



THE BIRCHWOOD VOICE

Birchwood Lakes Community Association, Inc.
212 Aspen Road, Dingmans Ferry, PA 18328
(570) 828-2111 • www.birchwoodlakes.net

Volume 5/ No. 4

BIRCHWOOD LAKES COMMUNITY ASSOCIATION, INC.

FALL 2010

Birchwood Swim Team

by Lisa Mickles

DINGMANS FERRY- Kids in Birchwood Lakes dove, jumped, laughed, and swam their way to a safe and happy summer.

In lieu of getting into mischief, almost 60 kids participated this year in the Birchwood Lakes Barracudas' Swim Team, forming a tight-knit bond with the community while learning to work together as a team.

Three nights per week, dozens and dozens of children came to swim practice, under the guidance of Coaches John and Eileen Naturale, Ceci Buckle and other parents who all volunteered their time, so kids could get the skills needed to compete against other local community swim teams.

The summer program features swimmers age three through 18-years of age racing for top spots in the individual medley, freestyle, backstroke, breaststroke, butterfly, and freestyle relay races as well as kick boarding for the younger kids during the weekly and sometimes bi-weekly swim meets held at six of the nine participating communities since they have regulation-size pools.

The work paid off, since the Barracudas lost only one of their swim meets against the top contender Lake Adventure Dolphins, who ended up winning and beating the Hemlock Farms Hurricanes in the final championship meet held at the Pocono Woodlands. Of the eight swim

meets Birchwood Lakes competed in, the Barracudas out swam the Gold Key Gators, Wild Acres Wild Cats, Silver Lake Storm, 739 Tidal Waves (consisting of both Sunrise and Conashaugh Lakes), and the Trails End Tiger Sharks teams.

Eileen and John said they were proud of how hard the kids worked this year and are excited that for the upcoming season, many swimmers might take it a step further by joining winter swim leagues to help refine their skills, possibly giving them a leg up on the competition at next year's Pocono Mountain Summer Swim League (PMSL) meets.

Birchwood Lakes is unique in that every child can join the team for free through money raised from the swim team's annual golf outing at the Shawnee Resort. In addition, every weekend, parent volunteers man a booth at the pool selling chips, candy, team wear and beverages since it is their belief that all kids should be allowed to participate on the community swim team regardless of their financial status or swimming ability.

Each child receives a team swimsuit, goggles, bag and other needed equipment to compete as athletes in the summer league, which bonds the parents and kids together as one with oodles of team spirit to boot.

The Barracudas are even more exceptional since they took fourth place, narrowly missing third, in



Photo by Lisa Mikels

the annual PMSL Championships. This is unheard of for such a small community when you are up against larger communities with professionally hired coaches using Olympic-sized pools to practice in.

Of course, none of this would be possible without the support of the local community, including sponsorships from local businesses, the BCLA Board of Directors and the volunteers who have given Birchwood Lakes Community members something to look forward to each and every year.

The Barracuda's are always looking for new swimmers no matter what their age or experience. To receive more information on how you can join or help the team's fundraising efforts, call Eileen Naturale at 828-8202.

President's Message

by Marcella Livingston

I am very pleased to be the President of the Birchwood Board for the 2010-2011 year. The Board elected me at our Annual Organization Meeting in August. As this board starts its new year we will be completing projects already in the works - our maintenance yard (a two stage project) and the pool. Completed projects include the roadwork and the new playground equipment that has seen a lot of use. In the coming year, the Budget Committee will be identifying the capital projects for next year and preparing the reserve allocations to go out for your vote.

I'd like to thank the Beautification Committee for their commitment to watering during this hot, dry summer. The entrances look great.

There was a good turnout at our Annual Meeting. Remember, this is your community. Get

involved. Volunteers are the backbone of our community. Join a committee and help make a difference. New ideas are always welcomed.

There will be an opening on the Board of Directors in October. Consider becoming a board member and experience all that's involved in running our community.

If you want to know what is happening in Birchwood come to our monthly meetings, join a committee or ask questions at the office - go to the source. Board meeting dates are in the newsletter, on the web site, on the message board or you can call the office. Hope to see you at our monthly meetings.

A word of caution: Summer is over and schools are open. Please drive slowly throughout our community and be on the lookout for children, walkers and deer.

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Deadline for the Birchwood Lakes
newsletter is December 15.

SUMMARY OF AUGUST 2009 – AUGUST 2010 BOARD ACTIVITIES

Birchwood Lakes Annual Meeting Notes

The BLC Annual Meeting attended by approximately fifty members of the Association heard reports by Chas Ritson, President, Financial Report prepared by William Owens Company and Chairs of all the committees. The complete financial Report is available in the Birchwood office.

President's Report, Chas Ritson Major Accomplishments

The change in the Lot Improvement Program eliminated the onerous fines related to dues arrears.

The amnesty program brought in \$90,000.

The rigorously enforced civil complaint process will help collect back dues.

The Board developed a code of ethics for Board members.

The Road and Drainage Program will help keep the roads in good repair on a regular cycle.

Major Problems

Not enough volunteers for the committees or the Board

Not enough dues coming in ... We collect \$300,000 dollars in dues payments. We spend \$200,000 dollars on the roads. This does not leave enough money for the many improvements and amenities people would enjoy.

Rules and Regulations Committee, John Meola

The committee wrote a new Septic-pumping Rule that went into effect June 1, 2010. It is working on a procedure to make the rules more transparent and allow the members to comment and react to them before they are put into effect.

Roads Committee, Louis Freeman

There was a 10% increase in the roads budget this year bringing the total to \$190,000 dollars. In addition to road repair and maintenance, the committee arranged for two speed humps and a safety-crossing zone placed near the pool. A major accomplishment was the completion of an engineering sur-

vey that provides guidance for future maintenance.

Community Affairs, Carolyn Martin

Six published issues of the Birchwood Voice included articles and photos from committee members, management staff, community residents and committee volunteers. The web site has a new look due to the help of volunteer Justin Salvado. A survey distributed to members affirmed the value of the newsletter, but suggested that the future was on the web. Due to increased mailing costs, only four issues will be distributed next year and more timely information will be posted on the web site, www.birchwoodlakes.net. In addition, the Board approved a Publication Policy.

Lake Management Committee, Chas Ritson

The committee sponsored a well water testing program; a LakeFest celebration; goose egg addling; aquatic weed control, articles on fishing for the newsletter and the native plant garden behind the pool.

Capital Projects, Chas Ritson

Progress on building a new Maintenance Yard includes a master plan for the overhaul and preliminary sketches. The primary goal this year is to replace the salt shed. We plan to meet

with the neighboring homeowners to get their input and approval.

There have been five visits by designers and cost estimates for three options: renovate the current pool with new decking' increase the pool by 15 feet; increase the width by 30 feet to include easy access. The plan is to have the pool inspected in September to make sure it is structurally sound.

The office project is on hold. There are no funds for a renovation or replacement at this time.

Beautification Committee, Marcella Livingston

The 739 entrance is beautiful this year due to the efforts of Denis Murphy who has watered regularly. Unless there are more volunteers for watering the other exits, plantings will be scaled down next year. There will be a mums planting session on September 7 at 9 a.m.

Budget Committee, Marcella Livingston

The Committee is trying to find ways to increase revenue. For this reason, fees are scheduled to increase on Jan. 1. A list of all fees is posted on the Birchwood Lakes Website, www.birchwoodlakes.net. The committee will work on next years budget in the coming months. We try to balance needed expenditures with economy to keep dues in check.

Recreation - Summer 2010

by Joanne McInerney

With summer coming to an end, I would like to thank all of the recreation committee members, the staff, And the BLCA members for making this year so great. We began the season with a new playground at Beach 5. The committee, with a lot of help from Bettye, did an amazing job choosing a playground that has been used every day since it was installed! Thanks to all!

The summer started with a great staff of lifeguards, a new Recreation Coordinator, Jon, and a very successful Lake Fest/Pool party. Unfortunately, Jon had to leave the position, but was replaced by Brittany, who did an outstanding job! Arts and Crafts and our weekly Bingo were well attended, in

fact all of the activities were a success because of members' participation! I am so glad you could come.

Our Annual Adult Dinner Dance, though not a large crowd, was great fun for all who attended. The DJ was even asked to stay for another hour! Next year I hope more people will try it out; we had a blast this year! Coming up in the fall: we will be having our Kids Halloween Party on October 23 and the Holiday party on December 12 (I heard Santa will be there!)

Again, thanks to all of you who help out; and special thanks to Shannon Cancelleri, JoAnn Woods, and Kathy Brady!



Cat food is delicious!

Out-Going President's Message

by Chas Ritson

The Annual and Organization meetings on August 28 marked my last day as President of BLCA. My two years as President taught me that patience, persistence, and a focused effort are essential to getting anything accomplished. Big changes, big projects are not easy to achieve or complete. It also reaffirmed that our organization can function as a team, with the Board, the staff, and our committees working together to achieve common goals. I believe that we made great strides in this area.

I am proud of my time on the Board and also proud of my fellow Board members who served these past two years. We set the bar high and while we didn't always complete our objectives as quickly as we would have all liked, we made significant progress on projects and issues that were dormant for far too many years, including:

Selection of the labyrinth design and walking path for the Upper Birchwood lake dam/ spillway and initiation of the permitting process;

Using the balance of our SBA loan to pay down our debt, rather than install the three inch dam cap on the East Birchwood lake;

Completion of professional studies re our Reserve program and our roads and culverts, which will provide excellent reference information for many years;

Significant movement on a renovated pool

A more efficient and effective maintenance yard;

A Code of Ethics policy for the Board of Directors;

A new policy for our website and newsletter;

An opportunity for delinquent members to get into good standing through our Amnesty program;

And finally, an aggressive civil complaint collections program for members who have not paid their dues.

We face many challenges in Birchwood, but I believe the three most important are:

Our Reserve program is working and is far ahead of many of our neighboring communities, but it is nevertheless under-funded. Increasing our dues or increasing the percentage of dues allocated to our Reserves will likely be necessary in the future. All members must pay or be made to pay their share of dues and assessments.

Volunteers are the lifeblood of this community, but unless more members come out for the Board and/ or sign up for committees, we will be facing a definite problem when current volunteers get tired of shouldering the burden year after year.

Lastly, delinquent members cause a major financial burden. It is imperative that a fair, consistent, and aggressive collections program be maintained and that all Birchwood members understand the seriousness of this issue.

In closing, the last two years weren't exactly fun, but they were rewarding. I wish our new "team" much success in the coming year. Thanks.

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ATTENTION SPEEDERS

The Board of Directors has approved the installation of two speed humps within the community; one near the pool area and the second near the Beach #3 area. These speed humps are being installed as traffic calming devices. Additionally, Public Safety utilizes radar for speed enforcement and citations will be issued in accordance with the BLCA Rules and Regulations Section 98-20-18. The fine shall be \$35, plus any person exceeding the maximum speed limit by more than five (5) miles per hour shall pay an additional fine of \$5 per mile for each mile in excess of five (5) miles per hour over the maximum speed limit.

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A Message from the Maintenance Crew

by Jim Silverman

It really is amazing how fast summer has come and gone. It has been very busy keeping up with all the daily tasks. Add to that the tremendous amount of vandalism this year. It has been tough to keep up with broken gates, fences, damaged signs trash dumping, graffiti. The damage has really challenged us.

I want to thank the volunteers who pick up roadside garbage and litter as

they walk along. Also the people, who helped plant, water and maintain the plants at the clubhouse and the entrance gates. Your support really shows.

I also want to thank the people who take a brisk walk around the lake everyday and greet us with a good morning, and those who take the time to say hello or wave or "how ya doing" as we drive by. It's a little thing

but makes us feel happy.

OK, that's enough about that. Now it's on to the winter season. Please help us by keeping your eyes open for our lights and plows and by keeping roads clear of obstructions and vehicles.

So rake your leaves, warm up the snow blowers, stack your wood and let's have a safe and happy winter season.

Read the Birchwood Voice on the Web

Each issue of the Birchwood Voice is available on the Birchwood web site, www.birchwoodlakes.net as soon as it is published. Save BCLA the mailing costs and sign up for the web only preference.

E-Mail your name, Birchwood address and your mailing address if it is different to editor@birchwoodlakes.net to opt out of receiving your copy by mail.

Permits

BLCA Rules and Regulations (Section 98-50-19), in accordance with the Association's Covenants and Restrictions, require members to obtain a BLCA permit prior to moving to, constructing, or erecting any structure or building within the community. There is no fee for obtaining the permit. Additionally, permits are needed for septic repairs and tree removals. For more information, contact the BLCA Office.



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Birchwood Lakes Office 828-2111
Birchwood Lakes Public Safety 828-6009
Vector Security Dispatch 1-800-222-6565, press option 1

New Septic Rule

The Deeds and Covenants require homeowners to maintain their septic systems, hence the Board of Directors has agreed to implement a rule requiring septic tanks be inspected and/or pumped every 5 years. (Section 98-50-26 Septic Tank Maintenance)

This rule went into effect on June 1, 2010 and gives the homeowner until December 31, 2011 to provide proof to the office they have complied.

Three septic companies were contacted and have provided information. We do not endorse any one and proved the basic information for comparison purposes only.

Allstate Septic Systems, LLP 800-858-3111. When calling mention "Birchwood Lakes," they schedule Fridays only, \$200 for first 1000 gallons, 20 cents per gallon above 1,000 gallons, inspections \$65, other charges if digging is needed.

Koberlein Environmental Services 570-253-3660, 570-251-8464. Prices effective until the end of 2010. Cleaning up to 1000 gallons \$215, digging if needed \$40 per foot, pump/dose tank cleaned \$75 (if functioning properly).

M & S Septic Services 1-888-601-0841. Pump septic tank 25 cents a gallon, e.g. 1,000 gallon tank \$250, digging to expose lid \$30 (will dig no more than 2 feet), inspect tank that lid is exposed \$75. They have left business cards in the BLCA office with a \$25 off coupon.

PENNVEST INDIVIDUAL ON-LOT SEWAGE SYSTEM REPAIR PROGRAM

Assistance is available to eligible homeowners that do not have access to a public sewage system and need to repair or replace their individual on-lot system. The assistance is in the form of loans at an interest rate of one percent with a maximum loan term of twenty years.

If you are interested in this program and would like further information, contact a PENNVEST Participating Lender (Colonial American Bank, David W. Eglin 215.657.4343) or the Delaware Township Sewage Enforcement Officer.

We Need Your Help!

Please help us help you. Many residents in Birchwood Lakes Community still do not have "911" street signs on their house or in front of their property. When a call comes in requesting emergency assistance (ambulance, fire, police), it is difficult for the Association to offer assistance in leading the emergency volunteers to your home if it isn't clearly marked with the 911 address. Make sure your sign is visible from the road. If you need information on your 911 address, contact the BLCA Office at 570-828-2111. While we hope that you will never require emergency services, take a moment to help yourself and your loved ones just in case.

Looking for information on Birchwood Lakes? Don't forget to check out the Association's web-site at www.birchwoodlakes.net.

AVAILABLE IN THE OFFICE

BLCA T-Shirts – For Sale

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(Beige & Navy Blue)

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2010-2011 Board of Directors

Standing Committees:

BLCA Property Development
 Chairperson-Carl Fredrickson
 Co-chairperson-Charles Ritson

Finance, Budget, Contracts
 Chairperson-Carolyn Martin
 Co-chairperson-Marcella Livingston

Road Maintenance & Construction
 Chairperson-Louis Freeman
 Co-chairperson-Denis Murphy

By-Laws
 Chairperson-Clare Bennett
 Co-chairperson-Joanne McInerney

Rules & Regulations
 Chairperson-Carolyn Martin
 Co-chairperson-John Meola

Capital Projects
 Chairperson-Marcella Livingston
 Co-chairperson-John Meola

Voting & Elections
 Chairperson-Clare Bennett
 Co-chairperson-Carolyn Martin

Appointed Committees:

BLCA Property Beautification
 Chairperson-Carl Fredrickson
 Co-chairperson-JoAnn Woods

Recreation
 Chairperson-Joanne McInerney
 Co-chairperson-

Community Safety
 Chairperson-Thomas McConnon
 Co-chairperson-

Lake Management
 Chairperson-Charles Ritson
 Co-chairperson-Thomas McConnon

Community Affairs
 Chairperson-Sheila Salmon
 Co-chairperson-Clare Bennett

Notes from the Community Manager

Bettye White Gross, CMCA, AMS

Just as many members are shifting gears, the Association also switches from summer activities to fall and winter tasks. First, a note of appreciation to the recreation and maintenance staff for their efforts in providing a safe environment at the pool and beaches, as well as assisting the Recreation Committee members in the summer activities.

Second, thank you to the Recreation and Beautification Committee members for their special efforts during the summer. Without the volunteers, many of the activities and beautiful plantings would not be in place. Please consider joining a committee to ease the workload on this group of volunteers. It is also a way to meet your neighbors, socialize and contribute to your community.

While maintenance prepares for the first snowfall, office staff has been busy with membership mailings and collection efforts. You should have received your SBA Assessment bill for 2010. Payment is due October 2010. If you

have not yet brought your account current, the Association is moving forward on the collection of delinquent accounts. Final notices are mailed during September to owners with outstanding balances and those accounts that are delinquent as of October 2010 will be turned over to the attorney for collection. Collection actions can include the filing of civil complaints and execution on judgments obtained by the Association. While understanding the economic difficulties some members may be experiencing, the Association has offered several mechanisms for members to bring their accounts current including payment plans and the Amnesty Program. The Board of Directors has a fiduciary duty to collect assessments as the financial position of the Association has a direct impact on every member, including those members that pay their assessments in a timely manner.

The Board of Directors has elected the Officers for the 2010/2011 term. Chas

Ritson and Louie Freeman have stepped down from their positions as Officers of the Association. Appreciation for the time and effort they devoted to the community is extended. Congratulations to the new Officers Marcella Livingston, President; Joanne McInerney, Vice-President; Clare Bennett, Secretary; and Carol Martin, Treasurer. You are wished well in your efforts. Meeting dates have also been set for the coming year and are included in the newsletter and on the website www.birchwoodlakes.net. Attending a meeting is an excellent way to learn what the current activities of the Association are, how decisions are being made and to become an active part of your community.

Several reserve projects are being completed or in progress at this time. The 739 playground was installed this summer. A smaller, more fuel efficient used truck has been purchased for use by staff in running small errands and within the community. The 2010 contracted roadwork is being completed. Traffic study proposals for the Route 739 entrance are being presented to the Board for consideration.

Office hours are now on the winter schedule of Monday through Friday 8 a.m. to 4:30 p.m. and the first Saturday of the month 8 a.m. till noon. If you are unable to contact us during regular office hours, you may leave a message on the answering machine at 570-828-2111 and we will return your call as soon as possible. Public Safety can be reached at 570-828-6009 or 570-499-8301. If the Officer is not on duty, please leave a message with your name and call-back number and they will return your call as soon as possible.

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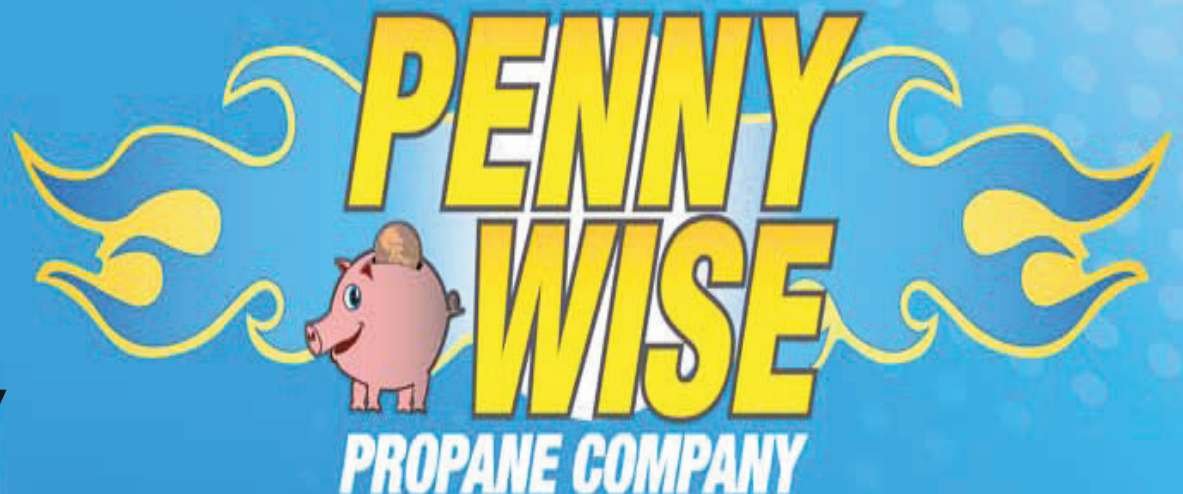
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MEMORIES OF SUMMER 2010



1.



2.



3.



4.



5.



6.



10.



9.



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7.

- 1. Canoe/Kayack Race 2010.
- 2. Canoe Race Winners.
- 3. Kayack Race Winner.
- 4. Pie Tasting at the Bake-Off Tasting.
- 5. Lifeguards at the Pool Party.
- 6. Staff at the Pool Party.
- 7. The Naturale family at the Pool Party.
- 8. The Murphy family enjoying the Pool Party.
- 9. Kids Fishing Contest.
- 10. Removing a hook at the the Fishing Contest.

Board Meeting Minutes

May 14, 2010

This is an abbreviated record of the minutes. A more complete copy may be obtained in the BLCA office,

Motions approved at the meeting included, approval of write-offs of approximately \$3,193, solicit proposals for a diver to locate outlet valve, appointed Carl Fredrickson to fill a 4 month vacancy and Tom McConnon to a 16 month term on the Board, changed the date of the Annual meeting from August 21, 2010 to

August 28, 2010 in accordance to the By-Laws, approve road bid package.

Special Board of Directors Meeting - June 14, 2010

The special meeting was to open 3 sealed bids for roadwork. They are: E.R. Linde \$301,786.56, Waco \$208,510.98 without alternate, \$217,307.58 with alternate, Pocono Spray Patch \$281,026.25.

The Board has agreed to put in 2 speed humps. They will review the bids and vote at the next board

meeting

June 11, 2010

Actions taken at the meeting: approved write-offs totaling \$42,622.44, awarded road work contract to Waco with modifications, approved RFP policy, extended deadline to submit petitions for Board openings, approved Combined Energy Pre-Buy contract, approved 4 tree removal requests, and approve a Code of Ethics Policy to be signed by all Board members.

July 10, 2010

Actions taken by the Board between the June and July meetings: approved proposal of Cornerstone Engineering for maintenance yard work, transferred money between accounts to pay taxes on properties obtained through deed backs, and payment of repair Beach 1 septic and paint Beach 4 cabanas.

Motions taken at the meeting; approved write offs totaling over \$4,800, agreed to move forward on 2 speed humps, approved 2

tree removal requests, approved 1 lot improvement, will fill certified judgments, extended expiring term of Carolyn Martin for 1 year, and Chas Ritson to the end of October 2010.

Discussions included, loitering at Beach 4, stolen "No Trespassing" signs at Crossing Road, will seek opinion letters from 2 experts regarding the raising of East Lake, and some homeowners encroachments have been addressed.



Carolyn's Recipe Recommendations

by Carolyn Martin

I love to cook and collect cooking books and magazines. I have always loved the kitchen. Since we are busy people, I use simple recipes. Please try them and enjoy the results.

Zucchini Appetizer

3 cups thinly sliced zucchini
 ½ teaspoon salt
 ½ teaspoon oregano
 ½ cup Parmesan cheese
 Dash of pepper
 ½ cup vegetable oil
 1 cup Bisquick
 ½ teaspoon seasoned salt
 ½ cup finely chopped onion
 2 tablespoons parsley
 1 clove garlic, finely chopped
 4 eggs slightly beaten

Mix all ingredients together. Heat oven to 350, use a 13X9X2-greased pan, and bake until golden brown, about 25 minutes.

Cut in squares and serve warm.

Great for a party.

Mashed Potato/ Broccoli Casserole

3 cups hot mashed potatoes (5 to 6 medium)
 1 three ounce package cream cheese, softened
 ¼ cup milk
 1 egg
 2 tablespoons margarine
 1 can 2.8-ounce French fried onions
 2 packages frozen broccoli, cooked and drained
 1 cup shredded cheddar cheese

Whip together first 5 ingredients until smooth. Season with salt and pepper to your taste. Fold in ½ car of French fried onions. Spread mixture over bottom and up sides of a 8 X 12 inch, buttered casserole, forming a shell

Bake uncovered 350 for 25-30 minutes, minimum. Arrange broccoli in shell, sprinkle with cheddar cheese and remaining French fried onions. Bake uncovered 5 minutes longer.

This is great for a buffet.

Adult Dinner Dance was held on Aug. 21

by Carolyn Martin

Hats off to Joanne McNerney and Brittany Daggett for an evening to remember! Joanne prepared a delicious pasta dinner and Brittany baked a delightful crumb cake for dessert. The DJ from DJ

PRODUCTIONS was very good. He played a mixture of tunes and the dance floor was never empty. Although the turnout was low, the enthusiasm was high. The surprise of the night was the beautiful door prizes!

Joanne and Brittany, job well done!

BLCA Curfew

BLCA has a curfew of 10 p.m. Sunday through Thursday and 11 p.m. Friday and Saturday.

As a courtesy to all members, please observe the curfew hours.

Community Notes

All property owners are hereby put on notice that the Association has a right of way on each roadway. Any personal property placed in the Association's right of way is not the Association's responsibility and the Association will not be held responsible for any damages incurred to said personal property. All property owners are to refrain from placing personal property within the Association's right of way. The Association does not permit encroachment of any Association property, which includes roads or right of ways, common area or any other location, which is BLCA property.

Personal Classified Ads Free on Birchwood Website

If you have something to sell, swap or give away or if you want to purchase items or services, you can do so on the classified page of the Birchwood web site: www.birchwoodlakes.net. The editor will not accept ads from

non-residents, commercial firms or real estate agents. Residents may send their ads to classifieds@birchwoodlakes.net and they will be posted for about a month.

Save Community Funds By Reading *The Voice* on the Web

Send an e-mail to: editor@birchwoodlakes.net include your mailing address and your Birchwood address, if it is differ-

ent, and we will remove your name from the mailing list. This will keep costs down and bring you the newsletter faster.

BUSINESS DISCOUNTS

Looking for a way to save a dollar? Several local businesses have indicated they will provide a discount through the Community Advantage Program if you mention that you own property in Birchwood Lakes.

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Pennsylvania Home Repair Loan and Grant Program

USDA Rural Development recognizes the home repair needs of eligible rural homeowners. A 504 loan to those income eligible and a 504 Grant to seniors age 62 and older (or a combination) assist very-low income and other income eligible rural homeowners to make vital repairs. For further information contact the USDA

Rural Development office in your area. Rural Development employees will help you complete an application. Visit the website to find the officer serving your county www.rurdev.usda.gov/pa or email: rdinfo@pa.usda.gov for additional information.

Winter Roads

With winter almost here, Birchwood Lakes would like to offer the following tips and information for your safety and convenience:

Don't drive unnecessarily in a storm, especially during severe snowstorms and freezing rain.

Remember to keep the roads and right of way clear of vehicles and other encumbrances. Our maintenance employees cannot plow roads that are blocked by cars. Vehicles blocking BLCA roads will be towed. Any landscaping items within the BLCA right of way may unintentionally be damaged by plowing efforts. BLCA will not be responsible for damage to items within the right-of-way. Please familiarize yourself with the locations of parking areas within BLCA should you need to pull over while obtaining assistance.

Be sure your car is properly equipped for winter driving with snow or all-season tires and properly functioning windshield wiper blades.

Remind your children to play away from the roads for their own safety.

There is no practical way for maintenance to avoid dropping snow in your driveway when they are plowing. You can minimize this frustrating event by trying to avoid cleaning out your driveway until the road has been plowed or by clearing an area to the right of your driveway where snow from the plow will drop before being deposited in the driveway. When plowing or shoveling your driveway,

do not place snow in the roadway or block drainage swales or culverts.

Be prepared for winter driving by carrying a blanket and emergency supplies in your vehicle.

Birchwood Lakes Maintenance Staff normally follows a pre-determined procedure in plowing the roads. Changes, however, may be made on an as-needed basis. Staff will begin plowing when there is approximately one and a half inch of snow on the road. Please be patient as many factors such as temperature, type of precipitation and changing weather patterns can have an effect on our efforts.



**Safe Haven, Inc. of
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877-296-7878

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- ◆ Certified Volunteer Training
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- ◆ Sexual Abuse Support Groups

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WELCOME NEW MEMBERS

During the month of June and July 2010, three homes were sold within Birchwood Lakes for less than \$100,000; five homes sold between \$101,000 and \$200,000 and three homes sold for more than \$200,000.

Birchwood Lakes welcomed the following new members into our community:

O'Connor, Lamphear, Sokirchenko, Kowalski, Vaysman, Song, Engels, Vittorio, Mikhelson, Indelicato and Currie.

We encourage you to become an active part of the community and look forward to seeing you at community meetings and functions. Welcome neighbors!

Thank You

by Marcella Livingston

Despite the extreme heat and dry conditions, our entrances look great thanks to the dedicated members of the Beautification Committee who watered faithfully.

Thanks go to JoAnn Woods, Lorraine Biondo, Ginny Troy, Pat Collins, Dave Friedrich, Sheila Salmon, Mercedes Velazquez and especially to Denis Murphy, who handled our largest area - the 739 entrance.

More volunteers are needed to water next summer. Without more help we may be forced to cut back on our planting. Please consider watering and entrance near you - join the Beautification Committee.

TO ADVERTISE IN THIS PUBLICATION, CALL SETH AT JOURNAL NEWSPAPERS 570-443-9131, XT. 302



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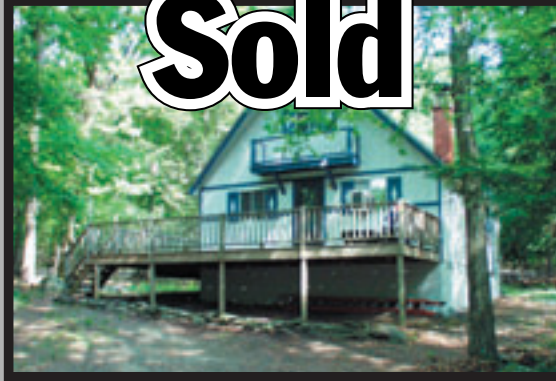
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