

BLUE HERON WOODS Annual POS Meeting, Saturday June 8, 2019 11 AM

Blooming Grove Fire Company (Minutes recorded by Coach Lou Lombardo)

**BHW Board Attendance**

**President, John Scagliotti**

**Vice President, Rich Klein**

**Treasurer, Alissa Weiss**

**Secretary, Carolyn Szalski ABSENT**

**Sgt Arms, Lou Lombardo**

**Alternate, Bob Geiss**

**Architect Committee: Rebecca Rivera, Will Rivera, Ryan Neenan**

Approximately 30 property owners in attendance.

**FEATURED TOPIC:** NPDES (National Pollution Discharge Elimination System) PERMIT

\*\*\*Coach Lou “Call to Order” Pledge of Allegiance

1. Alissa Weiss-Treasury Report-distributed annual expenditure reports to the BHW POA Membership. We negotiated a good deal on the NPDES fee. We must be prepared for road maintenance and major repairs. The NPDES permit fee is not yet 100% established.
2. John Scagliotti-Overview on the NPDES permit history and process. The NPDES is a storm water management permit that is under the umbrella of the DEP. BHW property owners signed the NPDES agreement document when they purchased their land. Normal builds situations such as Wal-Mart, Schools, Stores, Factories only need a NPDES for the initial build. BHW is a slow developing community. It may take 20 more years to fill with homes. BHW has made 2 previous renewals which are every 5 years. The permit expired in January 2019. As of December 2018 the stance of the BHW Board was to not renew the permit due to the fee and some new regulations. Our attorney (John Spall) initially advised not to renew. However, we gained knowledge of the entire NPDES permit process and realized things were negotiable. We renewed the permit because it protects all current home owners and property owners who have yet to build. Without the renewed permit future home construction would cost an individual property owner \$5,000.00 to \$10,000 in excavation/construction fees.
3. Lou Lombardo-John Scagliotti established a rapport with the government bureaucrats. He was gained the ear of the DEP Administrator. At that time the element of “negotiable” became a strategy.
4. John S-The original estimate was \$32,000+. \$8,000.00 engineer fee; \$15,000 Pike Co fee; \$7,000 DEP fee; \$1,500 Application fee, and other still emerging fees. The Pike County Conservation District had made calculations based on a disturbed acreage formula. They were using inaccurate numbers. We showed that BHW has built 3 homes or less per year since the 2008 opening. The amount of disturbed acreage has been well below the PCCD numbers. We will be assessed on a 15 rather than 76 acres per year disturbance. The new permit will run until 2024. The cost will be in the \$15,000.00 range. Effective September 2019, the 2020 BHW POA annual dues will increase from \$250.00 to \$275.00. This will cover the permit cost and allow us to finance road repair.

5. Maryanne Lewis- I wish to start a social activities committee. A volunteer list was passed around the room. The goal is to get full and part time residents engaged in activities; ie. picnics, movie night, yard sales, welcome wagon, etc.
6. John S-We will renew the contract with Cat Man Do Snow removal service. This is a 3 year deal that increases \$100.00 annually. We will set up a volunteer cleanup day in the fall. The PCCD mandates that swales, water retention basins, and other common ground areas be maintained. We must remove small trees and shrubbery, etc. This action is based on NPDES rules for proper drainage. We had a very successful 2018 fall cleanup session. Ryan Neenan and Alissa Weiss have upgraded the BHW web site.
7. Architect Review Committee: Will Rivera-3 Property owners are filing building applications. All sheds and out buildings have followed the ARC regulations. Contractors/builders cannot store equipment and supplies on the road or easements.
8. Sandy Lombardo-Where are the new homes being built? Will Rivera- Lots 114, 80, 104. Lot 114 is at BHW south.
9. Will Rivera-The values of undeveloped properties have decreased. In some cases the cause is new wetland regulations.
10. John S- Issue: There is an Air B&B operating as a business in BHW. We discussed the issue with attorney John Spall. The owner is legally operated a vacation rental. BHW can charge a fee and establish regulations for vacation renting owners. We are open to ideas.
11. Rich Klein Jr- You can get information on renters from the RBB web sites.
12. ELECTIONS of POA Board Members: 100% approved  
Alissa Weiss Treasurer, Rich Klein Vice President,  
Carolyn Szalski Secretary, Bob Geiss (Capt'n) Alternate.
13. Josh Karausky-Can we research the possibility of locating a dumpster at the mail boxes lot?
14. WEBSITE: [www.blueheronwoodspoa.com](http://www.blueheronwoodspoa.com)  
General information, Minutes, Emails, Local Vendors, Applications