NOVEMBER
2026

Birch Pointe COMMUNITY UPDATE

As we head into the final months of the year, we've got plenty of updates to share. This edition includes an introduction to our new maintenance partner, important community reminders, September and October financial summaries, and recaps from our most recent board meetings. Plus, a special four-legged neighbor looking for her forever home! 🐾

A Fresh Approach to Birch Pointe Maintenance

We're excited to welcome **JM Construction Services** as Birch Pointe's new contracted maintenance vendor! With regular weekly visits, JM Construction will focus on proactive upkeep of our buildings and shared spaces, including routine inspections, minor repairs, pet waste station maintenance, debris removal, and identifying larger maintenance needs.

As a reminder, please continue to submit maintenance concerns through the official **Work Order Form** to ensure proper tracking and timely follow-up. *Our new email, maintenance@birchpointe.net, should be used only for general maintenance questions or if you're unable to submit a work order.*

We look forward to this partnership and continued improvements throughout our community!

A Little Vienna Gets Her Fur-Ever Home!



Sometimes, a little love from our own neighborhood can make a big difference! Meet Vienna, an adorable 3-year-old miniature dachshund who was recently fostered by one of our very own Birch Pointe residents. We're thrilled to share that this little Vienna sausage has found her forever home! 🐾❤️ A special thank you to our neighbor for opening their home and heart to Vienna while she waited for her perfect match!

Vienna's story is a sweet reminder of the impact our community members can make, even beyond Birch Pointe. If you've ever considered fostering or adopting, visit the Brandywine Valley SPCA to learn how you can help another furry friend find their forever roommate! **Owner's Only*







Community Reminders & Resident Responsibilities

As we continue working to maintain and improve Birch Pointe, we'd like to remind all residents of a few important community policies and homeowner responsibilities. Your cooperation helps keep our community safe, clean, and enjoyable for everyone.

Understanding Your "Walls In" Responsibility

As a reminder, Birch Pointe homeowners are responsible for the maintenance, repairs, and upkeep of their individual units, generally referred to as "walls in" coverage. While our new maintenance vendor, JM Construction Services, will assist with the upkeep of interior building common areas and exterior common areas, their contracted services do not extend to maintenance or repairs within individual residences.

Homeowners are responsible for coordinating and arranging repairs within their units, including plumbing, electrical, appliances, and other interior maintenance needs, as applicable under the community's governing documents.



Water Shut-Off Valves: Know Where Yours Is!

We strongly encourage homeowners to locate their valve, check that it is unobstructed, and confirm they can access it when needed.

Quick access to your shut-off valve is especially important in the event of a plumbing leak or water-related emergency, when every minute counts.

If your shut-off valve is inaccessible, please contact a licensed plumbing company for assistance.



Street Parking & Resident Parking Reminders

Residents should park on their assigned or designated street and ensure that vehicles parked in spaces requiring a resident parking hang tag display the appropriate tag.

As part of routine parking monitoring, notices will be placed on vehicles found parked on a street other than their designated street or in resident spaces without the required hang tag.



Trash Disposal: Keep Our Community Clean

All household trash must be placed completely inside the designated trash disposal bins or containers.

Leaving bags, boxes, furniture, or other items beside or surrounding the disposal areas is not permitted. Even when bins appear full, trash should never be left outside the containers.

Improper disposal creates unsightly conditions, attracts pests, and adds unnecessary maintenance burdens to the community.

Birch Pointe Financials | Sept-Oct 2026

SEPTEMBER

OPERATING ACCOUNT

Beginning: $69,225.94
Ending: $10,422.43

No Service Charges

RESERVE ACCOUNT

Beginning: $463,201.00
Ending: $433,484.77

Transfer: *$30,000 to Operating*
Interest: *$283.77*

OCTOBER

OPERATING ACCOUNT

Beginning: $42,162.43
Ending: $50,907.40

No Service Charges

RESERVE ACCOUNT

Beginning: $433,484.77
Ending: $433,760.98

Interest: *$276.21*

- COLLECTIONS REPORT -

1-30 days overdue
4 units | $1,420

31-60 days overdue
0 units | $0

61-90 days overdue
4 units | $1,420

91+ days overdue
5 units | $4,795

Legal Action/Liens
5 units | $24,670.82

*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.

Major Expenses

SEPTEMBER
ProTech - Deck Work $89,130
First State Striping - Claremont Court Sealcoating $19,675
JM Construction Services - Gutter Cleaning $9,600
Supreme Exteriors - Birch Circle Roof Repairs $8,720

OCTOBER
ProTech Construction – $3,429.55
Insurance - $10,457.57

Water	Trash & Recycling	Electric	Landscaping
$14,339.58	$6,882.98	$4,833.88	$9,700.00

Board Meetings Recap | Sept. & Oct. (Virtual)

The Board continues to focus on community maintenance, financial oversight, and improving neighborhood operations. The next Board meeting is planned for November 2026. Here are the key highlights from our recent meetings!

Building & Grounds: The Board officially approved JM Construction Services as Birch Pointe's new contracted maintenance vendor, with services beginning October 9, 2026. This partnership will provide a more proactive approach to maintaining our buildings and common areas. A new maintenance email, maintenance@birchpointe.net, has also been established. Residents are encouraged to continue using the official Work Order Form for maintenance requests.

Parking & Enforcement: The Board reviewed ongoing parking concerns and discussed strategies for improving compliance with community parking guidelines. Parking enforcement remains a priority to ensure fair and accessible parking for all residents.

Financial Updates: The Board reviewed the community's financial reports, including account balances and overall financial standing. September and October financial summaries are included separately in this newsletter for residents to review.

Community Updates: The Board reviewed units currently listed for sale within Birch Pointe as part of its regular community oversight.

Important Contacts

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

Property Management & Maintenance (Issues/Emergencies)
Work Order Form (on BP Website)
maintenance@birchpointe.net

Birch Pointe HOA President
Cheryl McDonaugh
cmcdonaugh@birchpointe.net