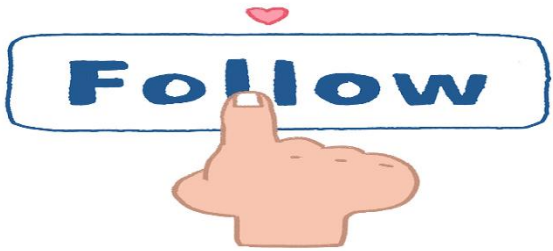


BIRCH HOLLOW ESTATES BOARD OF DIRECTORS 2025

(Year in parenthesis denotes date term ends)
PRESIDENT –Lisa Clarke – lisaclarke2347@gmail.com (2027)
VICE PRESIDENT – Dianne Zimmerman – drz1113@gmail.com (2025)
TREASURER - Bobbi Hayes - bhayes@ptd.net (2027)
SECRETARY – Jim Mannello - manelo@ptd.net (2026)
Greg Peters – Director – gpeters@ptd_net (2026)

Please Follow us on Facebook:
Birch Hollow Estates POA Official.

Website: birchhollowestates.com



Pickle Ball Anyone?

Pickleball is serious fun! Come and join us. We play at 6:00pm on Tuesday and 10:00am on Thursday. We meet at the pickle ball/tennis courts on the swing side of the property. We would like to see if anyone would like to play on Saturday and/or Sunday too. Please call Dianne Zimmerman at 917-658-1070 for more information.

Birch Hollow Estates
Property Owners Association
145 Jay Road
Effort, PA 18330

Keep in touch with us and
catch the latest news on our
Facebook page:
Birch Hollow Estates POA

BIRCH HOLLOW ESTATES



145 Jay Road, Effort, PA 18330 Phone number: 570-420-7535
Website address: www.birchhollowestates.com

Summer 2025

BHE POA Board Meetings

All meetings are held at the clubhouse on Jay Road at 7:30pm



July 9, 2025
September 10, 2025

OFFICE INFO

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

Office Hours:

Tuesday and Wednesday: 8:00am-12:00pm and
3:00pm to 6:00pm

Thursday: 8:00am-12:00pm



UPCOMING EVENTS

**July 5; BHE Family Scavenger Hunt
from 1:00pm until 3:00pm and with BBQ
from 3:00pm until 7:30pm**

BHE Community Yard Sale
Watch FB for details

Trunk or Treat at Clubhouse
Watch FB for details

Lunch with Santa
Watch FB for details

Letter from the President

Dear Birch Hollow Estates, I hope this message finds you enjoying the warmth and sunshine of summer! As we enter this vibrant season, I am thrilled to share some exciting updates and important reminders for our community.

The Pool is Open! We are excited to announce that our community pool is officially open! It is the perfect spot to relax, stay active, and make the most of the sunny days ahead. Whether you are swimming laps, lounging poolside, or enjoying a family day out, we encourage everyone to take full advantage of this wonderful amenity.

Stay Connected - As always, we want you to stay informed about all the happenings in our community. For the latest updates on events, changes, and important announcements, please be sure to follow us on Facebook and check our website regularly. We are committed to keeping everyone in the loop, and these platforms are the best way to stay up to date on everything from pool hours to upcoming events.

Looking Ahead - We are planning some exciting events in the coming months, and we can't wait to share more details soon. Keep an eye out for announcements on social media and our website!

Thank you for being an active and engaged member of our community.

Wishing you all a fun and safe summer!

Warm regards,
Lisa Clarke, President
Birch Hollow Estates



Hi, I'm Karen and I am the BHE Pool Manager.

So far this pool season is off to a great start, and finally the warm weather has arrived. Welcome to the new community members I've met so far and those I have yet to meet. We have many exciting events planned, such as Karaoke Late Night Adult Swim, family late swim with popcorn, hot dogs and a movie, and many other late swims.

July 5th we will be having a Scavenger Hunt/BBQ. Anyone participating in the Hunt should be here by 1pm. The Hunt is from 1-3pm with the BBQ to follow from 3-7:30pm, when the pool closes. This is a free event. There will be prizes for the Hunt and for the games we will be having. Any community members that would like to donate a salad or a dessert, it would be greatly appreciated.

Please checkout the Facebook page: Birch Hollow Estates Official – for all the dates and times and also future events like the Yard Sale, the Trunk or Treat, and the Lunch with Santa.

I hope to see the community enjoying these events.

Have a safe and awesome summer, Karen.



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, please reach out to the business manager at your earliest convenience. Thank you.
- 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. Please practice vigilance and safety in our community and stay familiar with our township ordinances. Thank you!

Welcoming Committee

The Welcoming Committee is planning on visiting all new residents at their home and bring a Birch Hollow Estate themed coffee mug and information pertaining to Monroe County. We will most definitely be bringing our love for our BHE community and residents. We are also planning a Welcome Brunch for our new residents. Stay tuned for more details and invitations as it draws nearer.



Thank you!!!

A HUGE thank you to our generous neighbors who have sent in donations to our 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, Mary Ellen Revans at 570-420-7535. The processing time for a certificate is approximately ten days.

Need to Host a Party?

The BHE Clubhouse is available to rent from mid-September through mid-May for residents in good standing. The rental price is \$200 plus a \$100 deposit for clean up after the party. The deposit will be returned to you if the premises are left as found. Rentals cannot exceed 6 hours duration including setup, breakdown, and cleanup. No rental time beyond 10pm. Maximum occupancy is 75. If interested, please contact the office leaving your name, number and date request and someone will

VP's Corner

What is this all about – NATIVE PLANTS??

My Son, Todd, found out about it at a church where the Native Plant Society was planting native plants in their garden. At this event he was given a book by Doug Tallamy entitled “Nature’s Best Hope, A New Approach to Conservation That Starts in Your Yard.” He learned a lot from the book and he is teaching me now.

So, what is a native plant? The textbook definition is they are the plants that have been growing in our area prior to European settlement. Our Pocono Mountains have many trees, shrubs and wildflowers that have adapted to our local environment, such as: Oak trees– which supports over 4,000 different species of insects and animals.; Mountain Laurel shrub which is our state flower with pink and white flowers; we have beautiful and abundant ferns here in BHE; and we have Goldenrod which is a nectar source for pollinators (which is how plants make seeds to grow new plants). Pollination is a very important part of the life cycle of plants. Insects, birds, bats, and the wind take pollen between flower plants, which means the plants can make seeds and reproduce (have babies!).

A native plant needs less fertilizer and pesticides and they help insects pollinate. They need less water which means less erosion, which helps us protect our streams and wells.

The opposite of a native plant is called an invasive plant. This plant is capable of moving aggressively into our area and using our light, nutrients, water, and space and killing our native plants. Invasive plants are a significant concern in the Poconos, impacting the local ecosystem by outcompeting native species and disrupting natural habitats. Some of the most common and problematic invasive plants in our region include Japanese barbery, Japanese stiltgrass, Callery pear, garlic mustard and Japanese knotweed.

My son is putting in a native plant garden in my fenced in pen, we are planting native trees and bushes in my yard and we are working on getting rid of the Japanese barbery on my property. Never too old to learn something new!

Another great resource is: homegrownnationalpark.org.

See you at the Clubhouse, Dianne Zimmerman

REMINDERS from your COVENANTS COMMITTEE

- **All vehicles must be parked on your own property**, not on the edge of the road or on the grass medians.
- **All dogs must be leashed, always**, when they are not on your own property. Dogs running loose scare and can hurt walkers, joggers, bike riders and leashed dogs on a walk. Do not allow dogs to do their business on neighbors’ properties. Dog owners are responsible to always clean up after their dog. Dogs are required to be licensed and vaccinated.
- The **speed limit in our community is 25 mph**. There are families, kids, and pets out and about with the warmer weather. Please, watch your speeds.
- 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.
- **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 for 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 chart at the clubhouse.