

BIRCH HOLLOW ESTATES



145 Jay Road Effort, PA 18330 Phone number: 570.420.7535

Website address: birchhollowestates.com

Winter
2022

President's Letter

Dear Neighbors,

The Board of Directors and I hope this edition of our newsletter finds you well and we hope you all had a wonderful Thanksgiving. Christmas and the New Year are right around the corner! This year has flown by, and the Birch Hollow Estates Board of Directors are incredibly grateful for a wonderful year within the Birch Hollow community. With the official start of the winter season beginning on December 21, the winter solstice, now is a time of reflection on the past year before beginning anew in the next. Winter is a time for stillness. Setting aside time for reflection enables us to make meaning of our year and once we understand what has transpired, we can better decide what it is we hope to create in the coming year. It can be a time of gratitude for our accomplishments or the opportunities we have been given, as well as a time for identifying what we would like to do differently going forward. During winter's time of fewer distractions, I hope you all enjoy the stillness of freshly fallen snow or the sparkle of an icicle. The next time you receive a newsletter the seeds of spring will be emerging, and Birch Hollow will come alive again for another beautiful year in the Poconos. May you all have Happy Holidays and a blessed New Year in 2023.

Sincerely,

Katie Costa

Katie Costa

BHE POA President



BHE POA Board Meetings

All meetings are held at the clubhouse on Jay Road

December 14, 2022

January 11, 2023

February 8, 2023

March 8, 2023

General Meeting/Board Director Elections:

December 11, 2022, 2:00pm

OFFICE INFO



For any information or questions regarding Birch Hollow Estates please contact our office:

570-420-7535 or via email
BHEHOA2021@outlook.com

Office Hours: TBD, Please Check website for updated weekday hours or by appointment

HELP WANTED



SUMMER 2023

Lifeguards: Must be 15 years of age or older with working papers, be Red Cross Lifeguard pool certified, CPR certified, and must be able to work a flexible schedule including weekends.
www.redcross.org

REMINDERS from your COVENANTS COMMITTEE



Winter weather has arrived! Please do not park vehicles on the edge of your properties, along the road. Roads need to be kept clear for snowplows and salt trucks. Have a safe winter!

The Covenants Committee always welcomes new volunteers. THANK YOU!

General Meeting and Board Director Elections

This year our General Meeting is being held on December 11 at 2:00pm at the clubhouse. All residents are invited to participate in the election of our directors to the Birch Hollow Estates POA Board of Directors. Proxy ballots can be found in the Fall 2022 newsletter or on our website at www.birchhollowestates.com if you are unable to attend. If you would like to run for a director seat, please contact the office at bhehoa2021@outlook.com as soon as possible.

Thank you,

Birch Hollow Estates POA Board of Directors

2023 Assessments Reminder



2023 Assessment invoices will be mailed out mid-January with payments due February 15 to avoid incurring any late fees.

Checks made payable to Birch Hollow Estates Property Owners Association in the amount of \$295 can be mailed into the office at 145 Jay Road Effort, PA 18330.

Maintenance Committee

Projects and repairs continue to come along down at the clubhouse and grounds. We continue to take suggestions for updates to common areas for all to enjoy next summer. One of the courts is already being utilized as a pickleball court! Be on the lookout for pickleball matches come Spring! We will also be updating the pool wall to a beautiful sea blue color. There are still so many things to do, and we look forward to getting them done with the help from the community. As always, we gladly welcome new and old volunteers!

Maintenance Committee Chair, Vincent Rodriguez

BHE COMMUNITY WATCH

The Birch Hollow Community Watch is in need of volunteers. It can not be run by one person alone. If you are interested reach out to Bob at wxviewer@outlook.com.

Help keep Birch Hollow residents informed, aware, and safe.

Thank you,

Bob Jonas BHE Community Watch Lead



IMPORTANT PHONE NUMBERS

Police EMERGENCY Dial 911

(Chestnuthill Township Residents)
PA State Police-Fern Ridge
(570) 646-2271

(Polk Township Residents)

PA State Police Lehighton
(610) 681-1850

Fire EMERGENCY Dial 911

(Chestnuthill Township Residents)
West End Fire Dept.

Non-emergency (570) 992-4121

(Polk Township Residents)

Polk Twp. Volunteer Fire Dept.

Non-emergency (610) 681-4370

Ambulance

EMERGENCY Dial 911

West End Ambulance

(610) 681-5810

Hospitals

Pocono Medical Center - LVHN

(570) 421-4000

Geisinger – Mt. Pocono

(570) 839-3633

St. Luke's Hospital – Bartonsville

(866) 785-8537

Poison Control Center

(800) 222-1222

Deer Removal

Monroe County Municipal Waste

(570) 643-6100

PA Game Commission

(570) 675-1143

Are you ready for winter?



Some tips to prepare:

Don't get caught by surprise by a snow or ice storm. Prepare now! Make sure you have stocked up on salt, get your shovels out of shed or storage, make sure there is gas in your snow blower, or a snow removal company is secured. Have friends and neighbors telephone numbers on hand should you or they need help. Don't wait until last minute! And make sure to always have hot chocolate and mini marshmallows in abundance!

Happy Winter!

Proposed 2023 OPERATING BUDGET

Accountant:	\$2500
Administration/Office Expenses:	\$2500
Capital Improvements:	\$0
Electricity:	\$3500
Insurance/Workers Comp:	\$9000
Legal/Court Fees:	\$2000
Maintenance/Repairs:	\$5000
Payroll/Payroll Taxes:	\$44,000
Pool Operations:	\$6000
Propane:	\$6500
Replacement Reserve:	\$12,000
Telephone/Internet:	\$1300
<u>Uncollectable Dues</u>	<u>\$14,555</u>

Total: \$108,855

2023 Assessments

Assessments per Lot: \$295.00
 369 lots x \$295 = \$108,855

Submitted By,
 BHEPOA Treasurer, Jessica Zicker
 BHEPOA Co Treasurer, Vincent Rodriguez

Upcoming Events

- December 10 – BHE Cookie Exchange 1:00pm
- December 11 – General Meeting 2:00pm
- December 18 – Kids Holiday Party 1:00pm
- December 18 – Hanukkah Begins
- December 21 – First Day of Winter
- December 25 – Christmas Day
- December 31 – New Year’s Eve



Welcoming Committee



The Welcoming Committee has worked to get the Birch Hollow entrance signs refurbished. One has been completed and returned to its home at Birch Hollow Drive and the second one is in the works. The third sign on Lakeside was spruced up back in August.

Birch Hollow Estates 2022 Budget Analysis (Year to Date Jan-Oct 2022)

	Actual	Budget	Over/Under Budget
Income	\$131,880.93	\$108,855.00	23,025.93
Accountant	\$720.00	\$2,000.00	1,280.00
Administration/ Office Expenses	\$2,540.63	\$3,500.00	959.37
Capital Improvements	\$20,812.50	\$5,000.00	(15,812.50)
Electricity	\$3,456.62	\$4,500.00	1,043.38
Insurance/Workmans Comp	\$10,936.00	\$9,000.00	(1,936.00)
Legal/Court Costs	\$3,114.88	\$1,000.00	(2,114.88)
Maintenance & Repairs	\$9,837.70	\$14,755.00	4,917.30
Payroll/Payroll Taxes	\$31,137.68	\$44,000.00	12,862.32
Pool Operations	\$10,124.91	\$6,000.00	(4,124.91)
Propane	\$6,253.88	\$5,500.00	(753.88)
Replacement Reserves	0.00	\$12,000.00	12,000.00
Telephone & Internet	\$1,442.21	\$1,600.00	157.79
Total	\$100,377.01	\$108,855.00	8,477.99

BIRCH HOLLOW ESTATES BOARD OF DIRECTORS 2022

(Year in parenthesis denotes date term ends)



PRESIDENT - Katie Costa - littlestarur@gmail.com (2023)

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

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

ASST. TREASURER - Vincent Rodriguez - shield8193@yahoo.com (2022)

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

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

Director – Valerie Kaye - kaye5@ptd.net (2022)

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

DIRECTOR - Mary Ellen Revans - merevans56@gmail.com (2024)



*Volunteers Needed,
Always Appreciated!*

Welcoming Committee please contact chair,
Brenda Kenney, at bre410@ptd.net.

Covenants Committee please contact chair,
Jess Zicker at jess.zicker@aol.com

Maintenance Committee please contact chair,
Vincent Rodriguez at shield8193@yahoo.com

Recreation Committee please contact chair,
Jess Zicker at jess.zicker@aol.com

Nominating Committee please contact chair,
Brenda Kenney, at bre410@ptd.net