

BIRCH HOLLOW ESTATES



145 Jay Road Effort, PA 18330 Phone number: 570.420.7535

Website address: birchhollowestates.com

Spring
2023

President's Letter

Dear Neighbors,

As I sit at my dining room table, I am fortunate to watch birds zip to and from my feeders and squirrels scurrying underneath to collect fallen seeds and I am still thrilled with my decision to move to Birch Hollow Estates 35 years ago. My name is Mary Ellen Revans and it is my pleasure to be the new president of the Birch Hollow Estates POA for 2023. I appreciate, as many of you do, that we have covenants to protect the natural beauty of our neighborhood that makes Birch Hollow such a unique and wonderful place to live. I still get a thrill when I see a herd of deer passing through or the occasional bear lumbering through my neighbor's yard. This is our neighborhood, let's work together to keep it the beautiful community that caught our attention when we first decided to live here.

The Board of Directors are here to help our community members in addition to making sure our community clubhouse and pool are maintained. We continue to have a fiduciary responsibility to uphold all the association by-laws and covenants of BHE. The covenants protect the appearance and quality of life that we all enjoy. Both the Covenants and By-Laws are posted on our website or can be obtained by contacting our Business Manager. The Board is obligated to enforce the covenants that all homeowners agreed to when purchasing property within the confines of Birch Hollow Estates.

I would like to take the time to thank our previous president, Katie Costa, for her many hours of dedication to our community by working tirelessly and guiding the Board to get BHEPOA back on its feet. I would also like to thank our previous business manager, Justin Clarke, for stepping into a position that had many challenges when he began. Justin has moved on to a job offer that he could not refuse, and we are more than happy for him and his family. I would also like to introduce our new Business Manager, Cal Bird. Some of you may have already met her and her smile down at the office. She is a pleasant, cheerful person who is an asset to us all. Welcome aboard Cal!

I would also like to thank my fellow Board members for getting this year started with a lot of great enthusiasm! Some of them have worked diligently collecting delinquent assessments, while others worked extensively on clubhouse and grounds maintenance. We have also worked together to find a company to refurbish the pool enclosure and are in the process of hiring an engineer to get the approval to start the work. Many new and exciting things happening at Birch Hollow!

BHE POA Board Meetings

All meetings are held at the clubhouse on Jay Road

March 8, 2023

April 12, 2023

May 10, 2023

June 14, 2023



Annual Meeting Sunday, March 26, 2023, at 1pm

OFFICE INFO



For any information or questions regarding Birch Hollow Estates please contact our Business Manager, Cal Bird: 570-420-7535 or via email BHEHOA2021@outlook.com

Office Hours:

Tuesday 11:30am-4:30pm

Wednesday 1:00pm-7:00pm

Thursday 11:30am-4:30pm

Saturday 10:30am-1:30pm

or by appointment as needed.



Upcoming Events

- ✓ March 12 Daylight Savings begins
- ✓ March 20 First Day of Spring
- ✓ March 26 Annual Meeting
- ✓ April 9 Easter
- ✓ May 27 Pool Opening (tentative)
- ✓ May 28 Covered Dish (tentative)
- ✓ May 29 Memorial Day

In closing, please remember that the Board of Directors are volunteers. We put in many hours a week because we love our community and want to see it stay as beautiful as the day we all moved to Birch Hollow Estates.

Sincerely,

Mary Ellen Revans

BHE POA President



CLUBHOUSE AND POOL NEWS



We would like to remind all residents that dogs are NOT allowed on the clubhouse grounds at any time. And, as a reminder, all dogs must be leashed when not on your property. We have many residents that enjoy walking around our beautiful neighborhood. If you walk your dogs, please pick up all dog droppings. We have had a few complaints about dog droppings not being picked up. Thank you.

Big news!! After much diligent research, we have found a company that will be taking on the job of renovating our pool enclosure, which the community voted to have redone due to the deterioration of said enclosure. The company is NEPA Builders LLC. In order for them to start the work, we need an engineer's approval that the structure and the materials that NEPA will be using are sound enough for our climate in the Poconos. The engineer was here on 2/23/23 and needs about two weeks to draw up the plans. We will keep you posted on the progress of this long-awaited project. Unfortunately, during the renovation the clubhouse grounds will be completely off limits to the community due to safety concerns. This project is projected to take approximately 8 weeks.



Snack Bar will be open this summer during pool hours for snacks and drinks. All sales benefit the Recreation Committee.

Opening pool weekend is Memorial Day Weekend. Pool opening day is Saturday May 27, 2023 (tentative to work completion). There will be a pool party and covered dish on Sunday, May 28th from 2pm to 6pm (tentative to work completion). Pool hours 12:30pm to 7:30pm, 7 days a week. Watch the Birch Hollow Estates POA FB page for further up to date details.

REMINDERS from your COVENANTS COMMITTEE

- Any unregistered vehicles are not permitted on public (state) roads as defined by the Pennsylvania Department of Motor Vehicles which includes the public roads of Birch Hollow Estates. This includes, but is not limited to ATV's dirt bikes, etc.
- Trash cans must be removed from roadside once your pickup is complete for the week. They may not remain at the roadside all week. Please ensure your cans are off the road when placed at roadside to pick up. They should not be left on the road.
- Please help keep our community neat and pretty. Please remove all trash from property on a timely basis.
- All tree removal within BHE, requires board approval prior to removing trees. An approval form may be obtained from our office.

Welcoming Committee

The Welcoming Committee has completed the second entrance sign for Birch Hollow Drive. Keep an eye out for the new one to be returned to its home! We are also planning a welcome brunch for new residents since 2020! Keep an eye out for that announcement of date and time once pool renovations are complete!

Thank you!!!



A HUGE thank you to our generous neighbors who have sent in donations to our Recreation and Welcoming Committees! We appreciate you!

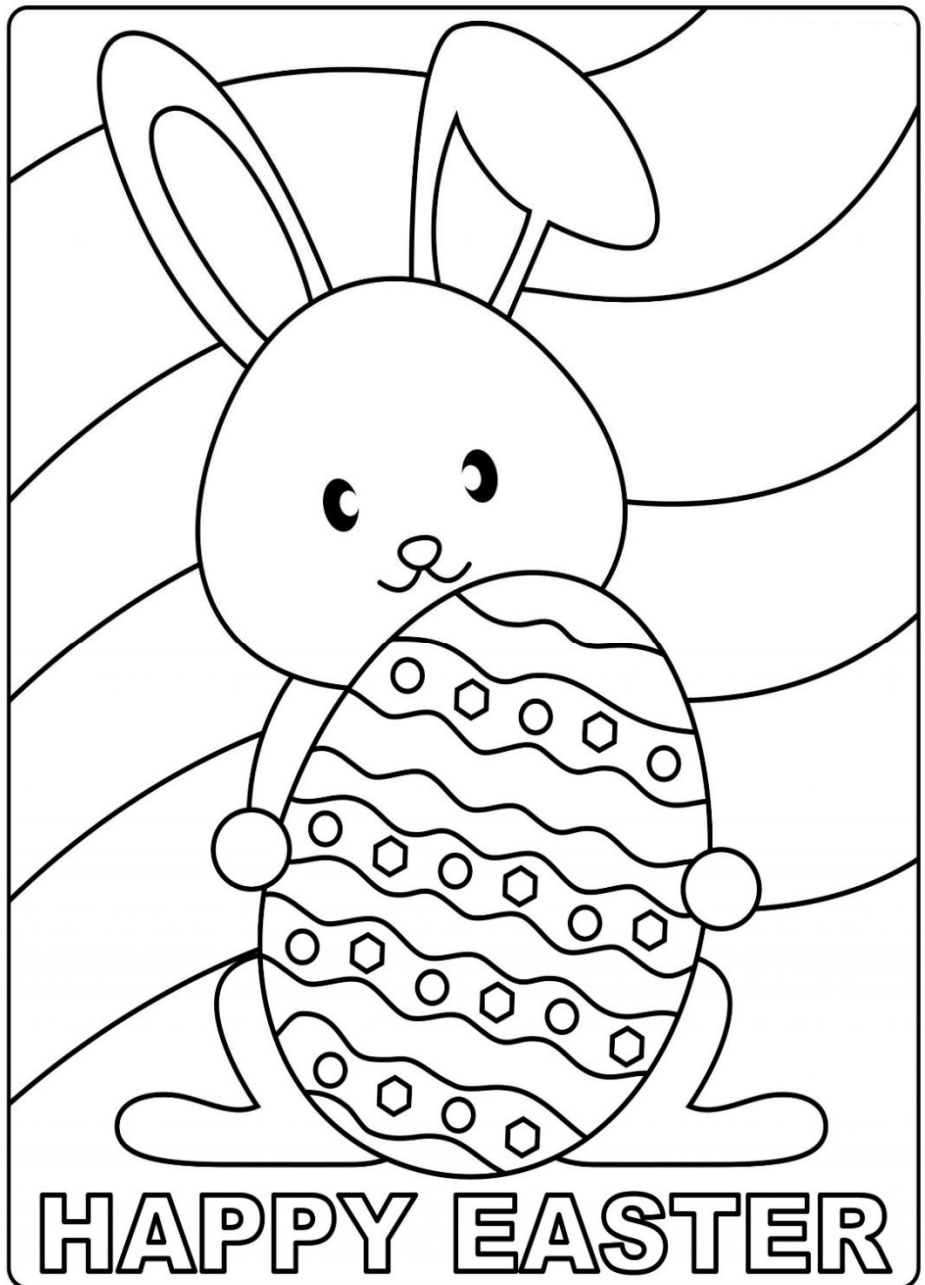
Resale Certificates

When you sell your house, you are required to provide the buyer with a resale certificate before going to contract. The Resale Certificate ensures that the buyer has been notified of our Association, its By-Laws, and Covenants. Resale certificates are available for a fee by calling our Managing Agent, Cal Bird at 570-420-7535. The processing time for a certificate is approximately ten days.

 COMMUNITY REMINDERS AND CONCERNS 

- Only residents in good standing may attend meetings, participate in community events, and use the clubhouse and pool. If you have unpaid property assessments, which were due by February 15 to not be considered late, and to avoid any further late fees, which increase from \$20 to \$40 on March 15, please reach out to the business manager at your earliest convenience. Thank you.
- Parents/guardians please park as far off to the sides of school bus pickup/drop off zones to not block other cars from being able to pass. We have had multiple complaints and its an easy fix to share the busy morning roads.
- Residents, children, and pets will be out and about more with warmer weather so please remember to adhere to our speed limits of 25mph and not running stop signs.
- ATTENTION: as per Chestnuthill and Polk Township ordinances, open burning of materials is strictly prohibited. No person shall burn, ignite, incinerate, maintain, or otherwise permit any fire upon any of the streets, roads, alleys and/or public rights-of-way. Recently, an open, unattended leaf burn was found to be occurring on the Watercrest median runoff area. Thankfully it was extinguished, and authorities were called before it caused a problem. Please practice vigilance and safety in our community and stay familiar with our township ordinances. Thank you!

Due to no Annual
BHE Easter Egg
Hunt this year
from renovations,
We will hold an Easter
Coloring contest!
Please color, cut out,
and submit by April 8, 2023
to the Managing Agent
office to display and
possibly win a prize!



Child's Name:

Age:

Telephone number:

BIRCH HOLLOW ESTATES BOARD OF DIRECTORS 2023

(Year in parenthesis denotes date term ends)

PRESIDENT – MaryEllen Revans – merevans56@gmail.com (2024)

VICE PRESIDENT - Joy Rungo - jrungo7145@aol.com (2023)

TREASURER - Jessica Zicker - jess.zicker@aol.com (2023)

SECRETARY – Valerie Kaye - kaye5@ptd.net (2025)

DIRECTOR - Brenda Kenney - Bre410@ptd.net (2023)

DIRECTOR - Vincent Rodriguez - shield8193@yahoo.com (2025)

DIRECTOR - Lisa Clarke - lisaclarke2347@gmail.com (2024)

DIRECTOR – Bob Jonas - wxviewer@outlook.com (2024)

HELP WANTED



SUMMER 2023



Part Time Lifeguards: Must be 15 years of age or older with working papers, be Red Cross/CPR certified and be able to work a flexible schedule between 12pm and 8pm including weekends. Responsibilities include but not limited to life guarding community pool and miscellaneous light cleaning around clubhouse grounds and pool area. www.redcross.org

If interested, please contact the Business Manager, Cal Bird at 570-420-7535 or at BHEHOA2021@outlook.com