

NEWSLETTER

SEPTEMBER 2025

BIRCH RUN COOPERATIVE



BALL PLAYING

Friendly Reminder to All Cooperative Members

At the annual meeting held on August 27, 2025, concerns were raised regarding ball playing near member vehicles and garden areas. These activities pose a risk of damage to personal property and disrupt the peaceful enjoyment of our shared spaces.

We kindly ask that every member of your household be reminded of the cooperative rules and the importance of respecting others' personal space and belongings.

Let's continue to work together to maintain a safe, respectful, and enjoyable environment for all.

Thank you for your cooperation!

— Your Cooperative Board

BOARD OF DIRECTORS

Thank You to Our Members

We would like to thank all the members who came out for the annual meeting.

Your board of directors are as follows:

- Louise Whitfield, President
- Lavata Gipson, Vice President
- Cheryl Waters, Treasurer
- Porsche Laster, Secretary
- Pat Buckley, Director at Large

The board of directors work diligently to continue and make Birch Run a great place to live. They plan on extra activities throughout the coming year so please make sure the office has your current information for ONE CALL NOW as this is the main form of communication with our members.

We look forward to the next year of community events.



John Bullard maintenance

Meet John, Our New Maintenance Technician! Many members have not had the chance to meet John, our new maintenance technician. John comes from Colorado with many years of experience in maintenance.

As John is only part-time here at Birch Run, he has been diligently working on getting work orders caught up since he started.

Please don't be shy—stop and say hello when you see him riding the new maintenance trike!



MONTHLY REPORT FOR ESTABLISHING NET INCOME

Month of July 2025

Client Name:

Birch Run Cooperative, Inc.

1. OPERATING CASH - BEGINNING OF THE MONTH

Replacement Reserve	\$708,174.90	(1) BEG. CASH	\$48,937.67
Restabilization Reserve	\$87,328.19		

2. AMOUNTS RECEIVED DURING THE MONTH:

ADD: a.	Carrying Charges	\$51,307.00
b.	Tenant Assistance Payments	\$27,527.00
c.	Subsidy Payments	\$1,952.00
d.	Surcharge	\$1,260.00
e.	Application & Resale Fees	\$35.00
f.	Miscellaneous Income	\$404.50
g.	Board Education & Training	\$300.00
h.	Late Charges	\$405.00
Total Cash Received		\$83,190.50

(2) TOTAL RECEIPTS \$83,190.50

3. LESS DISBURSEMENTS: (See Check Register)

a.	Routine Operations -Cap.1	\$87,200.14
b.	Paylease Fee	\$19.44
Total Cash Disbursed		\$87,219.58

(3) TOTAL DISBURSED \$87,219.58

4. OPERATING CASH - ENDING

(4) ENDING CASH \$44,908.59

Replacement Reserve	\$715,155.53
Restabilization Reserve	\$87,328.19

PNC \$25.00
Cap 1 44,883.59

\$44,908.59

5. MONTHLY GROSS POTENTIAL

\$69,093.67

6. RENT LOSS ON VACANT UNITS

\$0.00

7. OCCUPANCY - End of the Month:

a. Vacant Units 0
b. Occupied Units 111

8. ACCOUNTS RECEIVABLE:

1. Carrying Charges & other Delinquencies	\$9,929.73
2. Prepaids	(\$2,283.98)
3. Membership Delinquencies	\$0.00
Net Accounts Receivable	\$7,645.75
Section 8 Receivable	\$4,329.00

End of Prior
Month

End of Current
Month

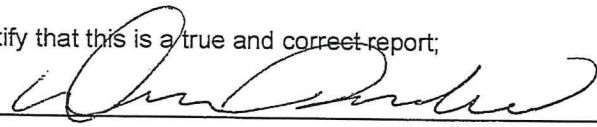
\$10,858.78
(\$2,532.98)
\$0.00
\$8,325.80
\$1,583.00

9. ACCOUNTS PAYABLE

\$128.00

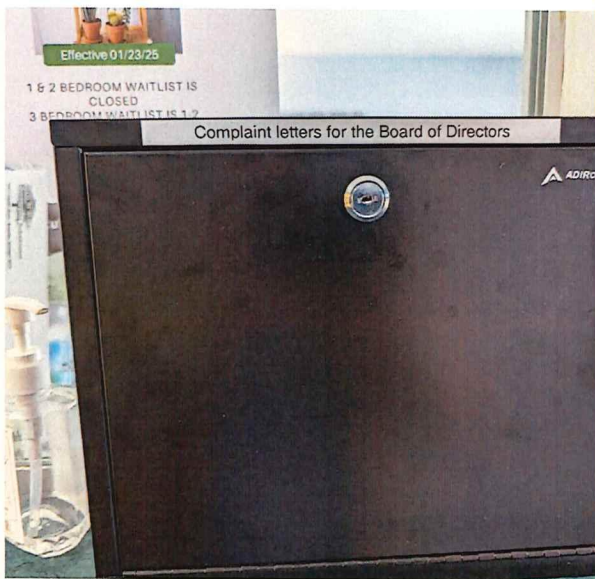
\$0.00

I hereby certify that this is a true and correct report;

Signed: 

Title: EVP of Finance

8/18/25
Date



NEW COMPLAINT BOX

We are excited to announce a new locked complaint box at the office. This box is located in the hallway when you walk into the office building. The Board president has the key and will check the box on a weekly basis. **Please remember that all complaints must be signed and dated. Any misc. complaints will not be addressed.**



UPCOMING CHANGES

The Board of Directors are working hard on updating some of the outdated By-Laws for the cooperative. Some of the changes may include making meetings more available to the members by allowing member to connect virtually, changing the actual date of the annual meeting to be during warmer weather so it can be held outside to accommodate the membership. Please stay tuned for more updates to come.

September

SUN	MON	TUE	WED	THU	FRI	SAT
	1 carrying charges due, Office Closed	2	3	4	5 Carrying charges due by 5pm	6
7	8 Late fee assessed	9	10	11 Patroit Day	12	13
14	15	16	17	18	19 Talk like a pirate day	20
21	22 First day of Fall	23	24	25	26	27
28	29	30				



Selma Johnson
Rashad Glenn
Jalilah Gillette
Alaiah Gillette
Ann Allard
Patricia Allen
Tague Courtland
Dierre Fowler
Malaysia Walker
Dkeya Franklin
Gavin Best
Raphael White Jr.
Gabriell Garrett
Sariah Robinson

September Birthday's