



Board Meeting Minutes

7:00 PM 10/6/2026

Lewis Home

Minutes recorded by:
Mary-Ann Lewis

Board Members Present:

President – Ryan Neenan
Treasurer – Alissa Weiss
Secretary – Mary-Ann Lewis
Sgt. Arms – Lou Lombardo (Virtual)
Members – Kevin Duddy, Ginny Brennan

Not Present:

Vice President – Josh Karausky
Alternate – Ellen Geis

Non-Board Members Present

ARC Committee – Ron Sokol

1. Called to Order at 7:04p.m. by Lou Lombardo
2. Annual Meeting minutes from 7/14/2026 were approved by the board via email on 7/21/2026 and was posted on the website.
3. Old Business
 - a. Thanks to Kevin, the Water Tank Alarm was fixed and at no cost to the POA.
 - b. The PA Game Commission Duck Tagging has begun in the sanctuary, which is beyond the basin at the end of Woodcrest Dr. They should be completed near the end of October.
 - c. Thanks to Kevin and Ron for replacing two burned-out lamp lights at the entrance to Blue Heron Way.
 - d. The Bank Account for the Road Reserve has been established and has 4 signers. Mary-Ann Lewis was added to the Social Committee account so she can write checks for their events.
4. Committee Reports
 - a. ARC (Ron Sokol)
 - i. Lot 40 on Blue Heron Way had exceeded their one-year allotment time for completion of the exterior. They were notified and they have submitted a penalty check.
 - b. Finance (Alissa Weiss)
 - i. As of 10/6/26:
 - ii. Operating Account - \$145,426.61
 - iii. Social Comm Acct. - \$ 683.68
 - iv. Operating Reserve - \$ 25,545.53
 - v. Road Reserve - \$ 2,500.82
 - vi. PayPal - \$ 11,476.36
 - vii. Alissa reached out to an accountant to get the accounts audited, but he doesn't do that line of work, so she will be looking for another one.
 - c. Social (Mary-Ann Lewis)
 - i. The Fall Picnic was well attended and everyone brought food. Nice event and all in attendance enjoyed the time socializing with neighbors.
 - d. Public Works (Kevin Duddy)
 - i. Josh Karausky had inquired if the Mailbox area will be paved in the near future. Kevin and the board agreed it will not be done in the near future and the mailboxes will most probably stay where they are.

- ii. Kevin has recommended the Board interview a couple of Property Management Companies so the work in the community can be outsourced. As the community grows and ages, there are many more projects that need attention. This should no longer be handled by a volunteer. The Board should be the oversight and not the execution for these projects. Kevin was asked to set up some Zoom Meetings for the Board so we can understand how the operation works and the costs involved.

5. New Business

- a. Kevin has hired a company to fix the leaning Stop Signs, especially the two at Springwood and Blue Heron Way entrances. They will be moved further away from the road so plows don't hit them. The company will also put up "Blind Curve" signs and add dashed lines to three areas on Blue Heron Way. Kevin will also have Forrest Landscaping cut back trees where needed to help improve sightlines on the curves.
- b. Mary-Ann Lewis asked for ideas for the Fall/Winter Newsletter. Road safety and reminder regarding dues will be included.
- c. Mary-Ann Lewis reported she is working on acquiring an email address for each property owner. Those who we don't have addresses for will be sent a letter requesting their email address. Once that has been accomplished, the Annual Meeting Notification letters and other previously mailed Board correspondence will be emailed to the property owners.
- d. Mary-Ann Lewis presented an amended Recreational Motorized Vehicle Rule, found in the BHW Rules & Regs. The Board voted 6-0 to approve the amended Rules. Ryan will post them on our website. An email (approved by the board) will be sent to all property owners making them aware of the amended rules, in light of recent incidents in the community with reckless driving and no helmets being worn.

6. Next Meeting – TBD for January or February. Ryan will email the board possible dates as we get closer to that time.

7. Adjournment. – Meeting was adjourned at 8:33p.m. by Ginny Brennan and seconded by Alissa Weiss.

Respectfully Submitted,
Mary-Ann Lewis
BHW Board Secretary