



JULY
2026

Birch Pointe COMMUNITY UPDATE

As we move through the heart of summer, we hope everyone had a safe and enjoyable Fourth of July and is finding ways to stay cool during this stretch of hot weather. In this newsletter, you'll find board member updates, along with a few important reminders that help keep Birch Pointe running smoothly and looking its best. Topics include pet policy reminders, stop sign and speed limit safety, balcony appearance expectations, our online work order form, and helpful guidance for residents who are moving out of the community.

Welcome to Our New Board Member

Thank you to all residents who participated in this year's election process and took the time to vote or apply for the board. The Board would like to welcome our newest member, Chris Thuys!

Chris brings valuable hands-on experience in electrical and maintenance work, giving him practical knowledge of many of the building and infrastructure issues that can arise in our community. He is committed to helping keep Birch Pointe safe, well maintained, and a great place to live. Chris also values open communication and looks forward to working with fellow board members and residents to serve our community.



Driving Safely in Our Community



A reminder that the speed limit throughout Birch Pointe is 10 MPH. Please slow down and watch for pedestrians, pets, and neighbors.

Please also obey all posted stop signs, especially at the intersection of Haley Court and Birch Circle, where Haley Court has the right of way. We've noticed more drivers rolling through stop signs or failing to stop altogether. Taking a moment to come to a complete stop helps keep everyone in our community safe.

SPEED
LIMIT
10

Pet Policy Reminder



Owners: Up to two pets per unit are permitted

Renters: Pets are not permitted in rental units

All pet owners are responsible for cleaning up after their pets immediately and properly disposing of waste in designated receptacles or trash. Owners are responsible for ensuring their pets – and any tenants – comply with all Association rules. Failure to do so may result in enforcement action/fees.



Balconies & Community Appearance

Balconies are considered common elements of Birch Pointe. We encourage you to enjoy your outdoor space as much as the next resident; however, these areas must be kept clean, neat, and presentable at all times.

Outdoor furniture is permitted, but balconies must not be used for storage of trash or miscellaneous items. Please avoid clutter and keep all items orderly and well-maintained.

As a reminder, all common areas belong to Birch Pointe as a whole community and should be treated with care and respect. Your cooperation helps preserve the overall appearance and shared enjoyment of our community.

Work Order Request Form

A new **Work Order Request Form** is 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.

Please note:

- Work orders are for common areas, building exteriors, and community grounds
- Examples include hallways, exterior lighting, sidewalks, bridges, landscaping, and shared spaces, etc.
- Requests for work inside individual units will be denied

SEE SOMETHING?
SAY SOMETHING!

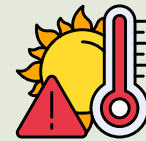
NCC
CONTACTS

Emergency
911

Non-Emergency
Police
(302) 573-2800

Drug Tip Line
(302) 571-4056

For Full List:
[Click Here](#)



Keep Your A/C Running Efficiently

With the recent extreme temperatures, please remember to check and replace your A/C filters as needed to help keep your system running efficiently.

We also encourage residents to ensure their annual A/C unit maintenance is up to date.



Moving?! Contact Don McFarland

We're sorry to see you go and wish you the best in your next chapter! If you are enrolled in the ACH program, please notify Don McFarland at dmcfarland@birchpointe.net 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.

Birch Pointe Financials | April-June 2026

APRIL

OPERATING ACCOUNT

Beginning: \$65,513.90

Ending: \$54,761.25

No Service Charges

RESERVE ACCOUNT

Beginning: \$412,039.32

Ending: \$412,223.14

Interest: \$183.82

MAY

OPERATING ACCOUNT

Beginning: \$54,761.25

Ending: \$23,818.22

No Service Charges

RESERVE ACCOUNT

Beginning: \$412,223.14

Ending: \$412,378.57

Interest: \$155.43

JUNE

OPERATING ACCOUNT

Beginning: \$23,818.22

Ending: \$32,704.74

No Service Charges

RESERVE ACCOUNT

Beginning: \$412,378.57

Ending: \$412,632.85

Interest: N/A

Major Expenses

- **APRIL** ProTree Services \$34,975
- **MAY** Smucker Contracting (roofing) \$62,900 // PipePros \$4,900
- **JUNE** Smucker Contracting (roofing) \$30,200 // Legal Expenses \$6,228

Water	Trash & Recycling	Electric	Landscaping
April - June	April - June	April - June	April - June
\$20,878.62	\$10,324.47	\$7,159.79	\$13,500.00

Board Meeting Recap | June 17, 2026 (Virtual)

The Board began the meeting by reviewing the financial reports. The board unanimously approved moving forward with legal action on several units with significant overdue HOA balances.

The Board also spent time discussing ongoing maintenance and improvement projects throughout the community. Current maintenance priorities were reviewed, and plans for upcoming work were discussed. As part of our proactive maintenance efforts, the Board and maintenance manager will continue monitoring building water lines for potential leaks. New interior and exterior entrance mats have also been ordered and will be installed throughout the summer and fall as needed. In addition, the Board will conduct another walkthrough of the community by the end of the summer to identify maintenance needs and help keep Birch Pointe looking its best.

The meeting concluded by scheduling the upcoming mid-July meeting. Thank you to everyone who continues to support and care for our community.

- JUNE COLLECTIONS REPORT -

(after deducting lien activity)

1-30 days overdue
4 units | \$1,250.00

31-60 days overdue
7 units | \$2,140.00

61-90 days overdue
0 units | \$0

91+ days overdue
8 units | \$4,820.00

Legal Action/Liens
6 units | \$23,133.00

Pending Review
2 units | \$3,795.00

*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.



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
jlitchfield@birchpointe.net

Birch Pointe HOA
President
Cheryl McDonaugh
cmcdonaugh@birchpointe.net