

BLUE HERON WOODS POA DIRECTORS MEETING  
PHONE/VIDEO THURSDAY DECEMBER 16, 2021, 7 PM

Minutes recorded by Lou Lombardo

**BHW BOARD ATTENDANCE**

President: John Scagliotti

Vice President: Rich Klein

Treasurer: Alissa Weiss

Secretary: Ryan Neenan

Sgt Arms: Coach Lou Lombardo (Sandy Lombardo)

Alternate: Bob "Captain" Geis

Alternate: Tom Regenski

Architect Committee: Rebecca Rivera

**TOPIC:** Short Term Rentals in the BHW Community

---John S: I met with our attorney (Kyle Kovich, Spall Associates) on Friday December 10, 2021. I notified the firm that BHW will not allow short term rentals. We will allow 30 day minimum rentals with regulations and fees (payable to BHW).

---John S: Pike County communities who have banned short term rentals:  
Fawn Lake, Hemlock Farms, Ting Wig (presently in litigation)

---John S: Our attorney has recommended that the BHW Board establish a NO SHORT TERM RENTAL policy in our Rules and Regulations. Send notification of the policy by official letter to Lackawaxen Township, Blooming Grove Township, and Palmyra Township. Lackawaxen Township enacted ordinance #114 in April 2021 which requires a permit for landlord home renting effective 2022. The ordinance states that private HOA's have the authority to ban short term rentals. Lackawaxen Township will not accept applications from BHW for short term rentals.

---John S: If BHW allows rentals of 30+ days we will need to establish regulations/fines, and fees. This will require a management service (ie. real estate agency). The collected fees must cover this expenditure rather than BHW POA dues.

---Alissa W: Should the policy be in the by-laws or rules/regulations. By-Laws require a 2/3 vote of approval from the entire BHW property owners. Rules and Regulations can be passed by the BHW board.

---Ryan N: My in-laws live in Hemlock Farms. I will investigate if their policy is a by-law or a rules/regulations.

---John S: Hemlock Farms allows 30+ days rentals with the following requirements:

- A copy of the lease must be submitted.
- There are occupancy limits.
- Names of all tenants must be submitted.
- Vehicles must be registered.
- There is a fee based on number of days rented (30 day minimum).
- There is a fine schedule for violations.

---Tom R: What if there is a 1 year rental?

---John S: All rules/regulations will be in effect. The landlord must be a BHW property owner in good standing.

---Rebecca R: Currently there are two rental properties in the BHW community. They probably have reservations for 2022. Should we give the landlords 90 days.

- John S: First, we send a registered letter to the 3 townships. Anyone from BHW will be denied a permit. We should consider temporary regulations. Lackawaxen pulls permits from landlords with 3 grievances. There may be some pushback.
- Ryan Neenan: I will draft the letter within 48 hours.
- Alissa W: I recommend short term rentals stop effective March 31, 2022.
- John S: We can give a 3 month period of grace. We will need another meeting to establish rules and regulations. Then we send a notification letter to all BHW property owners.
- Tom R: Has anyone ever contacted the BHW Board announcing that they rent out their Home?
- UNISON BOARD MEMBERS RESPONSE ----- **NO!**
- Alissa W: I have received numerous calls from prospective property buyers who asked if BHW allows renters. I tell them that we are developing a NO RENT policy.
- Sandy L: I recommend that we send letters to the 3 townships via Next Day certified delivery.
- John S: Yes, such as Priority Mail Express.
- Tom R: I will personally deliver the letters to the 3 township buildings
- Lou L: Kudos to Currier Tom.

**THE BHW BOARD OF DIRECTORS CALL FOR A BAN ON SHORT TERM RENTALS  
(WHICH IS DEFINED AS LESS THAN 30 DAYS)**

DIRECTORS VOTE: 5-0 to ban short term rentals

ATTENDING BHW MEMBERS VOTE NO

John Scagliotti

Rich Klein

Alissa Weiss

Ryan Neenan

Lou Lombardo

Bob Geis

Tom Regenski

Rebecca Rivera

Sandy Lombardo

**ADDITIONAL MATTERS:**

John S: Lou and Sandy L reported a dumpster at the home under construction (across from their property) is overflowing and the porta john is overturned. Debris has drifted to their property. I contacted the owners. The dumpster was filled by trespassers. There is household trash including an exercise bike. The owners will have it removed.

John S: The Post Office has requested lighting at the mailboxes lot. Keith Depew is researching lighting options.

Rich K: There was a black vehicle sitting on 4 jacks at the mailboxes lot. This was a dangerous situation. I spoke with the owner. The vehicle has been removed.

Next Video/Phone Meeting Tuesday December 28, 2021 at 7 PM.

AGENDA: Draft Policy regarding Short Term and Long Term rentals.