



Board Meeting Minutes

7:00 PM July 21, 2022

Minutes recorded by:
Ryan Neenan

Due to continued COVID-19 issues, this meeting was held online.

Board Members Present:

Vice-President - Rich Klein;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis;
Alternate – Mary-Ann Lewis;
Tom Regenski

Not Present:

Others Present:

Sandy Lombardo
Rebecca Rivera
Laurie Vilim
Ellen Geis

1. Call to Order: 7:02.
 - a. The meeting was called to order by Lou Lombardo.
2. Reorganization of Directors
 - a. Richard Klein has submitted his resignation for the board. The board commends and thanks him for his many years of service.
 - i. Rich thanks the other board members for their efforts over the years.
 - b. The board appoints Mary-Ann Lewis to serve the rest of Rich's term. Lou Lombardo motions, Tom seconds. All the board is in agreement.
 - c. Reorganization: Mary-Ann volunteers to take the role of Vice President.
 - d. Alissa, Ryan, and Lou elect to stay in their old positions.
 - e. Tom volunteers to take over the President role.
3. Issue with Renter and Property Damage
 - a. Former Renter Property may have violated rules and regulations in clearing land. Personal property was violated. Owner is not pursuing legal action. Board may need to assign a fine if able.
 - b. The board will consult our legal team to see what recourse the board can take, given the pending sale of the land.
 - c. Excess felled trees should be removed for fire safety issues. Bob is willing to investigate.
4. Reorganization of Fine Structure
 - a. The fines need to be changed. They are too small.
 - b. How much do we increase numbers?
 - c. What other language do we need to add? How long until late charges are applied? How much time before it becomes a lien? Or use terms, per instance?
 - d. Do we need categories – small vs. large etc?
 - i. Perhaps just add a rental category, for violating "rental policy."
 - e. Can this be added to Rules and Regulations? And minor modifications to existing by-laws next year to clean up language.

- i. Consultation with Lawyer needed for language and procedures
5. Road Maintenance
 - a. Oil and Chips is needed near the Blue Heron Way Mailboxes. We will contact a paving company to see what can be done.
6. Barrier onto access road – Wedgewood and Springwood
 - a. A barrier is needed to keep retention pond safe. Ryan will research options.
7. Springwood, pulling out east, hard to see. Trees and brush are blocking sight. PennDOT may need to be contacted as it is on the right-of-way. If it's a large job, our landscaper may need to do it. This is a safety issue; this needs to be done asap. Tom will take care contacting PennDOT
8. Landscapers – need to be contacted again about bush/sign issue and contract. Mary-Ann is willing to contact a different landscaper to do work and to possibly use in the future.
9. Entrance Signs are in need of repair. Alissa will contact for repair.
10. Social Committee Update –
 - a. 2 Baskets delivered.
 - b. Pickle ball did start and play twice a week. Still looking for more people if anyone is interested. Contact the social committee for info.
 - c. Harmony in the Woods was also a success, and everyone enjoyed the show.
 - d. Picnic for this year will happen in late September / Early October
 - e. Potential of open-air pavilion in the mailing area? Investigate budget, size, area, insurance etc.
11. Service of Fire Water Reserve Tank? We should probably contact Forest Fire Department to check on it. Lou will contact them.
12. Moth Update: Mary-Ann has contacted company who will contact us in January if we are interested on having our community sprayed. The board will discuss more when price is available. Board will contact the company to get an estimate in Fall to see what the damage will be in the spring.
13. The board appoints Ellen Geis as a second alternate to the board to replace Mary-Ann's place.
14. Annual Due notices will be sent out next week.

With no more business, the meeting was adjourned at 8:37 PM. Alissa motions to adjourn, Lou seconds.

With respect,

Ryan Neenan

Secretary



Board Meeting Minutes

6:00 PM October 4, 2022

**Minutes recorded by:
Ryan Neenan**

Board Members Present:

President – Tom Regenski;
Vice-President – Mary Ann Lewis;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis, Ellen Geis

Not Present:

Non Board Present:

1. Call to Order: 6:05 PM.
 - a. The meeting was called to order by President Regenski
2. Prior Minutes Approval
 - a. Regenski motions to approve minutes from last board meeting in July. Lewis seconds.
No objections.
3. Financial Review: Dime Banking accounts are up and running. Financials are in good standing.
4. Old Business:
 - a. Tree Cutting Incident is resolved at this point. No further action is needed from the board at this time.
 - b. Invasive Moth Issue. Forester was contacted in September to come and do a density estimate. Prelim indications point to a bad situation in 2023. Because of the drought this year, he suggests we do spray in 2023. Private spraying is needed. Contact in Gettysburg. Mary Ann contacted in spring to put us on list for 2023. They will contact in early winter to move forward with contract and will give price. Ballpark: \$30 an acre, but less if acres increase. Pay in April/May when spraying happens. Special assessment may be needed to pay, but that will be decided when the price is given in 2023. Suggestion: get at least one more bid. Tom will contact someone from Hemlock to see who they used, and perhaps how effective it will be.
 - i. A flyer or some other notification will need to be sent when the date is picked so all owners know of spraying.
 - c. Tar/Seal Cracking. Tom has been trying to get someone but no luck. Bob says the mailbox area off Blue Heron Way needs to be fixed. This needs to be done before winter and is now urgent. Several members will try and get bids on fixing roads. Assigned to the newly formed Public Works committee.
 - d. Shrubs/Signage. Alissa has reached out to fix our Blue Heron Woods signs. They will be fixed, not replaced. Harrison Signs in Tyler Hill, PA is doing work. Shrubs cannot be transported, they will die, so shrubs will be removed with fall cleanup by JML
 - i. Mary Ann researched new landscapers. Forest is part time only at this time. They look to be full time in 2023. Another, Tyson's Lawn Care, is new as of 2022, but does not have manpower to do our community. More investigation

- will be done to possibly get a new landscaper. We will also ask present contractor for a new contract.
- ii. A list of needs for a contractor needs to be done. A committee should be formed to come up with a better list. Assigned to Public Works committee.
- e. Fines. Need to establish a committee to establish better fine language.
 - i. One fine was sent out. The fine was not paid. A second letter will be sent and if payment is not received by established date a lien will be placed on the property.
 - f. Barriers between Wedgewood and Springwood. Steel Cable? Do we need a sturdier gate? Lou will reach out to someone to get a bid and see what the price would be for different options. A total of three gates might be needed.
 - g. We did not check with Forest Fire Company on checking the cistern and making sure the alarm works. We need to contact them. Tom will check alarm to make sure it is still working.
 - h. Speed limit signs are still not installed. Installation should be done asap. Do we have enough? Are they one or two sided?
5. New Business:
- a. Future Establishment of Online Payment Portal and Paypal. Tabled Until the next meeting to discuss fees.
 - b. Social Committee: Picnic was cancelled due to weather. Possibly tie this in with the annual board meeting. Move inside to avoid weather issues. Ten welcome baskets have been given in about the last year.
 - c. New Committees:
 - i. Public Works Committee: Bob and Tom will begin the committee and focus on the paving/sealing situation first.
 - ii. By-Laws: Fine Structure to consider future changes. More work on this possibly in the future. No discussion on fines at this time.
 - d. Issue: contact of resident to move car for sale off Route 6.
6. Future Meetings: Quarterly at least. Next meeting TBA probably in January 2023
7. Adjournment: With no other business, the meeting was adjourned at 7:35. Motion by Lou, seconded by Bob.

With Respect,

Ryan Neenan

Secretary

**BLUE HERON WOODS POA DIRECTORS MEETING
PHONE/ZOOM; TUESDAY JANUARY 31, 2023, 4:30 PM**

Minutes recorded by Lou Lombardo

BHW BOARD ATTENDANCE

President: Tom Regenski

Vice President: Mary Ann Lewis

Treasurer: Alissa Weiss

Secretary: ABSENT (Ryan Neenan)

Sgt Arms: Coach Lou Lombardo

Alternate: Bob Geis, Ellen Geis

Architect Committee: ABSENT (Rebecca Rivera)

ACTION: Minutes approved from the October 4, 2022 meeting

TREASURER REPORT: (June 1, 2022 to May 31, 2023 is the fiscal year.)

--- June 1, 2022 balance \$165,591.24; January 31, 2023 balance \$162,267.21

---\$41,100.00 collected from dues and sale certificates

TOPIC: Spongy (Gypsy) Moth Spray Quotes

----Tom Regenski and Lou Lombardo: kudos to Mary Ann Lewis for the research, vetting, and the quotes from 3 companies. She communicated with neighboring POA Directors

----Mary Ann Lewis: The 3 companies are approved by the DCNR and have provided services in Pike County. Foray 48B is the recommended spray, Method-helicopter. Mary Ann submitted quotes from the following companies: Helicopter Applicators; Tallman Aerial Spraying INC; Triple F Flying INC. The contract will be based on the approximately 588 acres (43.35 acres comprise the two conservation zones). The Pennsylvania Game Commission will spray the game lands spray is usually in late April or early May. In the fall the PCCD will evaluate the larvae and density of egg masses. We may need to spray again in 2024.

----Lou Lombardo: Can the state supplement/reimburse the cost for the conservation areas? Is there a warranty? Mary Ann will inquire.

----Ellen Geis: What spray formula has been selected by the PGC? Mary Ann will inquire.

----Mary Ann Lewis: Foray 48B is an organic biological spray. It is not poison.

----Ellen Geis: There will be safety protocols for the BHW residents.

----Mary Ann Lewis: Payment is required at the time of service.

----Alissa Weiss: The BHW reserves are for this type of situation.

VOTE: It is a unanimous vote of approval for Spongy (Gypsy) moth spraying.

----Tom Regenski: The next step is to vote for the company, pending the negotiated prices.

----Alissa Weiss: BHW property owners' awareness---We will use emails, post cards, and BHW web site notifications.

TOPIC: BHW Public Works Committee Tasks/Concerns

Tar and Chip for mailbox area; Road seal coating; Shrubbery care at the entrances;

Roadside shoulder cuttings; the abandoned shed adjacent to the mailbox lot area; Protective

Gate at the conservation zone entrances and at the logging trail (south side)

TOPIC: BHW Construction

----Tom Regenski: I will communicate with Rebecca Rivera of the BHW Architect Committee

TOPIC: Woodcrest Drive Air B&B situation; Past Due Fines.

----The Secretary will initiate the lien process.

TOPIC: Social Committee: Emails were sent for the BHW Bowling Party on March 14, 2023.

ADJOURN: 5:32 PM

Commented [LL1]:



Board Meeting Minutes

5:00 PM March 27, 2023

**Minutes recorded by:
Ryan Neenan**

Board Members Present:

President – Tom Regenski;
Vice-President – Mary Ann Lewis;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis

Not Present:

Non-Board Present:

Rebecca Rivera (ARC)

1. Call to Order: 5:00 PM.
 - a. The meeting was called to order by President Regenski
2. Prior Minutes Approval
 - a. Lombardo motions to approve minutes from the last board meeting in January. Lewis seconds. No objections.
3. Old Business:
 - a. Spongy Moth Spray. Emails have been sent to all property owners. Those with no email address - letters were mailed. Mailed residents can only get notice of the exact spray date if they provide an email address to the board.
 - i. Bordering property owners were notified by certified mail. The letter stipulated that if they wanted to be aware of spray date an email would need to be supplied to the board.
 - ii. Spray will occur in May.
 - iii. Info will be posted on community bulletin boards soon. Already on website.
 - iv. The board thanks Lewis for all the leg work involved in this project.
 - b. Lien on violating property will be set soon.
4. Committee Reports
 - a. Financial (Weiss)
 - i. Spongy moth spraying must be added. Nothing else will be changed. May need an adjustment on landscaping depending on bids. Financial information approved by Lombardo, Lewis seconded. No objections
 - b. Public Works (Regenski/Geiss)
 - i. Over 30 businesses were contacted for tree cutting and road shoulder mowing. Only three bids were received based on a created spec sheet/contract, from \$12k – 30k.
 1. 5 Instances of Mowing of side roads.
 2. Entrance Landscaping
 3. One time Tree/brush removal along roads along right away.
 4. The board will review bids and vote by end of week.
 5. Will investigate multiyear contract.

- ii. Still dealing with crack sealing and the eventual need to pave the entire road system.
 - 1. A major issue near the junction of Blue Heron/Blue Heron needs to be addressed soon. Companies will be contacted.
 - iii. Shed in the mailing area may be taken down soon. Meeting with 1-800-GOTJUNK to see if they will take the structure.
 - iv. Gate Structures near entrances to retention ponds and conservation areas still on a list for consideration this spring.
 - c. Social Committee (Lewis)
 - i. The annual picnic has been cancelled due to the weather for two years. Moving it inside somewhere would help nullify this. Would also like to connect picnic to annual meeting (on the same date/same venue), right after meeting. The Blooming Grove Fire House will be targeted as the best venue.
 - ii. Suggestion to Board: PCCD offers free talks, including about spongy moths. Will guest speaker at annual meeting create a bigger draw of people? It will also help to inform everyone about the threat of Spongy Moths and the possibility of future spraying. Lewis and the committee will investigate possibilities.
 - d. Architectural (Rivera)
 - i. Two houses and a garage are still under construction. Several are in the process of submitting paperwork for impending construction.
5. New Business
- a. The Annual Meeting will tentatively be scheduled for June 3rd, assuming a location can be booked. Lewis will be in charge of booking venue. Blooming Grove Firehouse will be the intended venue, pending a reservation. Once a location is set, Neenan will mail out the notification.
 - b. Regenski suggests some minor rules and regulations need to be addressed at future meetings, an example being a limitation on construction hours. Suggestions should be brought to our next meeting.
6. Future Meeting: Intended Meeting before the annual meeting, sometime in May.
7. Adjournment: With no other business, the meeting was adjourned at 6:06 PM. Motion by Lewis, seconded by Lombardo.

With Respect,

Ryan Neenan

Secretary



Board Meeting Minutes

5:00 PM May 15, 2023

**Minutes recorded by:
Ryan Neenan**

Board Members Present:

President – Tom Regenski;
Vice-President – Mary Ann Lewis;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;
Alternate - Bob Geis, Ellen Geis

Not Present:

Others Present: Rebecca Rivera

1. Call to Order: 5:00 PM.
 - a. The meeting was called to order by President Regenski
2. Approval of Prior Minutes
 - a. Lewis Moves to approve. Seconded by Weiss.
3. New Business
 - a. Annual Meeting
 - i. Neenan, Weiss, Lewis (finishing Klein’s term) will be up for reelection in June. All three seek to run again.
 - ii. Rachel from the PCCD will be coming to give a talk on Water Pollution. Should be placed near the beginning of the agenda for the day.
 - iii. Neenan will prepare agenda.
 - b. NPDES Permit (Weiss)
 - i. Last renewal was about \$15000. Price for a renewal is unknown. Prices will increase, but renewal may take less work by Kiley & Associates. We will look to continue the small amount of acreage on the permit to keep the cost down.
 - ii. Renewal question needs discussion and debate. Weiss will arrange a meeting with Kiley. A follow-up meeting with the PCCD/DEP will probably be necessary after meeting with Kiley.
4. Old Business
 - a. S/T Rental Property Lien (Weiss) – Lien procedure has changed. Weiss has been in communication with lawyers. Liens will be filed June 1. A board member must now physically go to court to file liens.
 - b. Spongy Moth Spray Update (Lewis) – Lewis placed follow-up call today to see when the spraying will occur. Company waiting for larvae to be at a certain size to start eating so spray is affective. Waiting on Foresters to give the ok, but best guess is next week (5/22-5/26). As stated previously, we will receive a 24–48-hour prior notification.
5. Committee Updates
 - a. ARC Committee (Rivera) – No new updates.
 - b. Public Work (B. Geis)
 - i. Everklean did first run on pruning bushes, mowing sides of road, and tree removal.

- ii. The shed was removed near the mailboxes by 1800GotJunk.
 - iii. Quotes have been received on gates on four locations around the community. Waiting on info on power lines placements. Quotes will be forwarded to the board for future vote.
 - iv. Crack sealing needs to be addressed soon and before the fall. Member (K. Duddy) placed cracks on a map for the community.
 - v. Alarm at the water tank still needs to be repaired/replaced. Snakes in the area!
 - vi. The board thanks Bob and the committee for all of their work.
- c. Social (Lewis)
- i. Many people have responded about the annual meeting and the potluck. Weiss and Lewis coordinating counts on Annual Meeting and Potluck.
 - ii. Harmony in the Woods (August 5th) get together will happen again. Advertisement for ticket sales in June
 - iii. Fall Trivia Night plans are in the works – possible location in Tanglewood.
- d. Finance (Weiss)
- i. Budget Review. Public Works committee has many potential projects. Discussion about line items for budget presented at annual meeting.
 - 1. Payment for Spongy Moth Spraying may be on this year's or next year's budget depending on when bill is received.
6. Reorganization Meeting – a tentative reorganization meeting will be scheduled after the annual meeting on Wednesday June 28th at 7 PM. Lewis offers to host a live meeting.
7. Adjournment 6:06 PM
- a. Lewis moves to adjourn. Weiss Seconded.

With Respect,

Ryan Neenan

Secretary



Board Meeting Minutes

11:00 AM June 2, 2023

Minutes recorded by:
Ryan Neenan

Special Meeting held online with Kiley Associates

Board Members Present:

Vice-President – Mary Ann Lewis;
Secretary – Ryan Neenan;
Treasurer - Alissa Weiss;
Sgt Arms - Lou Lombardo;

Not Present:

President – Tom Regenski;
Alternate - Bob Geis, Ellen Geis

Others Present:

Rebecca Rivera, ARC Committee, Sandy Lombardo
Mitchell Jacobs, Kiley Associates

1. Call to Order: 11:00 AM.
2. Information from Mitchell:
 - a. The forms for the NPDES renewal have changed since our last renewal. DEP is trying to make it easier! It seems to be a true “renewal” of the Permit rather than a re-do of a “new” permit which should make the role of Kiley much less expensive.
 - b. Three sources of fees in the past: Engineering Fee (Kiley), PCCD Fee, Acreage Disturbed Fee
 - c. They seem to now not require disturbed acreage fee nor a fee from PCCD. Although this needs to be verified through a meeting with PCCD.
 - d. Admin/filing fee (~\$1500). Mitchell is trying to get more information about the new forms and exactly what needs to be done.
 - e. Question: How much fees associated with Kiley this time: Does not foresee any large fees. The new checklist says all you need is an application, forms updated, and a letter saying plans have not changed. Since it doesn’t appear to need changes, there should not be a large fee associated with any changes from Kiley. Kiley will just have to update what has been built for total acreage since last permit was created (2019)
3. Mitchell suggest setting up meeting with PCCD to make sure we are fully aware of all fees. Board agrees. Mitchell will set up a future meeting, most likely after June 16th timeframe.
4. Mitchell will also send out the exact forms for us to see.
5. Question: What comes with not renewing:
 - a. Individual lot owners would have to get their own NPDES permit when they build. Mitchell estimates \$10-15k a person from Kiley alone considering all regulations. This is in addition to PCCD/Admin fees.
 - b. Question: Will there be any legal issues the Association could face if we did not renew. Mitchell defers to a lawyer.
 - c. Question: When would we not need this anymore? The NPDES has to stay in place until less than 1 acre of disturbance is left.
6. The board thanks Mitchell for his guidance. Once more information is obtained from the meeting with the PCCD, the board will readjourn to discuss moving forward with or rejecting the NPDES renewal.

7. Adjournment 11:24 PM

With Respect,

Ryan Neenan

Secretary