

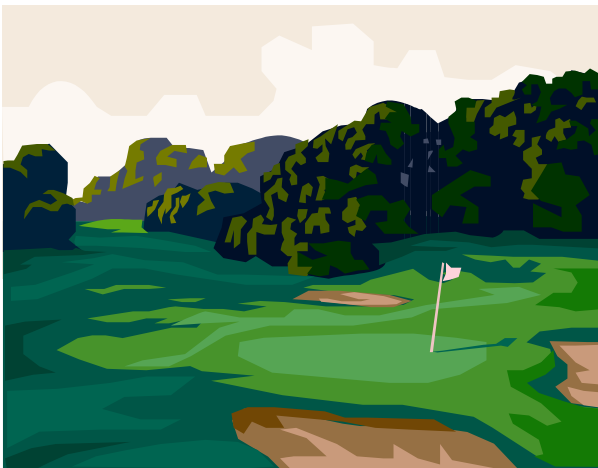
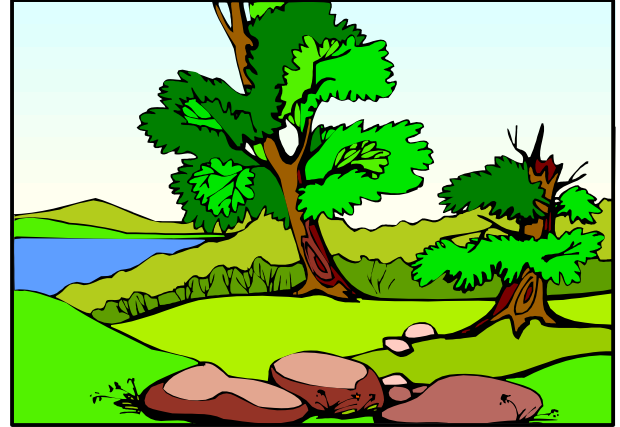
# Common Grounds Committee

## Report from Mike Kennedy, Chairperson

Anticipating the formal Transition of our Common Grounds from the three builders to the BHP Homeowners' Association (possibly by late September), a committee has been formed to report to the Board: current conditions, any existing deficiencies, proper maintenance, and long-term usage for the various property areas.

For the sake of easy identification, the Committee has broken down the common grounds (more than 53 acres) into nine areas as follows:

- Clubhouse Common – the BHP clubhouse and pool including the parking lot and the playground area, 0.95 acres.
- Driving Range/Country Club Common – area between the West Course driving range and Country Club Drive, west of the golf course maintenance building, 1.65 acres.
- Country Club far-East Common – area between houses and Tilton Road running from Bally Bunion to the far east Country Club cul-de-sac, 3.26 acres.
- Country Club mid-East Common – area between houses northeast of Country Club Drive and Tilton Road running from the Main Entrance to Bally Bunion, 3.48 acres.
- Leipzig Common – area surrounded by the houses north of Country Club, southwest of St. Andrews & Jupiter Hills, and southeast of Leipzig road. Area also includes the two open spaces specifically just off the streets of both St. Andrews and Country Club, 20.13 acres.
- Woods/Country Club Common – area behind the houses south of Country Club Drive running from Leipzig road toward the “Woods” apartment property entrance at the corner of St. Andrews, 3.86 acres.
- Racetrack Common – area surrounding the plot of land containing a pond (owner unknown) just east of Racetrack Road, and bordered by the houses north and west of Cypress Point, Augusta and south Pine Valley, 8.05 acres.
- Pine Valley/Tilton Common – area between the houses northeast of Pine Valley and Tilton Road, running from the corner of Racetrack and Aloe to the cul-de-sac at the east end of Pine Valley. Includes the “berm” and the “White Building”, (the proposed location for the Galloway Twp. Police Sub-Station), 7.94 acres.
- Tenth Hole Common – area between the right side of hole number ten and Tilton, running from the Main Entrance to the cul-de sac on Pine Valley, 3.90 acres.



All BHP homeowners are encouraged to explore the Common Grounds in their vicinity and report to the committee any defects or problems they believe should be corrected prior to our anticipated September turnover with the builders. Keep in mind that the HOA has contracted with an engineer to support this activity, and after reviewing areas with several residents in May, issued a preliminary report for the three developers. Our next step is to finalize the May report. In meantime, the Board has already begun to meet/negotiate

with the builders leading to the eventual signing of formal Transition & Release Agreements.

At anytime feel free to identify any ongoing maintenance situations. Of course, although regulated by State, County, Township & the Pinelands Commission, any and all suggestions are welcomed for utilizing these common property areas for the benefit of all the homeowners. Please notify **Mike Kennedy 965-9503** or **kennedyhouse@comcast.net**.