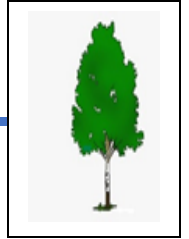


BIRCH HOLLOW ESTATES



145 Jay Road Effort, PA 18330 Phone number: 570.420.7535
Website address: www.birchhollowestates.com

Summer
2023

Letter from the President and Vice President

Dear Neighbors,

The long awaited pool season is finally here! By the release of this newsletter, hopefully most residents have picked up their pool passes to enjoy another great summer! We had hoped to be able to open this season with our highly anticipated, long-awaited new pool enclosure but unforeseen material delays forced the Board's decision to push the project off until September. If we had chosen to start construction in May that would've meant delaying the pool opening by an unknown amount of time and that was not in the best interest of the community and our solely important amenity. Let us now look forward to a successful pool enclosure project completion this fall for the community to enjoy and benefit from for many, many years to come!

The board would like to say a very special thank you to the Maintenance Committee Chair, Vincent Rodriguez and his helpers, who have worked tirelessly to get the clubhouse in tip-top shape for another fun season! We also would like to thank all the residents that came out on our Spring Clean-Up Day to volunteer their time. Thank you! As a reminder, extra helping hands and volunteers for our committees are always welcomed and appreciated.

Change...something we don't typically care for or adapt very easily to. But change is necessary, inevitable and allows for new perspectives and growth. **"The secret of change is to focus all of your energy not on fighting the old, but on building the new."** ~Socrates. So, why has the board implemented newer, somewhat frustrating pool policies this year? We understand that there may be slight, momentary inconveniences asking residents to sign in when using the pool and requiring a parent/adult to monitor kids under the age of 16 during "swim at your own risk." **SAFETY**, however, by all accounts, is our number one priority while operating with the one and only lifeguard that applied for the job. By enforcing rules of safety and keeping accountancy of attendance due to the tremendous amount of liability involved under these circumstances, the **INTEGRITY** of BHEPOA is upheld by doing what is right and necessary for keeping our clubhouse, pool and grounds safe and enjoyable. We kindly ask for your patience and understanding as we navigate through different circumstances which create obligatory change. Thank you so very much! There are two other community issues we would like to address, with the most important being that we have had very little to no



rain, causing very dry conditions and fire hazards. **Chestnuthill Twp. has a Red Flag Warning** in effect which means to use caution when burning. Campfires must be contained in a fire pit or dug hole with only natural wood as material. Brush can be burned but leaves are never allowed to be burned in Chestnuthill Twp. They can be brought to the recycling center at no cost for composting. Violators of the burn ordinance are given a warning upon first offense. If there is another violation at the same address, the matter is referred to the Code Enforcement Office with fines being levied through the township. The second concern is in regards to the buildup of culvert debris which causes damage to our roads from water runoff. It has been requested by Steve Baade, Chestnuthill Twp. Road Dept., for our residents to periodically clean out their swales at the edge of their properties so that rainwater does not pool on the roads causing them to erode. This is not something that the township performs for us. Thank you all in advance for your vigilance in helping to keep our community safe from fire hazards and road erosion hazards.

Together, let us embrace the essential and necessary changes needed to continue making BHE the safe and desirable community that it always has been.

On behalf of the entire Board of Directors, we wish everyone a fantastic, fun-filled summer!

Sincerely, *Mary Ellen Revans and Joy Rungo* BHE POA President and Vice President



CLUBHOUSE and POOL REMINDERS



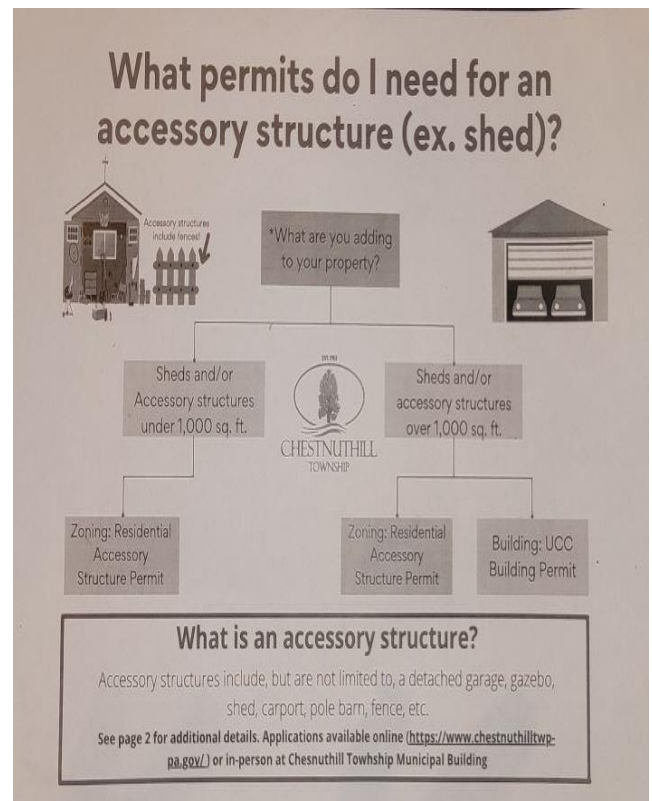
- **BHE pool badges** must be picked up from Cal during business manager's hours. See "Office Info" for listed hours. Pool staff does not have access to hand out badges. Badges must be worn by residents and guests when using playground and pool areas. Badges must not be loaned to others.
- **Sign -in with pool attendants:** We ask for all residents and their guests to sign in upon entering the clubhouse for use of the pool. This is for safety reasons, to eliminate non-resident pool use issues as well as to track usage in order to staff the pool appropriately.
- **Swim at your own risk:** All kids under the age of 16 must be supervised by an adult inside the pool area when there is no lifeguard on duty and only pool attendants are working.
- **When our lifeguard is on duty:** Regular swim rules go into effect and "adult swim" occurs for 15 minutes per hour. All minors must exit from inside the pool area for adult only swim time. Kids age 13 and up are permitted to be at the pool without an adult only if the parent has a signed waiver on file.
- **Snack bar** will be open this summer during pool hours. We offer an assortment of chips, candy, beverages and ice pops . Please ask a pool attendant to assist you. All sales benefit the Recreation Committee.
- **Adults Only Swim Hour:** New this year, starting June 6, 2023, we are offering ADULTS ONLY swim hour from **11:30am to 12:30pm on Tues, Thurs and Sat**. Sorry, no kids allowed at pool during this hour.
- Please, **NO DOGS are allowed** on the Clubhouse and Pool property.
- **WELCOME!** Please join us in giving a warm welcome to our new pool staff: Hailey, Katie, Olivia and Connor are our Pool Attendants, London is our Lifeguard and Karen is our Pool Manager. Many thanks!

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.

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 BHE. This includes, but is not limited to ATV's dirt bikes, etc.
- ✓ All **vehicles** must be parked within your own property. No vehicles are allowed to be parked on the edge of the road or grass median areas.
- ✓ **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.
- ✓ All **tree removal** within BHE requires board approval prior to removing trees. An approval form may be obtained from our office. For **structure permit** questions, please refer to the permits chart to the right.
- ✓ **All dogs** must be leashed when not on your property. If you walk your dogs, please pick up all dog droppings and kindly do not allow your pets to do their business on resident's properties. Dogs are not permitted on clubhouse grounds.



LOOKING AHEAD TO BIRCH HOLLOW'S FUTURE

BHE has endured a lot of change the past few years with the largest change falling under the category of "sustainability" due to major rising operational costs and expenses. While we have been successful with the recouping of many delinquent past assessments, in order to maintain keeping up with anticipated expenditures and the ability to continue replenishment of our reserve monies, the Board of Directors has reached the unanimous decision to **increase BHE assessments in 2024**. The amount of increase has yet to be determined. The last increase of \$50 was in 2015 and prior to that was in 2009. Fast forward nine years, it's pretty fair to say we have managed to avoid an increase exceptionally well. Please watch for specifics on this subject at upcoming meetings and/or future newsletters. Thank you for your understanding in this matter, **The Board of Directors**



Upcoming Events

- ❖ July 4th INDEPENDENCE DAY
- ❖ July 29th BHE DAY
- ❖ August 19th-20th COMMUNITY YARD SALE
- ❖ August 28th BACK TO SCHOOL
- ❖ LABOR DAY Weekend STAFF APPRECIATION
- ❖ September 4th LABOR DAY and LAST DAY OF POOL SEASON
- ❖ September 9th NEW RESIDENT WELCOME BRUNCH
- ❖ September 11th START OF POOL CONSTRUCTION

Pool Hours and Events

(weather permitting)

Open Daily Sunday~Saturday

12:30pm~7:30pm

**NEW* this season: Adults Only*

Swim Hour 11:30am-12:30pm

Tuesday~Thursday~Saturday

(No kids allowed at pool during this time)

FAMILY SWIM NIGHTS!

TBD (watch Facebook page for dates)

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.



BHE POA Board Meetings

Please consider attending meetings for any questions, concerns, input or even just to share a cup of coffee and chat with neighbors! We are trialing every other month meetings right now and the next meeting is:

- **August 9, 2023 at 6:30pm**

All meetings are held at the clubhouse on Jay Road. Fifteen minutes prior to the start of the meeting is set aside for questions and comments from property owners.

Cal's Corner

I wish to thank our Community members for their patience and friendliness during the pool badge issuing process. As with any change there will be wrinkles but I have my iron ready! Additionally, thank you to the many residents that sent in donations towards the recreation and welcoming committees along with their assessments. It is so greatly appreciated! See you at the pool and enjoy the summer!

Your Business Manager,
Cal Bird



Welcoming Committee

The Welcoming Committee wishes to invite all new BHE residents since 2020 to a **WELCOME BRUNCH** at the clubhouse on September 9th. Stay tuned for more details and invitations as it draws nearer!

BHE POA BOARD OF DIRECTORS 2023



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)

(Year in parenthesis denotes date term ends)

