeting. We appreciate your participation and involvement in our community. The 7 with the most votes will be elected to the Board. The Board may also select up to 2 juried alternates.

SMOKING (ANYTHING) IN YOUR UNIT

It has come to the attention of the Board from numerous complaints about smoking tobacco and other smoking materials (legal, recreational, medicinal, or otherwise) infiltrating common areas of buildings and other residents' units. See right for Code of Conduct.

Although the Board has no authority to enforce the legal codes of Delaware and/or New Castle County, residents affected by smoking or its effects are encouraged to call New Castle County Police and request intervention. While individuals have the right to smoke in their unit, this does not preclude others' right to clean, odor-free air in their units. A sense of common courtesy should prevail at all times. **Any violations are subject to fines by the Birch Pointe Condominium Association.**

Birch Pointe Code of Conduct:

Prohibited Conduct Is Defined As:

1. Smoking anything in indoor common spaces.
2. Allowing smoke from your unit to enter a common area or another unit. Doing so may lead to fines and/or legal action by the board, or the affected owner(s).
3. Conducting illegal activities in your unit or on community premises. Violations can and should be reported to police by any owner or board member.



Resident Parking Issues

Owners and Residents are reminded that guests are to park in UNMARKED spaces only. There continue to be concerns about evening and weekend visitors parking in RESIDENT spaces without proper RESIDENT identification. Please ask your guests to abide by this courtesy to your neighbors. This policy will now be enforced without further warning. Towing will be at the expense of the vehicle owner.

***REMEMBER:** Owners wishing to receive a RESIDENT tag must present a complete CENSUS FORM (found on the website) in order to obtain a valid RED RESIDENT TAG.



Pet Policy Reminders

Birch Pointe Pet Policy Reminder:

All pet owners are required to clean up after their pets and to keep dogs on leashes at all times when outside your residence.

For Owners: Up to 2 pets per unit are permitted

For Renters: Pets are not permitted in rental units

As this issue has become a matter of great concern, any observed failure to adhere to the above CODE will be reported to NCC Code Enforcement for further action.

From Article 2, Section 4 of the New Castle County Code:

The Delaware Society for Prevention of Cruelty to Animals (SPCA) enforces regulations regarding nuisance animals and animals that are mistreated. All dogs over the age of 6 months are required to have a Delaware State Dog License and must display the license tag. Proof of current rabies vaccination is required to obtain a dog license. All dogs are to be kept under restraint at all times.

Owners or persons responsible for dogs and/or cats are expected to prevent accumulation of animal excreta in the area where such animals are customarily kept. This regulation is enforced by the New Castle County Code Enforcement Division. To file a complaint, call (302) 395-5555.

Owners of or persons responsibility for dogs or cats shall immediately remove, in a sanitary manner, any fecal matter deposited by such dog or cat upon any street, sidewalk or park or upon any property without the consent of the owner or tenant of such property. It shall not be a violation if such fecal matter is removed within one (1) hour.

MARCH

OPERATING ACCOUNT

Beginning: \$68,248.41
Ending: \$65,513.90

No Service Charges

RESERVE ACCOUNT

Beginning: \$411,689.52
Ending: \$412,039.32

Interest:
(The current "Money Market" rate of interest is slightly less than 1%)

Board Meeting Recap | April 7, 2026 (Virtual)

- Reports | Financials, Collections, & Real Estate outlook
- Updates and Reminders
 - No pets for renters
 - No alterations of common elements
- Capital Expenses for 2026
 - Building Entry Doors
 - Deck Rebuilding

Major Expenses

- New Building Doors for Claremont Court - \$14,684.00
- Winter Services for the storm on February 22 - \$18,472.00

Water
March - \$6,697.98

Trash & Recycling
March - \$3,441.49

Electric
March - \$2,648.74

- MARCH COLLECTIONS REPORT - *(after deducting lien activity)*

31-60 days overdue
2 units | \$710

61-90 days overdue
2 units | \$720

91+ days overdue
8 units | \$3,764

*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.



WHEN MOVING:

Please notify Don McFarland at dmcfarland@birchpointe.net if you are enrolled in the ACH program so future automatic debits can be canceled. Once DUCIOA forms for property transfer are requested, any scheduled ACH draws should be discontinued if possible. Current owner monthly payments may be made at closing by check at the \$345 ACH discounted rate.

Parking hang tags for units being sold must be returned to Jules—not given to new owners or real estate agents. Tag numbers are assigned to specific vehicles for security and tracking. This also applies to rental units; tenants moving out must return their tags. Replacement fee for a hang tag is \$50.



Stay Connected!

Join our email list to receive newsletters, community updates, and important community announcements. [**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
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**Birch Pointe HOA
President**
Cheryl McDonough
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