



Board Meeting Minutes

7:00 PM 10/21/2025

Lewis Home

Minutes recorded by:
Mary-Ann Lewis

Board Members Present:

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

Not Present:

Alternate – Bob Geis
ARC Committee – Rebecca Rivera

Non Board Present:

1. Called to Order at 7:04p.m. by Lou Lombardo
2. Board Meeting minutes from 7/7/2025 were approved by the board via email on 7/11/2025.
3. **Old Business**
 - a. Shrubbery Removal near Stop Sign at BH Way and BH Way, and other areas was done by the PWC.
 - b. 133 new mailbox number labels were installed by Kevin Duddy, Mary-Ann and David Lewis.
 - c. After working with the Board of Transportation, a new bus parking sign was established in the main mailbox parking lot. The bus now pulls in there in the morning and afternoon.
 - d. Alissa had emailed the three townships asking to inform us if they institute a Burn Ban. Only Palmyra Township responded so she will reach out to Lackawaxen and Blooming Grove again.
 - e. Wedgewood Drive Tree Clearing was performed by Everkleen to remove tree branches hanging over the road.
 - f. The Fire Station Cistern has been inspected and is now working properly. The low water alarm was replaced with an updated model. The Forest Fire Dept. filled the tank. They will be contacted by the PWC annually to come and refill, if needed.
 - g. A Second Newsletter was sent to all community members.
4. **Committee Reports**
 - a. ARC (In Rebecca's absence, Ryan Neenan reported) the following lots are under construction:
 - i. Lot #40 – (BH Way) new house and garage currently being framed
 - ii. Lot #14 – (Wood Crest Road) new house is framed, and awaiting exterior finishes
 - iii. Lot #60 – (Decker Creek) has been cleared and is just at the beginning phases of construction
 - b. Rebecca has resigned her position, effective immediately. Some community members have been approached regarding joining the ARC committee. We thank Rebecca for all her years of devoted service.
 - c. Finance (Alissa Weiss)
 - i. As of 10/21/2025:
 - ii. Operating Account - \$148,604.38
 - iii. Social Comm Acct. - \$833.58
 - iv. Money Market - \$25,443.57
 - v. Alissa reported one of the homes that was quite delinquent has paid their dues.
 - vi. Dues invoices were sent out with the help of Ginny Brennan.

d. Social (Mary-Ann Lewis)

- i. The Annual Picnic was held on Saturday, September 20th. 23 residents attended and it was moved to Mary-Ann's backyard and driveway.

e. Public Works (Kevin Duddy)

- i. Road Engineering Report was presented to the Board by Kevin. (See attached summary). Basically, our roads are still in decent condition. The Board will need to make some decisions regarding two areas that will probably need repair in the near future; sections of Decker Creek Drive and Blue Heron Way.
- ii. The mowing contract with Everkleen is expiring as of October 2025. The price will go up 30% if we renew with Everkleen. Kevin stated the contract will need to go out to bid, due to the high increase.

5. New Business

- a. none

6. Next Meeting – TBD in February 2026. Ryan will email the board possible dates as we get closer to February.

7. Adjournment. – Meeting was adjourned at 8:12p.m. by Lou Lombardo and seconded by Alissa Weis.

Respectfully Submitted,
Mary-Ann Lewis
BHW Board Secretary

Keystone Consulting Engineers - BHW Road Engineering Assessment - August 15, 2025

Existing Roadway Evaluation	Primary or Secondary Road	Pavement Evaluation (1-10)	Shoulder Evaluation (1-5)	Drainage Evaluation (1-5)
Blue Heron Way	Primary	8	No shoulder	4.5
Comments	Road appears in good condition, minor repair work at Decker Creek & Blue Heron Way intersection where pothole and rutting is starting. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales. Culvert across Blue Heron Way (Lots 28B & 123A) beginning to show signs of erosion and sediment build up at the inlet of the culvert.			
Wedgewood Dr	Primary	9	No shoulder	4.5
Comments	Road appears in good condition, patches. Crack sealing at transverse joints are beginning to open up and will need to be re-sealed. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales.			
Springwood Dr	Primary	9	No shoulder	4.5
Comments	Road appears in good condition, patches. Crack sealing at transverse joints are beginning to open up and will need to be re-sealed. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales.			
Woodcrest Dr	Secondary	8	No shoulder	4.5
Comments	Road appears in good condition, patches at intermediate cul-de-sac and cracking observed. Longitudinal cracking at cul-de-sac bulb. Crack sealing at transverse joints are beginning to open up and will need to be re-sealed. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales. Culvert across Woodcrest Dr. (Lots 26 & 27) has slight sediment build up at inlet and outlet of pipe.			
Decker Creek Dr	Secondary	7	No shoulder	4
Comments	Road appears in good condition, patches. Crack sealing at transverse joints are beginning to open up and will need to be re-sealed. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales. Culvert across Decker Creek Dr. appeared to be in good shape with very minimal sediment build up.			
Woodale Dr	Secondary	9	No shoulder	4.5
Comments	Road appears in good condition, patches. Crack sealing at transverse joints are beginning to open up and will need to be re-sealed. Overall no significant drainage issues observed along the roadway. Some road material/debris observed in swales.			
Our of Scope	No assessment for BHW Mail Box Area - board discussion needed.			
Priority Areas 2026-2027				
Decker Creek Dr	Base Improvements, projected estimate to resolve: \$11k-\$12k			
Blue Heron Way	Base Improvements, projected estimate to resolve: \$8k-\$9k			
Annual Maintenance Focus	Crack sealing to be included in annual budgeting cycle / update Road Eval Forms every (5?) years. Drainage / culvert clean-out projects to be determined.			
Long-Range Focus	PWC Team to discuss with Keystone Engineer overall road repair strategy and meet with Board to present recommendations.			
	BHW Board Meeting 10/21/25			