

THE OFFICIAL
NEWSLETTER OF THE
BIRCHES WEST POA

The Birches West News

www.thebircheswest.com

VOLUME 14, ISSUE 1

SPRING 2009

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Annual Spring Meeting

The Annual Spring meeting will be held on April 26, 2009 at 1:00 PM at the Chestnuthill Township Park Building, Rt. 715 in Brodheadsville, PA.

At the meeting, the 2009-10 operating budget proposal (enclosed) will be presented for adoption along with elections for the office of President, Treasurer and Secretary. Additionally, voting will take place for a pro-

posed by-law change. Please make every effort to attend so as to participate in important decisions affecting the neighborhood. Remember, a quorum is needed to conduct any business. **Without approval of the annual budget, the pool cannot open for the season.**

WANTED:

MAINTENANCE WORKER FOR RECREATION AREA

Duties include: weekly mowing, weeding, garbage pickup, garbage to the curb for pickup and bringing cans back in once it is picked up, and weekly cleaning of the bathrooms. Approximately 5 hours per week. Salary to be discussed. Must be 16 years of age. Please call 629-3320 if you are interested.

“A community is like a ship; everyone ought to be prepared to take the helm.”

- Henrik Ibsen,
poet and playwright

Candidate for President

My name is Chris Eckert and I am seeking re-election to the office of President of the Birches West Property Owners Association. I currently serve in that position and had previously served as President of the Association from 1993-1997 and Vice President of Recreation from 1992-1993.

That experience provided me with an in-depth

knowledge of the workings of the Association and the ability to work with other Board members to efficiently run the Association.

I am also the President and past Chief of the West End Fire Company and currently serve as Chestnuthill Township's Deputy Emergency Management Coordinator. These positions have allowed me to be able to work with many different types of personalities for

the purpose of achieving the goals of these organizations. I will use these abilities to help make this Association the best it can be.

Over the last few years, the Board has revamped our by-laws and continues to explore changes that will make the Association run more efficiently. I will continue to look for ways for the Association to operate in the most cost effective manner possible.

Candidate for Treasurer

My name is Lorrie Johnson and I have been a member of the Birches West for ten years and have served as the Treasurer for the past 2 years.

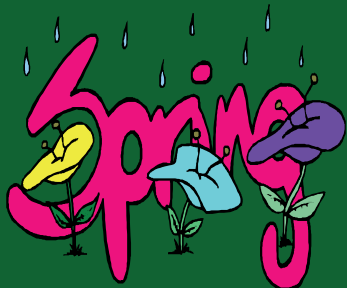
I also served as Secretary for 2 years prior to becoming Treasurer. I have a background in Accounting and have been employed with Bank of America for 22 years in

various capacities. I am currently in the Business Banking Division as a Senior Credit Support Associate.

During my time serving as the Treasurer on the Board, we have operated with a surplus and have not had to increase dues. We have discussed plans for things such as new playground equipment, landscaping, etc.

I would like to be re-considered for the position of Treasurer, as I have enjoyed working with the other members of the Board who sincerely care about our community and as a team, have accomplished some great things to make this a safe and desirable place to live. Thank you for your consideration.





Candidate for Secretary

My name is Gayle Nugent, a mother of three. I moved to the Birches West five years ago.

For the last two years I have served as secretary for the board and would like to continue. Some of my goals are to make a bigger playground, and to add more activities and games down by the pool and within our community.

A lot has been done by the board for the last two years and I

would like to continue on the board, so I can fulfill my commitment I made two years ago.

Besides being involved with the board, I also teach CCD for Our Lady Queen of Peace and am a Girl Scout leader.

Thank you for your consideration.

Annual Meeting *Really* Is Important!

Members are reminded that if you must bring your children to the Annual meeting, to please let them play outside or sit quietly and not move around.

There is a quite a bit to discuss and everyone needs to be quiet so the information can be heard.

Newsletter available on-line

Would you like to receive your newsletter on-line?

If anyone is interested in receiving their newsletter via email, please email us at: busmgr@thebircheswest.com and we will no longer mail

your newsletter to you. (Of course you will still receive your annual dues notice via regular mail). Additionally, the newsletter can be viewed anytime at our website at: www.thebircheswest.com



PROPOSED BY-LAW AMENDMENTS

The following proposed amendments to the Birches West POA are for consideration and adoption by the members of the Association in good standing at the annual general meeting to be held on April 26, 2009. Proposed deletions are shown thus: {deletion}. Proposed additions are shown thus: **addition**.

EXPLANATION OF PROPOSED AMENDMENTS

Change of fiscal year; annual meeting date; date of assumption of office: The Board of Officers proposes to change the Association's fiscal year to run from January 1st to December 31st of each year. Currently, the Association's fiscal year runs from May 1st to April 30th of each year. Changing the fiscal year will allow it to coincide with the calendar year and will make income tax filing easier. Additionally, it will allow Association members more time to pay dues prior to the opening of the pool. Changing the fiscal year will also require moving the date of the annual general meeting from April to November of each year. At the proposed November meeting, election of officers and adoption of the annual budget will take place. Officers would begin their terms of office on January 1st of each year.

Change of quorum: The Board of Officers proposes to change the quorum required at any annual or special meeting five percent (5%) of the members entitled to vote at such meeting. A quorum of ten percent (10%) is currently required at meetings in order to conduct business. The last several years' meetings were poorly attended and a quorum had to be obtained by making phone calls from the meeting hall in order to beg members to attend. Sometimes a quorum was never obtained and the meeting had to be cancelled and those who did attend were sent home after wasting several hours of their time. A reduction of the required quorum will make it more likely the business of the Association will be able to be conducted.

ARTICLE IX
BOARD OF OFFICERS

SECTION 8. POWERS AND DUTIES OF THE BOARD. In the performance of its duties as the governing body of the Association and of the Community, the Board shall have the powers and duties including, but not limited to, the following:

to develop and propose an operating budget consistent with law **that shall run from January 1st to December 31st of each year**, to fix the common expenses and assess the same against members in such fair and equitable proportions and amounts as shall from time to time be deemed necessary to the proper functioning of the Association, including use of Association property and facilities, and assure that the budget shall be presented for review by the members no less thirty (30) days prior to any annual or special meeting at which action to adopt such budget shall occur. The manner in which the budget shall be presented for review shall be the same as outlined in Article XIII; Section 4, entitled "NOTICE OF MEETING". The approval of said budget shall be at the sole discretion of the members by majority vote of those present and entitled to vote at any annual or special meeting.

ARTICLE X
ELECTIONS OF OFFICERS

SECTION 4. ASSUMPTION OF OFFICE. Officers shall assume their offices on {May 1 of} **January 1 following** the year in which elections are held.

PROPOSED BY-LAW AMENDMENTS (continued)

ARTICLE XII

MEETINGS OF THE BOARD

SECTION 1. ORGANIZATIONAL MEETING. The first organizational meeting of each newly elected Board shall be held no later than {May 20th of} **January 20th following** the year in which they were elected.

ARTICLE XIII

MEETINGS OF MEMBERS

SECTION 2. ANNUAL MEETING. The annual meeting of the Association shall be held prior to {May 1st} **November 20th** of each year.

SECTION 5. QUORUM. A quorum at any annual or special meeting shall be **five percent** {10} **5%** of the members entitled to vote at such meeting, as amended during the annual general membership meeting of {June 9, 1984} **April 26, 2009**. The vote of a majority of the voters entitled to be cast at any meeting at which a quorum is present shall be necessary for the adoption of any matter to be voted upon by the members, unless a greater proportion is required hereunder or by law.

***ASSOCIATION INTRODUCES
“ONE-CALL SYSTEM”***

As many of you are aware, we have instituted a one-call system (similar to what the school system uses) for important Birches West messages. We will try to keep them to a minimum for items such as reminding all of the General Meeting, Association picnic or emergencies. So, if you see the Birches West on your caller I.D., please don't panic and call us! Just listen to the recorded message!



2009-2010 Proposed Operating Budget

	BUDGET 2008-2009	ACTUAL 2008-2009	PROPOSED BUDGET 2009-2010
REVENUE			
Dues	43180.00	41646.35	43010.00
Association Activities	500.00	554.00	500.00
Interest Income	1000.00	1272.84	1000.00
Permit Fees	500.00	175.00	350.00
Resale Certificates	N/A	1000.00	500.00
Legal Fees	N/A	569.45	500.00
Finance Charges	N/A	429.20	250.00
Other Income	200.00	25.00	100.00
TOTAL REVENUE	45380.00	45671.84	46210.00
EXPENSES			
Association Activities	2000.00	1672.67	2000.00
Building/Grounds	2500.00	2435.16	4000.00
Pool Maintenance	5000.00	4185.37	5000.00
Office Supplies	200.00	293.86	200.00
Miscellaneous (Bank Charge)	100.00	128.10	150.00
Postage	600.00	603.72	750.00
Printing	600.00	381.75	600.00
Legal Fees	1500.00	933.00	1500.00
Utilities	3500.00	2336.00	3500.00
Petty Cash	300.00	300.00	300.00
Insurance	8500.00	6080.00	6500.00
Income Tax (HOA)	300.00	362.00	400.00
Payroll (Gross)	18000.00	14536.00	17000.00
Payroll Taxes	3500.00	3225.33	3500.00
Capital expense	500.00	N/A	500.00
Professional Fees	120.00	120.00	1400.00
Vandalism Expense	N/A	N/A	
TOTAL EXPENSES	47220.00	37592.96	47300.00
REVENUE LESS EXPENSES	-1840.00	8078.88	-1090.00

ASSOCIATION ASSETS (As of March 16, 2009)

Current Assets

Depreciation Account Detail

Checking/Savings:

ESSA - CD Accounts \$27,336.12
 North Penn - General Fund \$18,402.54
 North Penn - Depreciation Acct. \$23,803.82

Total Checking/Savings: \$69,542.48

Total Current Assets: \$69,542.48

Depreciation Acct. Balance as of 5/1/08: \$16,248.44
 2008 Mandatory Depreciation Deposit (+) \$9,500.00
 2008 Depreciation Expense (-) \$2,278.05

Depreciation Acct. Balance as of 3/16/09: \$23,803.82

2009 Event Dates

APRIL 26, 2009

Annual Meeting

MAY 2, 2009

Clean-up Day (May 3, 2009 rain date)

MAY 23, 2009

Pool Opens (Weekends Only)

JUNE 13, 2009

Pool Opens 7 Days per Week (Tentative Date)

JUNE 28, 2009

Association Picnic



“A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing, and the lawn mower is broken.”

- James Dent

WANTED!!!

LIFEGUARDS

~ FOR THE BIRCHES WEST RECREATION AREA ~

~ FULL TIME FOR THE SUMMER ~

~ MUST BE AT LEAST 16 YEARS OLD ~

~ MUST HAVE ALL RED CROSS CERTIFICATIONS ~

EXCELLENT SALARY!

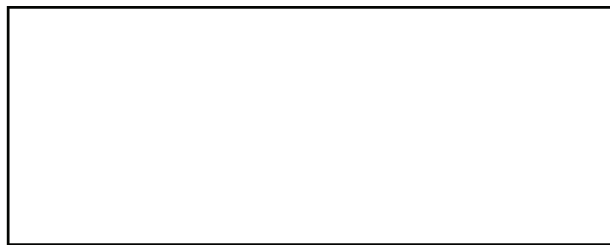
IF INTERESTED, PLEASE CALL 629-3320

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73 Jennifer Lane

Effort, PA 18330

The official newsletter of the
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THIS IS **YOUR** ASSOCIATION. PLEASE TRY TO KEEP IT CLEAN.
PICK UP TRASH ON THE ROADSIDE NEAR YOUR PROPERTY.

ALL DOGS ARE TO BE KEPT ON A LEASH AND
UNDER THE OWNERS CONTROL AT ALL TIMES. PLEASE BE KIND TO YOUR
NEIGHBORS AND KEEP YOUR DOGS BARKING TO A MINIMUM.

REMEMBER THERE ARE SMALL CHILDREN IN THE AREA, SO PLEASE WATCH
YOUR SPEED IN AND OUT OF THE DEVELOPMENT.

PLEASE NOTE THAT THERE ARE NO POSTINGS OF ANY KIND PERMITTED ON
THE LARGE ENTRANCE SIGNS TO THE BIRCHES WEST.

