

# Brier Crest News

Brier Crest Woods Property Owner Association, Inc. • HC 1, Box 500 • Blakeslee, PA 18610

2nd Issue

Brier Crest Woods Property Owner Association, Inc.

Fall 2010

## President's Message

By Rick Pollock

The summer is almost over, I hope everyone had a wonderful summer using all our facilities and enjoyed our picnics. Thanks to our maintenance crew for keeping everything in shape and the committees who ran the picnics. GREAT JOB EVERYONE.

We are now entering, what I think is, the prettiest time of the year in the Pocono's, fall. Fall, the time our children return to school, to the enjoyment of the parents. Trees turning in their beautiful majestic colors and the cool weather enjoy as I will.

Your board has been very busy the past several months working on the budget for next year (see report in this newsletter), revising policy and procedures (see report), working on the upgrades to our community center (siding

looks great!) and hiring a part-time operations manager (Stephen Pace, please read his introductory report).

For those people who rent their house, please contact the office for each rental so Security can pay a visit to your renters, give them tags for their vehicles, other related items and go over any questions your renters may have. Please NOTE – all properties rented should have on the premises a full copy of our Rules and Regulations to make available to your tenants. This can be downloaded from our web site. Remember all violations of renters are the responsibility of the property owner.

I look forward to seeing all of you at our annual meeting on October 9, 2010.

## IMPORTANT NOTICE TO ALL PROPERTY OWNERS:

PLEASE PASS THE WORD TO YOUR FRIENDS AND NEIGHBORS THAT

THE NEWSLETTER WILL BE E-MAILED TO EVERYONE THAT HAS REGISTERED THEIR E-MAIL ADDRESS TO BRIER CREST WOODS

Anyone interested in advertising in the Newsletter, please call the office for information.

THERE WILL BE COPIES AVAILABLE IN THE OFFICE.

Address: [Office@Briercrestwoods.com](mailto:Office@Briercrestwoods.com) Phone: 570-646-8802



|  |   |  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
|--|---|--|------------------|--------------|--------------------|------------|--------------|--------------|-----------------|-------------|--------------------|--------------|--|--|--------------------|--------------|----------------------------|--------------------|--------------------|------------------|-------------|-----------|-------------|--------------|----------|-------------|-------------|----------------|-----------|--------------------|------------------|--------------|-------------|-------------------|-----------------|-----------------|--------------------|--------------------|------------------|--------------|--------------|-------------|--------------------|--------------|-------------|---------------|-----------------|---------------|-------------|---------------------|-----------|-------------|-------------|--------------------|-------------------|------------|--|-------------|---------------------------|--|--------------|--|
| <p><b>ATTENTION: BCW RESIDENTS</b></p> <p>Honor the Memory of a Loved one or a Family Member with a Personalized Plaque with their name on the Brier Crest Honor Roll! This Honor Roll will be displayed permanently in the Brier Crest Community Center. This honorarium begins with the purchase of an American Flag for \$50. The Flag will then be placed in service for sixty days or more. After having flown the flag at the BCW community building it will be retired, folded and placed in a "Shadow Box" suitable for a place of honor of your choosing. The box will also contain your love one's name and any special saying that you desire. If you so choose the box will be displayed in a place of honor in the BCW community or a place of your choosing.</p> | <p><b>Board of Direc-</b></p> <p>Rick Pollock, President<br/>                 Dan Dacunha, Vice-Pres.<br/>                 Dan Edgar, Treasurer<br/>                 Barry Beggs, Secretary<br/>                 Pat Kager, Director<br/>                 Bob Wilson, Director<br/>                 Mike Ruff, Director<br/>                 Don Kintzel, Director<br/>                 Alicia Siglin, Director</p> <p>*The Board of Directors Meetings are held the second Saturday of every month.</p> <p>*All residents are invited and welcome to attend all Board Meetings.</p>  | <p><b>COMMITTEE MEMBERS:</b></p> <p><b>*Appointments to Committees are made annually in October, If you are interested please send your name to the office. *</b></p> <table border="0"> <tr> <td><b>Security:</b></td> <td>Tim Grimmins</td> <td><b>Newsletter:</b></td> </tr> <tr> <td>Steve Pace</td> <td>Diane Guinan</td> <td>Diane Guinan</td> </tr> <tr> <td>Pete Sussenbach</td> <td>Jerry Moore</td> <td>Maria Delfi-Milano</td> </tr> <tr> <td>Paul Purtell</td> <td></td> <td></td> </tr> <tr> <td><b>Long Range:</b></td> <td><b>Lake:</b></td> <td><b>R &amp; R /By-Laws:</b></td> </tr> <tr> <td>Dan Dacunha, Chair</td> <td>Steve Kager, Chair</td> <td>Mike Ruff, Chair</td> </tr> <tr> <td>Barry Beggs</td> <td>Tom Kraft</td> <td>Jerry Moore</td> </tr> <tr> <td>Harry Miller</td> <td>Ned Ramm</td> <td>Steve Kager</td> </tr> <tr> <td>Steve Kager</td> <td><b>Social:</b></td> <td>Don Edgar</td> </tr> <tr> <td>Anthony Bonsignore</td> <td>Pat Kager, Chair</td> <td>Rick Pollock</td> </tr> <tr> <td>Don Kintzel</td> <td><b>Web-Site :</b></td> <td><b>Permits:</b></td> </tr> <tr> <td><b>Finance:</b></td> <td>Dan Dacunha, Chair</td> <td>Jerry Moore, Chair</td> </tr> <tr> <td>Dan Edgar, Chair</td> <td>Diane Guinan</td> <td>Diane Guinan</td> </tr> <tr> <td>Joe Vottler</td> <td>Maria Delfi-Milano</td> <td>Paul Purtell</td> </tr> <tr> <td>Barry Beggs</td> <td><b>Roads:</b></td> <td><b>Appeals:</b></td> </tr> <tr> <td>Gayle Kimball</td> <td>Jerry Moore</td> <td>Paul Purtell, Chair</td> </tr> <tr> <td>Tim Boyle</td> <td>Barry Beggs</td> <td>Steve Kager</td> </tr> <tr> <td>Michael Christofar</td> <td><b>Insurance:</b></td> <td>Bob Wilson</td> </tr> <tr> <td></td> <td>Jerry Moore</td> <td>Dolly Bradley (Alternate)</td> </tr> <tr> <td></td> <td>Diane Guinan</td> <td></td> </tr> </table> | <b>Security:</b> | Tim Grimmins | <b>Newsletter:</b> | Steve Pace | Diane Guinan | Diane Guinan | Pete Sussenbach | Jerry Moore | Maria Delfi-Milano | Paul Purtell |  |  | <b>Long Range:</b> | <b>Lake:</b> | <b>R &amp; R /By-Laws:</b> | Dan Dacunha, Chair | Steve Kager, Chair | Mike Ruff, Chair | Barry Beggs | Tom Kraft | Jerry Moore | Harry Miller | Ned Ramm | Steve Kager | Steve Kager | <b>Social:</b> | Don Edgar | Anthony Bonsignore | Pat Kager, Chair | Rick Pollock | Don Kintzel | <b>Web-Site :</b> | <b>Permits:</b> | <b>Finance:</b> | Dan Dacunha, Chair | Jerry Moore, Chair | Dan Edgar, Chair | Diane Guinan | Diane Guinan | Joe Vottler | Maria Delfi-Milano | Paul Purtell | Barry Beggs | <b>Roads:</b> | <b>Appeals:</b> | Gayle Kimball | Jerry Moore | Paul Purtell, Chair | Tim Boyle | Barry Beggs | Steve Kager | Michael Christofar | <b>Insurance:</b> | Bob Wilson |  | Jerry Moore | Dolly Bradley (Alternate) |  | Diane Guinan |  |
| <b>Security:</b>   | Tim Grimmins  | <b>Newsletter:</b>   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Steve Pace   | Diane Guinan  | Diane Guinan   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Pete Sussenbach  | Jerry Moore   | Maria Delfi-Milano   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Paul Purtell   |   |  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| <b>Long Range:</b>   | <b>Lake:</b>  | <b>R &amp; R /By-Laws:</b>   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Dan Dacunha, Chair   | Steve Kager, Chair  | Mike Ruff, Chair   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Barry Beggs  | Tom Kraft   | Jerry Moore  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Harry Miller   | Ned Ramm  | Steve Kager  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Steve Kager  | <b>Social:</b>  | Don Edgar  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Anthony Bonsignore   | Pat Kager, Chair  | Rick Pollock   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Don Kintzel  | <b>Web-Site :</b>   | <b>Permits:</b>  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| <b>Finance:</b>  | Dan Dacunha, Chair  | Jerry Moore, Chair   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Dan Edgar, Chair   | Diane Guinan  | Diane Guinan   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Joe Vottler  | Maria Delfi-Milano  | Paul Purtell   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Barry Beggs  | <b>Roads:</b>   | <b>Appeals:</b>  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Gayle Kimball  | Jerry Moore   | Paul Purtell, Chair  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Tim Boyle  | Barry Beggs   | Steve Kager  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| Michael Christofar   | <b>Insurance:</b>   | Bob Wilson   |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
|  | Jerry Moore   | Dolly Bradley (Alternate)  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
|  | Diane Guinan  |  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |
| <p>HOMEOWNER</p> <p>_____</p> <p>ADDRESS</p> <p>_____</p> <p>PHONE#</p> <p>_____</p> <p>HONORARY'S NAME</p> <p>_____</p> <p>ANY SPECIAL SAYING:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>   | <p><b>Security Corner:</b></p> <p>Please remember to register your ATV and Golf Cart with security.</p> <p><b>Security Number : (570)-656-5583</b></p> <p><b>Security Officers:</b></p> <p>Joe Lynam<br/>                 Paul Connor<br/>                 Frank Grouzis<br/>                 Richard Goldstein</p> <p>Remember to watch your speed and consider others walking on the roads, especially the Beach Area. This is a family community. <b>Watch out for our Children.</b></p> <p>Any complaints or suggestion please e-mail to : <a href="mailto:office@briercrestwoods.com">office@briercrestwoods.com</a></p> <p>Steve Pace, Chairman</p> | <p><b>List of Services</b></p> <p><b>Tunkhannock Township Volunteer Fire Co.</b><br/>                 570-646-2265</p> <p><b>Pocono Mountain Regional Police Dept.</b><br/>                 570-895-2400</p> <p><b>EMERGENCIES - Call 911</b></p> <p><b>Tunkhannock Township - 570-643-3008</b></p> <p><b>Pocono Mt. Regional Ambulance - 570-646-4181</b></p> <p><b>PA State Police - 570-646-2271</b></p> <hr/> <p><b>Office Information</b></p> <p>The office is open Monday, Wednesday, Friday and Saturday, 9 a.m. to 2 p.m.</p> <p><b>Office: 646-8802, Fax 646-5772</b><br/>                 mail: <a href="mailto:Office@briercrestwoods.com">Office@briercrestwoods.com</a><br/>                 Website: <a href="http://www.briercrestwoods.com">www.briercrestwoods.com</a></p>  |                  |              |                    |            |              |              |                 |             |                    |              |  |  |                    |              |                            |                    |                    |                  |             |           |             |              |          |             |             |                |           |                    |                  |              |             |                   |                 |                 |                    |                    |                  |              |              |             |                    |              |             |               |                 |               |             |                     |           |             |             |                    |                   |            |  |             |                           |  |              |  |

| The Shangri-La of the Poconos  
Brier Crest Woods Property Owners Association  
HC 1 Box 500 Blakeslee, Pa. 18610  
E-Mail: [office@briercrestwoods.com](mailto:office@briercrestwoods.com)  
Web-Site: [www.briercrest.com](http://www.briercrest.com)

Dear Brier Crest Woods Residents:

Enclosed is the 2011 Operating & Capital budget that was approved by the Brier Crest Woods Board of Directors on August 14, 2010. The budget reflects a \$10 increase in annual dues in order to maintain the service level we all want and need to keep property values high.

The operating budget dues will remain unchanged for 2011 as we have been able to offset increasing costs for staff, the lake, insurance, vehicle expense, electric, oil and general maintenance expenses, primarily by bringing our accounting activities in house. We reduced our accounting expenses when we hired the accounting firm of Kirk Summa to replace our prior accountants and we were still able to provide to the members a full audit of our operations (something that had not been done in some years). That report has been made available to you all on the Brier Crest Woods web site. We have a new hire (Maria) to supplement the fine work that Diane has provided in our office in order to handle both the new accounting work and the increasing work from the rental program. We also hired Steve as our operations manager to provide leadership for the increasing needs of our community. Finally, we hired a waste management consulting firm to help us control our waste costs, and the great part is that they are only paid a portion of the savings that are realized – it is a winning situation for both them and us.

The capital reserve dues will increase \$10 in order to meet our capital needs in the years to come. There are a few roads yet to be overlaid and in years to come we must begin the process of paving again.

To fund this proposed budget, the annual dues for homes will be \$700 per year, lots will be \$390, and adjacent lots will be \$300. The increase amounts to only about 20 cents per week.

I hope that everyone can attend the annual meeting (Oct 9<sup>th</sup>, 2010 at 10a.m.) to show support for our Brier Crest Woods community.

Very Truly Yours,

Board of Directors

Summary Budget

| BUDGET DETAIL                     | 2004 Actual    | 2005 Actual    | 2006 Actual    | 2007 Actual    | 2008 Actual    | 2009 Actual    | 2010 Mid Year Outlook | Proposed 2011 Budget | 2010 Budget    | Change in Budget |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|----------------------|----------------|------------------|
| <b>Capital Reserve</b>            |                |                |                |                |                |                |                       |                      |                |                  |
| Number of Properties              | 734            | 734            | 734            | 734            | 734            | 734            | 734                   | 734                  | 734            |                  |
| Dues Rate                         | 60             | 60             | 60             | 60             | 60             | 60             | 60                    | 100                  | 60             | 10               |
| <b>Revenue</b>                    |                |                |                |                |                |                |                       |                      |                |                  |
| Reserve Dues                      | 35,650         | 35,700         | 35,700         | 35,750         | 44,040         | 58,800         | 61,251                | 73,500               | 55,050         | 7,440            |
| Interest Income                   | 594            | 2,817          | 4,643          | 2,428          | 2,358          | 1,749          | 2,000                 | 2,000                | 2,000          | -                |
| Property Transfer Fees            | 24,450         | 31,500         | 23,550         | 12,090         | 9,510          | 5,050          | 5,000                 | 4,000                | 4,000          | -                |
| Building Permits                  | 11,670         | 12,250         | 17,400         | 8,300          | 5,450          | 3,425          | 1,000                 | 3,000                | 1,000          | 2,000            |
| <b>Total Revenue</b>              | <b>73,464</b>  | <b>83,267</b>  | <b>81,293</b>  | <b>69,558</b>  | <b>69,358</b>  | <b>69,064</b>  | <b>69,251</b>         | <b>82,500</b>        | <b>73,050</b>  | <b>9,440</b>     |
| <b>Expenses</b>                   |                |                |                |                |                |                |                       |                      |                |                  |
| Road Improvements                 | 7,595          | 104,490        | 40,005         | -              | 53,451         | -              | -                     | 50,000               | 25,000         | 25,000           |
| Building Expansion                | -              | -              | 18,580         | 2,200          | -              | -              | 45,000                | -                    | -              | -                |
| Bad debts                         | -              | 607            | 442            | 937            | 4,174          | 680            | -                     | 700                  | 1,200          | (500)            |
| Other                             | -              | -              | 2,352          | -              | -              | -              | -                     | 10,000               | -              | 10,000           |
| <b>Total Expenses</b>             | <b>7,595</b>   | <b>105,097</b> | <b>61,479</b>  | <b>3,137</b>   | <b>57,625</b>  | <b>749</b>     | <b>45,000</b>         | <b>70,700</b>        | <b>26,200</b>  | <b>44,500</b>    |
| <b>Ending Balance</b>             | <b>78,388</b>  | <b>68,536</b>  | <b>78,349</b>  | <b>132,790</b> | <b>135,883</b> | <b>166,181</b> | <b>189,412</b>        | <b>200,212</b>       | <b>264,754</b> |                  |
| <b>Community Improvement Fund</b> |                |                |                |                |                |                |                       |                      |                |                  |
| Number of Properties              |                |                | 734            | 734            | 734            | 734            | 734                   | 734                  | 734            |                  |
| Dues Rate                         |                |                | 10             | 10             | 10             | 10             | 10                    | 10                   | 10             |                  |
| <b>Revenue</b>                    |                |                |                |                |                |                |                       |                      |                |                  |
| Cap Enh Dues                      |                |                | 7,340          | 7,340          | 7,350          | 7,340          | 7,260                 | 7,350                | 7,340          |                  |
| Interest Income                   |                |                | 434            | 525            | -              | -              | -                     | 500                  | -              |                  |
| <b>Total Revenue</b>              |                |                | <b>7,774</b>   | <b>7,865</b>   | <b>7,350</b>   | <b>7,340</b>   | <b>7,260</b>          | <b>7,850</b>         | <b>7,340</b>   |                  |
| <b>Expenses</b>                   |                |                |                |                |                |                |                       |                      |                |                  |
| Comm Bldg                         |                |                | -              | -              | -              | -              | 34,000                | -                    | -              |                  |
| Bad debts                         |                |                | 404            | 495            | 674            | 71             | 500                   | 100                  | 500            |                  |
| Other                             |                |                | -              | -              | -              | -              | -                     | 10,000               | -              |                  |
| <b>Total Expenses</b>             |                |                | <b>404</b>     | <b>495</b>     | <b>674</b>     | <b>71</b>      | <b>34,500</b>         | <b>10,100</b>        | <b>600</b>     |                  |
| <b>Ending Balance</b>             |                |                | <b>7,370</b>   | <b>14,730</b>  | <b>21,418</b>  | <b>28,865</b>  | <b>1,446</b>          | <b>8,696</b>         | <b>35,699</b>  |                  |
| <b>Operating Budget</b>           |                |                |                |                |                |                |                       |                      |                |                  |
| Number of Properties              | 734            | 734            | 734            | 734            | 734            | 734            | 734                   | 734                  | 734            | 1                |
| # Developed Lots                  | 430            | 445            | 458            | 474            | 483            | 474            | 483                   | 486                  | 483            | 3                |
| # Single Lots                     | 244            | 227            | 190            | 165            | 156            | 156            | 153                   | 153                  | 155            | (2)              |
| # Adjacent Lots                   | 60             | 62             | 86             | 95             | 95             | 95             | 96                    | 95                   | 96             | 1                |
| Dues Rate                         |                |                |                |                |                |                |                       |                      |                |                  |
| Developed Lots                    | 410            | 410            | 470            | 540            | 540            | 590            | 590                   | 590                  | 590            | -                |
| Single Lots                       | 230            | 230            | 230            | 240            | 240            | 230            | 230                   | 230                  | 230            | -                |
| Adjacent Lots                     | -              | 150            | 150            | 150            | 150            | -              | 190                   | 190                  | 190            | -                |
| <b>Revenue</b>                    |                |                |                |                |                |                |                       |                      |                |                  |
| Current Year Dues                 | 241,250        | 243,220        | 264,895        | 305,558        | 305,610        | 328,630        | 336,351               | 347,820              | 346,700        | 1,120            |
| Prior Year Dues                   | -              | -              | -              | -              | -              | -              | 6,000                 | -                    | -              | -                |
| Late Payment Penalties            | 27,644         | 27,609         | 19,909         | 22,771         | 14,904         | 5,708          | 4,919                 | 5,000                | 3,000          | 2,000            |
| Investment Income                 | 666            | 499            | 476            | 1,661          | 175            | 303            | 101                   | 5,000                | -              | -                |
| Rentals                           | -              | -              | -              | -              | -              | -              | 5,155                 | 8,000                | -              | -                |
| Miscellaneous                     | 14,579         | 7,591          | 10,949         | 5,735          | 9,726          | 8,327          | 3,260                 | 8,000                | 8,000          | -                |
| <b>Total Revenue</b>              | <b>284,139</b> | <b>278,919</b> | <b>296,229</b> | <b>335,725</b> | <b>330,415</b> | <b>352,322</b> | <b>359,641</b>        | <b>370,320</b>       | <b>357,700</b> | <b>12,620</b>    |
| <b>Expenses (separate chart)</b>  | <b>275,165</b> | <b>315,871</b> | <b>278,044</b> | <b>296,859</b> | <b>351,847</b> | <b>351,847</b> | <b>315,258</b>        | <b>352,000</b>       | <b>338,500</b> | <b>13,500</b>    |
| Operating Surplus / Contingency   | 8,974          | (38,952)       | 18,186         | 38,866         | (21,428)       | 476            | 43,383                | 18,320               | 19,200         | (800)            |
| <b>TOTAL REVENUE</b>              | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b>        | <b>284,139</b>       | <b>284,139</b> | <b>284,139</b>   |
| <b>TOTAL EXPENSES</b>             | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b> | <b>284,139</b>        | <b>284,139</b>       | <b>284,139</b> | <b>284,139</b>   |
| <b>Total DUES</b>                 |                |                |                |                |                |                |                       |                      |                |                  |
| Developed Lots                    | 460            | 460            | 530            | 600            | 610            | 690            | 690                   | 700                  | 690            | 10               |
| Single Lots                       | 280            | 280            | 290            | 300            | 310            | 380            | 380                   | 390                  | 380            | 10               |
| Adjacent Lots                     | -              | 200            | 210            | 210            | 220            | 290            | 290                   | 300                  | 290            | 10               |

8/10/2010

Brier Crest Budget 2011 worksheet.v3.xls

Operating Expenses

| BUDGET DETAIL                   | 2004 Actual    | 2005 Actual    | 2006 Actual    | 2007 Actual    | 2008 Actual    | 2009 Actual    | 2010 Mid Year Outlook | Proposed 2011 Budget | Reference: 2010 Budget | Change in Budget |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|----------------------|------------------------|------------------|
| Security                        | 65,379         | 65,118         | 67,244         | 38,226         | 41,970         | 50,684         | 44,994                | 39,600               | 47,000                 | (7,400)          |
| Maint. & Office Salaries        | 43,228         | 52,630         | 46,229         | 52,621         | 57,703         | 56,350         | 55,559                | 73,400               | 58,000                 | 15,400           |
| Snow Removal                    | 8,870          | 39,979         | 5,218          | 18,580         | 17,324         | 5,138          | 12,871                | 15,000               | 20,000                 | (5,000)          |
| Trash, Open Dumpster            | 25,532         | 27,640         | 33,430         | 36,791         | 35,756         | 48,143         | 31,697                | 40,000               | 40,000                 | -                |
| Lifeguards                      | 18,150         | 11,836         | 8,750          | 10,907         | 13,600         | 10,443         | 11,000                | 11,500               | 16,000                 | (4,500)          |
| Recreation Events               | 1,430          | 2,299          | 1,075          | 479            | 2,701          | 3,179          | 2,190                 | 3,000                | 3,000                  | -                |
| Beach, Dam, Lake                | -              | -              | 12,294         | 9,152          | 13,357         | 10,976         | 7,237                 | 10,000               | 5,000                  | 5,000            |
| <b>Sub Total Discretionary</b>  | <b>162,589</b> | <b>199,502</b> | <b>174,240</b> | <b>166,756</b> | <b>182,411</b> | <b>184,913</b> | <b>165,548</b>        | <b>192,500</b>       | <b>185,000</b>         | <b>7,500</b>     |
| Insurance                       | 18,767         | 17,910         | 17,326         | 20,998         | 22,157         | 24,196         | 25,023                | 27,000               | 26,000                 | 1,000            |
| Taxes                           | 3,979          | 5,986          | 4,971          | 8,059          | 9,704          | 10,418         | 11,074                | 13,000               | 12,000                 | 1,000            |
| Administrative                  | 4,601          | 7,316          | 6,505          | 4,908          | 3,088          | 5,948          | 7,347                 | 6,500                | 5,000                  | 1,500            |
| Electricity                     | -              | -              | -              | 8,578          | -              | -              | 11,980                | 14,000               | 13,000                 | 1,000            |
| Heat/Oil                        | -              | -              | -              | 5,055          | -              | -              | 5,140                 | 6,000                | 8,000                  | (2,000)          |
| Phone/Fax/Cable/Website         | -              | -              | -              | 3,877          | -              | -              | 3,388                 | 4,000                | 5,000                  | (1,000)          |
| <b>Subtotal Utilities</b>       | <b>14,210</b>  | <b>13,541</b>  | <b>15,124</b>  | <b>17,510</b>  | <b>18,486</b>  | <b>19,439</b>  | <b>20,508</b>         | <b>24,000</b>        | <b>26,000</b>          | <b>(2,000)</b>   |
| Postage                         | 1,544          | 1,271          | 1,571          | 1,263          | 1,294          | 695            | 1,609                 | 1,000                | 1,500                  | (500)            |
| Accounting, Legal               | 11,550         | 13,148         | 14,189         | 17,823         | 20,168         | 22,616         | 15,465                | 15,000               | 25,000                 | (10,000)         |
| Collections, Bad Debts          | 29,126         | 25,993         | 18,077         | 25,679         | 21,749         | 15,874         | 16,064                | 16,000               | 14,000                 | 2,000            |
| Vehicles / Fuel                 | 4,061          | 9,109          | 5,040          | 8,829          | 8,764          | 14,827         | 19,108                | 20,000               | 12,000                 | 8,000            |
| Maint./Supplies/Improvement     | 16,545         | 13,731         | 6,135          | 7,830          | 8,458          | 13,525         | 12,512                | 17,000               | 9,000                  | 8,000            |
| Depreciation                    | 7,726          | 9,035          | 10,390         | 13,158         | 15,081         | 16,704         | 17,000                | 17,000               | 15,000                 | 2,000            |
| Road Maintenance                | -              | -              | 1,301          | 1,263          | 1,805          | 1,249          | 2,000                 | 2,000                | 2,000                  | -                |
| Interest, Tax, Comm Rel         | 467            | 329            | 3,175          | 2,783          | 2,292          | -              | 2,000                 | 1,000                | 2,000                  | (1,000)          |
| Improvements                    | -              | -              | -              | -              | -              | 21,443         | -                     | -                    | -                      | -                |
| <b>Sub Total Core</b>           | <b>112,576</b> | <b>117,369</b> | <b>103,804</b> | <b>130,103</b> | <b>132,826</b> | <b>166,934</b> | <b>149,710</b>        | <b>159,500</b>       | <b>149,500</b>         | <b>10,000</b>    |
| <b>Total Operating Expenses</b> | <b>275,165</b> | <b>316,871</b> | <b>278,044</b> | <b>296,859</b> | <b>315,237</b> | <b>351,847</b> | <b>315,258</b>        | <b>352,000</b>       | <b>338,500</b>         | <b>13,500</b>    |

8/10/2010

Brier Crest Budget 2011 worksheet.v3.xls

## Brier Crest Woods Property Owner's Association

Dear Members of the BCWPDA:

Another year has passed and here we are again coming up to our Annual Meeting. Many exciting things have transpired this past year, most notably the beginning of construction on our new and improved clubhouse and its expansion. While most of us can see the improvements that have or are taking place within our community, there are many other improvements that have been undertaken that are not readily visible to us. Many of these improvements have happened behind the scenes and have proven to be arduous tasks that our current board of directors has willingly undertaken. These tasks have included, but are not limited to the following:

1. We have updated and revised our *Employee Handbook*. This handbook is given to all existing and new personnel to outline our expectations as a community. This handout now contains all of the necessary guidelines that will help us and our employees grow in the years to come.
2. We have updated and revised our *Agreement Form for Boat Rack Seasonal Rental* space in our community Boat Racks that will allow us more control in our handling of boats left behind at the end of the boating season.
3. We have created a *Notice of Removal Form* for use if a property owner leaves unsightly bulk waste on their property instead of properly disposing of this waste.
4. We have created a *Lifeguard Responsibility and Procedures Guide* to better assimilate our lifeguards in to their roles while on duty.
5. We have updated and revised our *Rules and Regulations*. This is our every day bible for our property owners, guests, renters, contractors and suppliers. This was a major undertaking by our board and went through many revisions and internal discussions before we arrived at this final document.

All of the updates listed above, except for our Employee Handbook, will have an effective date of January 1, 2011. We hope to have printed copies of the revised Rules and Regulations available for pick up at our Annual Meeting in October. Please be sure to pick one up if you attend the meeting. If not, please be sure to stop by the office and pick up your copy as soon as possible thereafter. There were many revisions made and it is your responsibility to know what these changes are as there will be no grace period once the effective date passes. The Rules and Regulations, as well as the Agreement Form for Boat Rack Seasonal Rental, will also be available on our website as soon as possible after our annual meeting.

Sincerely,

The Board of Directors

### Attention Attention Attention

#### **Brier Crest Woods Property Owners**

At the October 9, 2010 annual meeting we will be electing 5 board members to our governing body.

For the past 40 years Brier Crest Woods has flourished due to the many talented men and women who have volunteered their time to serve our Board of Directors.

If you are interested in being part of our leadership body please fill out the application, available in the office.

Application may sent via:

Faxed to: 570-646-5772

Mail to: HCI Box 500, Blakeslee, PA 18610

Emailed to:

office@briercrestwoods.com

Or hand deliver it to our office.. If you would like to phone the office of your interest that is also acceptable.

If you have any questions regarding the responsibilities of a board member please contact the office and I will be happy to discuss the position with you.

Jerry Moore

Judge of Elections

**BCWPOA Agreement Form for Boat Rack Seasonal Rental**

Here at Brier Crest Woods, we require all boats to be registered at the office every year. In addition, we also rent spaces within our boat rack system for the season for \$10.00 per space. The racks are located opposite from the beach and swimming area. By signing this form to rent a space within the boat rack system, you are agreeing to the following:

1. Your boat has been properly registered in the office at BCW.
2. You will not place your boat in the rack prior to \_\_\_\_\_.
3. You will only utilize the rack space assigned to you by the office.
4. You agree to remove your boat on or before \_\_\_\_\_.
5. You understand that BCW personnel will remove your boat within seven day of date listed in No. 4 above and that you release and hold harm less BCW from any damages that may occur.
6. You understand you will be notified by phone and regular mail of the removal and you will be responsible for a fine and removal cost totaling \$50.00. This must be paid prior to you removing your boat from the community building which must happen on or before \_\_\_\_\_.
7. You understand and agree that failure to comply with No. 6 above will result in a certified letter being sent to you to advise that BCW presumes that you intend to willingly abandon the boat to BCW and that Brier Crest Woods will assume ownership of the boat on \_\_\_\_\_. To prevent this from happening, you must pay the fine listed above plus an Additional \$50.00 of costs incurred by BCW. Thus, you must pay \$100.00 to BCW on or before \_\_\_\_\_. Failure to do so will result in your abandonment of the boat to Brier Crest Woods. BCW may thereafter sell or otherwise dispose of the boat and retain any proceeds there from.

I/ we, \_\_\_\_\_, acknowledge that I/we have read and accept the conditions as outlined above.

(Print Full Name of Boat Owner/s Here)

I/we agree to remove my/our boat from the rack on or before the specified date listed above. I/we understand that failure to meet the requirements set forth above can result in my/our loss of "good-standing" status within the community and will result in the abandonment of property.

**REQUIRED INFORMATION:**

NAME(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SECT: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ ASSIGNED RACK SPACE: \_\_\_\_\_

\_\_\_\_\_  
(SIGNATURE/S) (DATE)

**To Reserve same rack for 2011, pay \$10.00 now. Boat Rack# \_\_\_\_\_ . (Must be the same Boat Rack # used in 2010).**

***This form will be kept in the property owner's file in the BCW office.***

## REMINDER LIST: UNDERSTANDING SEPTIC SYSTEMS

### THIS IS SO IMPORTANT THAT THIS COLUMN WILL BE SPENT ON ONE ITEM ONLY:

What is a septic system? Septic systems (also called "on lot" systems) are sewage systems on the property of the homeowner which treat and dispose of domestic sewage through natural processes. Liquid waste from a treatment tank percolates through the soil, where it is neutralized and broken down further. Septic system operation & maintenance is the responsibility of the homeowner. In contrast, a centralized system collects & treats sewage from many homes and/or businesses & disposes it off site.

These often use complex mechanical & chemical treatment methods.

2. How often must my septic tank be pumped?

Up to 50% of the solids retained in the tank decompose; the remainder accumulates in the tank should be pumped out at least every 3-5 years or according to your local sewage management program which may require more frequent pumping.

Under current PA Law a 900 gallon septic tank must be used for a home with three bedroom house the tank should be pumped every 1-3 years. If the same system serves a family of 2, the tank would be ready for pumping

every 5.2 years. Systems installed before 1971 may have septic tanks smaller than 900 gallons. These tanks may need to be pumped more often than once a year. FOR MORE INFORMATION ON SEPTIC-RELATED QUESTIONS, contact your local SED or the DEP regional office serving your county.

Brier Crest would remind homeowners that rent their home : Please empty their septic system, (no matter what type) more frequently".

**PLEASE TAKE THIS SERIOUSLY!**

DEP REGIONAL OFFICE: Northeast Region, 2 Public Square, Wilkes-Barre, PA 18711-0790, 717-826-2553.

### A Message From Stephen Pace:

Hello, my name is Stephen Pace. I have just started as the Operations Manager for Brier Crest Woods. I'm here to help co-ordinate Maintenance, Security and the Life Guards. You should know some things about me. First, I live in Locust Lake Village, so I'm just down the road. Second, I have a strong background in maintenance and maintenance planning. Third, I have a background in security. All this was acquired from my service in the U.S. Navy, in the Nuclear Submarine Service, for 9 years and at the Salem Nuclear Station, working for PSEG in New Jersey, for 26 years.

I am here to give you one person to call on when you need something. I take this job opportunity seriously. I will direct the Maintenance and Security personnel to the best of my abilities to help keep Brier Crest Woods one of the top communities in the Poconos. That being said, you can help too. Please let me know of any maintenance issues that you see need to be done. As these calls come in, I will evaluate them, prioritize them, then schedule them to be worked. Anything affecting personal or community safety will be given a higher priority. Most importantly, if you see violations of community rules or state laws taking place, please help by calling Security and giving us as much information as you can. If the violation is serious, call the State Police immediately. We will follow up. Please call me with any concerns, or ideas, at 1-570-656-6547.

As I gain more knowledge of the community and it's people, I hope to have a very good relationship with all of you. Please understand that we have a small, part time work force and they are very hard working individuals. We will do the best that we can for you.



### Labor Day Picnic

On September 4, 2010 BCW held its annual Labor day picnic. Traditionally this marks the end of our summer season and in some cases the last time we may have a chance to socialize with our "snow bird" friends and neighbors.

Within 48 hours of the picnic we went from 92 degree sunny weather to 48 degrees the night before the event. The morning of the picnic looked a little ominous but as the afternoon began it was sunny, but a bit blustery.

The picnic went off without a hitch. Hot dogs and Hamburgers for all, and a great variety of covered dishes. There were several hundred in attendance. Children of all ages enjoyed making S'more's over an open fire.

When the sun went down the fire doubled as a place to warm up between dances. The music was fantastic and all enjoyed singing along and dancing to timeless music. WHAT A GREAT WAY TO END A THE SUMMER SEASON!!!!

### **TOP-O- POCONO ROTARY CLUB RAFFLE WINNERS**

BCW residents, Tom and Betty Ann Kraft were the lucky winner of this year's Top-O-Pocono Rotary Club's original acrylic painting raffle. The professional artist, Steve Kager is also a BCW resident. Steve is also the president of the Rotary Club. The raffle raised \$1400. The money goes towards funding the Rotary's ongoing community projects.

## GOLDEN OLDIES

OCT. 9<sup>TH</sup> @7 PM

ENTERTAINMENT & BUFFET

\$25.00 PER TICKET, BYOB

CALL FOR MORE DETAILS

Kelly Marvel @215-688-1944

Or Office, 570-646-8802





### Hello Pennsylvania

Three hundred years ago it was known as Penn's Woods and William Penn owned it all! No commoner in history, before or since, personally possessed so much land. Unfortunately, early forms of transportation never permitted Penn to see more than a tiny fraction of his estate.

Pennsylvania is officially a Commonwealth, a word which comes from Old English and means "the common wealth" or well-being of the public. In Pa., all legal processes are carried out in the name of the Commonwealth, although the word does not appear on the State Seal.

**The Keystone State:**  
 A "Keystone" is a central, wedge-shaped stone which holds all the other stones of a structure in place to form an arch. In early America, Pennsylvania played a vital geographic & strategic role in holding together the states of the newly formed Union. Today, Pennsylvania continues to be of key importance to the social, economic, and political development of the United States.

### \*\*Attention Brier Crest Homeowners\*\*

If you are CURRENTLY RENTING YOUR HOME ON A PERMANENT BASIS, we would appreciate it if you would stop in at our office and fill out a rental registration form or please inform your renter to do so. This information will enable us to send them a copy of our Newspaper. In addition this information could prove vital in the event of an emergency. Also, please do not forget to register your weekender/vacation rentals, along with rental fee at the office.

### PETS BCW Rules

All pets must be confined to the owner's property or on a leash as designated by Pa. Leash Law.

No pets are allowed on the beach, in the swimming area, or boat dock area.

All persons walking their pets off their own property are required to clean up after their pets.

Dogs must be licensed with the State

after the age of six months or after being in the State for six months, in accordance with Pa. State Law.

IT IS UNLAWFUL TO ALLOW YOUR DOG TO RUN AT LARGE. ALL DOGS MUST BE UNDER CONTROL. OWNERS ARE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THEIR DOG(S).

Homeowner's will be fined if they do not abide by the community rules & regulation on the above.

????????????????????? Guess Who?????????????????????

Email your guess to [office@briercrest.com](mailto:office@briercrest.com)



## Our Health Corner: Don't Run Short of Vitamin B12

For something we need in such tiny amounts, vitamin B12 is a powerful protector of our health.

Most of us consume enough, says geriatrician, M.D., of Lehigh Valley Health Network. B12 occurs naturally in meat, poultry and fish, and is added to fortified cereals. But as we get older, it's less well-absorbed in the intestinal tract.

Watch for these symptoms of deficiency:

**Anemia & fatigue**—B12 helps make red blood cells. A blood test may show you have larger red blood cells, symptomatic of B12 deficiency.

**Balance problems**—B12 is important for the nerves in the spinal column that give you a sense of balance. A higher rate of falls in the elderly can be due in part to low B12.

**Memory loss**—It has been shown that lack of vitamin B12 may contribute to memory decline.

Ask your physician about red blood cell and B12 tests if you're having any of these symptoms. You may need oral supplements or injections.

Vegetarians, too, should probably take a B complex supplement.

Want to Know More about B vitamins? Call 610-402-Care or visit [lvhn.org/healthyyou](http://lvhn.org/healthyyou).

## What is an Electronic Medical Record?

We live in a high-tech world, and your doctor's office is no exception. If you've been there recently, you may have noticed your doctor using a computer instead of paper files to store your medical records. Or maybe you checked in at a touch-screen kiosk rather than waiting for a receptionist.

This is all part of a shift to electronic medical records. "They help clinicians and their staffs collaborate so we can provide the highest-quality care for you, says Dr. of the Lehigh Valley Health Network.

As part of your care, doctors collect information about your condition, medical history, diagnostic studies, medications & family illnesses. Traditionally it was all kept in a paper folder, but now it can be stored in a computer in a way that protects your privacy. The electronic medical (or health) record:

Ensures that your primary & specialty doctors all have access to your most recent health info.

Means you may need fewer tests, because doctors can access & share your lab results & diagnostic images.

Assists in emergencies because on-call doctors can access your medical history

Keeps a record of who accesses your info.,

ensuring your privacy. "The technology can be a win-win for clinicians & patients alike.

**TO KNOW MORE:** Watch a video at [Mhn.org/healthyyou](http://Mhn.org/healthyyou).

## DO YOU NEED A MULTIVITAMIN?

**To survive and thrive, your body needs vitamins and minerals.**

The question is, can you get enough from diet alone? For most people the answer is yes. The micronutrients in what we eat usually are sufficient to prevent deficiencies.

But this assumes you have a good appetite and eat a healthy range of foods including plenty of vegetables and fruit.

\*Women of child-bearing age should take folic acid to prevent birth defects, calcium and vitamin D.

\*Many people over age 65 don't get enough calcium, vitamin B12 and vitamin D from diet alone.

\*Vegetarians may need vitamin B12, folic acid and iron.

\*Many northerners get insufficient sun exposure and need supplemental vitamin D.

\*People with digestive disorders or weight-loss surgery often need supplementation.

**Is it better to buy vitamins and minerals individually, or will a multivitamin fill the bill?**

If you need several vitamins or minerals, you can consider bundling them in a multi—but pay attention to the amount of each ingredient to make sure you're getting what you need. "Unless your doctor recommends it, don't buy megadoses. At best your body excretes the extra, and too much of some vitamins can be harmful."

Stick with reputable manufacturers, since dietary supplements aren't regulated by the FDA. "Look for the USP symbol on the vitamin packaging." This means it has been approved by the U. S. Pharmacopeia

Organization, which certifies products for quality and safety. And consider whether you'd prefer powdered, liquid or gel vitamins rather than pills. While most experts recommend the pill form, "gummy"

Products can work well for little ones who are picky eaters.

**WANT TO KNOW MORE:** about vitamins? Call 610-402-Care or visit [lvhn.org/healthyyou](http://lvhn.org/healthyyou).

### Culture Tip

## 3 Reasons fall is the time for planting

1. **\* The Rain Returns.** In most climates, dry summers give way to wet autumns, providing a more hospitable environment for establishing a plant.
2. **\*It is Cooler.** When the mercury drops, plants don't use up as much energy. The same is true of gardeners.
3. **\* The Soil Is Cooler, Too.** More rain & cooler temperatures mean a soil environment conducive to growing roots, which will help ensure that the plant makes it through winter.

### DESIGN TIP:

## KEEP DEER AT BAY with fragrant plants

In a sustainable design, consider plant selections that do double duty.

"Tuscan Blue" rosemary (*Rosmarinus officinalis* 'Tuscan Blue', Zones 8-11, "Walker's Low" catmint (*Nepeta x faassenii*, Zones 4-8, and several varieties of lavender (*lavandula* spp. And cvs., Zones 5-9, add color and fragrance to the landscape while doubling as natural deer repellents.

### "GRASSES"

When used the right way, these magnificent plants can be relaxing, mysterious, or dramatic

**\*There's not much that grasses can't do.** Whether they're adding a sense of serenity, providing contrast, or acting like a wall, as with this "Karl Foerster" feather reed grass (*Calamagrostis x acutiflora* "Kark Foerster, USDA Hardiness Zones 5-9), these plants are beautiful and versatile.

**Grasses are essential garden plants.** They take their time emerging in spring, but once the weather warms, it's hard to imagine what life would be without them. They add texture & movement to the landscape and give you multiple seasons of interest. Perhaps one of the best attributes of grasses is their design versatility. Whatever effect you're hoping to achieve in your own space, grasses are worth the investment.

Shop at your local nursery for more information for the variety of grasses.

## Brier Crest Woods has joined the USTA! Please make "Tennis" a Community development.

Anyone interested in tennis lessons, please fill the form below and send into the office.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

Please respond and give "Tennis" a try.

Need tennis lessons call Joe Romano 643-7964 Thanks

## Tennis News: Players We Love

1. **Roger Federer:** At 29, with years left on his career, is already recognized in the eyes of many experts as the best who has ever played.
2. **Serena Williams:** Exciting because of the history she brings to every match.
3. **Rafael Nadal:** Tennis doesn't like "raw". Then along came Rafael Nadal, to play a brand of tennis as raw as a skinned elbow and predicated on exuberance and determination, constraints be damned.
4. **Flavia Pennetta:** Pennetta doesn't reach many finals or appear on TV often. What makes a sighting of Pennetta special is that, unlike many of her peers, when you watch Flavia you feel like you're watching a woman rather than a girl.
5. **Jo-Wilfried Tsonga:** If you watch Jo-Wilfred long enough he will perform some amazing feat. He likes to scream and he asks the crowd to scream along with him.
6. **Elena Dementieva:** There are two Elena's. One swings with precision and smacks line drives down the lines. The other has no use for topspin, no need for safety.
7. **Enests Gulbis:** Gulbis brings his personality to the court. He has one, on the pre-serve rituals, where he dribbles the ball on his fingertips before bouncing it on the ground.
8. **Sabine Liscki:** Is there a happier player than Sabine? The spunky German looks like she enjoys being on a tennis court.
9. **Francesca Schiavone:** Loved not because she won the French Open, but because of the way she won the French Open. Given the chance of her career she decided to take, take, take.
10. **Maria Sharapova:** She's impeccable on court. Sharapova's kind of focus on court is impossible for any normal person to emulate.
11. **Phillipp Kohlschreiber:** Kohlschreiber's beautiful ground strokes are what had them glued to their seats. The angles he can create with his one-handed backhand drive are Federer-esque.
12. **Venus Williams:** Loved for her quite determination. In '99 Venus cramped late in the third set after a series of brutal rallies. She came back the next year, fitter, more determined and dominant.

## Highlights of the autumn and early winter night sky at Brier Crest Woods

By Don Knabb

Greetings fellow Brier Crest Woods star gazers. The days are getting shorter and the warm nights of summer are fading quickly. Part of me is sad to see the days at the beach disappear until next summer, but I also look forward to the added stargazing time the earlier sunset provides and the clear skies of autumn. There are many wonderful sights in the sky these next few months!

First of all, Jupiter, the king of the planets, is putting on the best show of the next 47 years! In September Jupiter will be opposite the Sun in our sky (this is called, appropriately enough, Jupiter being at "opposition") and it is at its closest approach to the Sun during its 12 year orbit. These two events mean that Jupiter will appear larger and brighter in the sky than it normally appears.

Jupiter rises in the east around 8 p.m. in early September, but rises earlier as autumn progresses and it is high in the southern sky by mid-November. There is no mistaking Jupiter for anything else in the sky due to its brightness. And if you are not sure if you are seeing Jupiter use any pair of binoculars and you will see tiny "stars" in a line with the planet. Those are not stars; they are Jupiter's brightest moons. If you are lucky you will see all four, but what you see varies from night to night, even hour by hour. These 4 moons are called the Galilean Moons of Jupiter; since Galileo was the first human to ever see them, approximately 400 years ago. When he saw the moons of Jupiter it helped Galileo present his theory that the Sun, not the Earth, was the center of our solar system. For the next several months Jupiter is the only bright planet in our evening skies. All the others are low in the glow of the sunset or appearing in the pre-dawn sky. But there are other sights in the sky for us to enjoy. Go to [skymaps.com](http://skymaps.com) and download a free map of the night sky. New maps are posted each month and a list of the best objects to observe is included. In October if you look to the southeast not long after it becomes dark you will see a large square in the sky. That is the Great Square of Pegasus. Pegasus was the mythological flying horse and he is galloping across the sky, although he is upside down from our point of view.

If you have binoculars you will be surprised at how many deep space objects you can find in the sky. When November rolls around, look for the large W in the northeast. That is the constellation Cassiopeia, named for a mythological queen. If you saw the recent movie "Clash of the Titans" all these names will be familiar! Look a bit more to the northeast from the W and you will find the beautiful "Double Cluster", two open star clusters. At Brier Crest on a clear night you can see the Double Cluster with your naked eyes, but binoculars really show you the hundreds of stars in each cluster. When December arrives we'll need to dress warmly to spend time out of doors. A good rule of thumb for stargazing is to dress for weather 20 degrees colder than it is predicted to be that night. You need the extra warmth because stargazing is an activity where you just sit and observe the sky and you don't generate any heat from moving around. Look to the east for a group of stars in the shape of a large "V". That is the face of Taurus the Bull. Then look toward the zenith and you will find the Pleiades, a star cluster in the shape of a very small dipper that is called The Seven Sisters. Binoculars will show that there are many more than seven stars in this cluster. I consider the Pleiades the jewels of the winter sky. The last event I'll mention is the Geminid meteor shower. This is the best meteor shower of the colder months and if you catch the peak of the shower you could see 120 meteors per hour! The peak of the shower will be on the night of December 13/14 this year. I always target the Geminid meteor shower as my date to have finished my Christmas shopping.

If you see something in the sky and you want to know what it is, send me a note at [observing@ccas.us](mailto:observing@ccas.us). That will get your e-mail to me, Don Knabb, the observing chairperson and secretary of the Chester County Astronomical Society. Barb and I live in West Chester but we spend many nights at our house in Brier Crest Woods enjoying the beautiful dark sky.