

## **BLUE HERON WOODS POA MEETING, Saturday July 17, 2016**

VENUE: Scagliotti home, 10 AM

TOPIC: NPDES (National Pollution Discharge Elimination System)  
PCCD (Pike County Conservation District)

Notes by Coach Lou Lombardo, Sgt Arms

ATTENDEES: John Scagliotti, Rich Klein, Rebecca Rivera, Will Rivera, Bob Geis,  
Alissa Weiss, Caroline Sazalsky, Lou Lombardo

1. John S, Jim Coombs must transfer paperwork; we must file a freedom to know. If the permit expires and we do not renew, and then we seek to renew, it will be expensive for individual lot owners. We should cover all BHW property owners with the NPDES.
2. John S, Why are we governed by the NPDES? Storm water run-off. The permit ends on January 1, 2019. By June 2018 we must have all paperwork. The cost is \$1,500.00 per 50 acres.....for an overall cost of \$30,000.00 which \$200.00 per BHW property owner.
3. Coach L, How many years is the permit valid? John S, 5 years.
4. John S, We should meet with the attorney. We will ask....should the BHW POA cover the \$30,000.00 fee or let the expense be the responsibility on each future builder....\$1,800.00 plus engineering fees. Present homeowners are grandfathered under the current permit.  
IE. Changes...Decker Creek, could build within 10 feet of the creek; now must be 75 feet from the creek.
5. John S, River rocks are OK for drainage area basins because they do not effect water flow.
6. John S, BHW Lot Disturbance is 50 acres.....calculation: each lot x .07
7. Will R, Why did we put 50% of lot size for consumption to clear?  
John S, So  $\frac{1}{2}$  acre per lot for disturbance x 100 lots = 50 acres which computes to \$30,000.00
8. Coach L, Do our roads count as disturbed acreage?
9. John S, Yes, but they will no longer be part of the calculation. The permit is for storm water discharge. We have berms, retention basins, easements that belong to the BHW community. This will not exist under the new permit. We are responsible for new tree growth removal.
10. Capt'n Bob, ATVs are tearing up the easement on the Blue Heron Way south side.
11. Rich K distributed papers regarding the driveway culvert swale areas where ponding occurs. Community property at the road side.
12. Rich K, I had to remove 18 inch pipe and upgrade to 24 inch pipe. Coombs/Landview had a replacement pipe which at an incorrect elevation. Will R, Get an estimate from a contractor...establish a flow from point A to point B. Lay stone, rock gravel, etc
13. Capt'n Bob, The culvert in front of my home ponds.

14. John S, We will give these questions to the attorney.

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15. Rich K, We should take control of the permit. Presently there is no cost but there may be current violations. Blue Heron Woods LLC may be bankrupt.
16. Will R, Present to the board and BHW community settling and erosion info that has caused the culvert swale problem. What is the repair/maintenance cost?
17. Alissa W, We will get written permission from Jim Coombs and then seek bids. This falls under community maintenance.....front of Rich K and Bob G homes.
18. Alissa W, Road repair needed by Caroline's house....Warner paving installed the roads. A 43 foot cut at about 2 feet in depth is needed....fill in, modify, and pave. 1-800-DIG
19. Alissa W, I filed 5 liens....2 were satisfied. Justin Lecce will discuss 1 year and 3 year contract options for snow plowing.
20. John S, I spoke with Ryan to get a chain up at Wedgewood (BHW south).  
Alissa W, we need a bigger chain.
21. John S, There is a light out at the entrance.....we should buy a supply of bulbs. Bushes obscure the light at the route 402 Blue Heron sign entrance.
22. Alissa, The BHW website must be redesigned. Will and Rebecca have surveyed the community. Identified Stonehenge Steve, visible propane tanks.
23. Coach L, As a role model and a matter of principle, I will build a stone wall to block my propane tank. I challenge others to also build stone structures.
24. Rich K, I spoke with Pocono Pete (home at BHW south) regarding his neighbor who has roughed in a road and has cleared trees for 2 years.
25. Will R, Stonehenge Steve at Lot 5 has built a septic mound, built rock barriers, removed trees, no permit has been submitted. He may build a prefab home. Steve knows the BHW regulations.
26. Rich K, Lot 5 Steve and the neighbor of Pocono Pete need permits.