



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

November 2019



DiLucia Management Corporation

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Office Hours:
Monday-Friday
9 a.m.—5 p.m.

**HOA
Board of Directors**

President
Robert Mueller
Vice President
Kerri Musto
Secretary
Linda Taylor
Treasurer
Laurie Kennedy
Director
Ernest Jubilee



Dear Residents,

Many of you may have read the lead article in The Press of Atlantic City dated Thursday October 10, 2019 entitled "Galloway golf site reverts to industrial use". Your Community Relations Committee continues to stay close to these developments.

As a brief recap, BHP is adjacent to the Township's Redevelopment Zone stretching from Aloe west of Leipzig/Race Track down Tilton and Aloe including what was the East Golf Course. Barrette now sits on the initial first phase of redevelopment and includes 4 of the 5 lots in that initial redevelopment area. The 5th lot is along Aloe and was the site where with the aid of the Mayor/Council we fended off first the Asphalt facility and later the potential Commercial Recycle facility. That lot still sits there and has been leveled for something. We had heard it was for a rumored solar farm. So continued vigilance is required. With that recap, let's get back to the Press article. The original zoning for both the old Lenox property (the 5 lots mentioned above) and the East Course was and includes light industrial. The East Course morphed into additional zoning for housing first age restricted and then non age restricted. That addition for the housing brought with it encumbrances for the land adjacent to the now Barrette facility. Barrette is seeking to expand its storage capability and wanted to purchase the 5th lot along Aloe for that but, as we understand it, was turned down by the developer. In order to meet the expansion needs they sought to pursue some of the land adjacent to them on the former East Course. To do that the encumbrances needed to be removed and the only way to that was to revert to the former classification. That is the background as to why it was reverted. We will continue to stay close to the situation.

In the packages sent to all owners this past year containing leasing policy, rule summary etc., there was also included a summary of our monitoring of the taxes we pay and the components of the tax bill. It is important to remind everyone that the Municipal portion of the tax bill has gone down the last 5 years. Many of you may remember when the Township was in financial difficulty shortly after the financial crisis and due to prudent financial management Galloway overcame its challenges and is now on solid footing. Overall tax increases have been due in large part to the schools and not the Municipal tax rate.

Finally, with elections coming up, we again urge everyone to use their vote wisely and remember that with BHP adjacent to the Redevelopment Zone we continue to ask for Council's support to balance growth while also keeping in mind our quality of life and property values. Last year we had consistent support and an excellent relationship from a majority of the members of the Council. In this November's election it is critical that the Council elected continue to be committed to support our interests regarding the Redevelopment Zone balancing development with our quality of life and that they be willing to work closely with us to that end.

Thanks, Bob Mueller President BHP-HOA

IMPORTANT INFORMATION REGARDING YOUR MONTHLY DUES

Beginning in 2020, the association will no longer be mailing out payment coupons. Why? Because your balance is available 24/7 at www.dilucia.com! Simply click on *Locations*, then click on *Pay My Dues*. There you can make a payment, check on the status of a previous payment, view your account history, and much more. We will continue to email monthly payment reminders to every home with an email on file. If you prefer paper statements each month, please inform the office. There is a \$15 annual paper statement fee for this service.

PAY ONLINE!

We have waived the \$1 per transaction fee and now it is completely free to pay online with your bank account. Please consider enrolling in automatic payments to avoid late fees – set it and forget it!

LOST YOUR USER NAME OR NEED TO REGISTER FOR THE FIRST TIME?

Come to the Woods at Blue Heron Pines Apartments clubhouse on November 11, 2019 from 3-7pm and we will walk you through it! A valid email address is required, and please bring your checking account information if you'd like us to set up your payment account.

NOTICE

*BHP stickers are available to residents ONLY and if you are in need of one for your car please contact Nancy Miles 609-965-9028.
Cost is: 1 for \$3.00 or 2 for \$5.00*



As a reminder to prevent potential theft, please be sure to lock your homes, vehicles and belongings. Do not leave valuables inside your vehicles. An ounce of prevention goes a long way...especially with the holiday season coming.



Attention All Pet Owners:

Please note that all pets must be on a leash and supervised when outdoors, this includes cats. When walking your pet, please follow Community and Township regulations and clean up all solid waste. Every effort should be made to prevent your **pet from urinating on other homeowner's** property; i.e. lawns, mailboxes, trees. Please be a conscientious and respectful pet owner.

November Calendar

1—Association Fees Due
3—Daylight Savings Time Ends
11—Veterans Day & Sign up for Paperless Billing at The Woods Clubhouse
16—Late Fees Assessed & Board Nomination Ends
14—Thanksgiving Day—DiLucia Management Office closed in observance of the holiday.

2020 Board of Directors Elections

There is one open position for the Board of Directors for the 2020-2022 term.

The nomination period is from September 16th to November 16th and is open to all homeowners in good standing.

Interested candidates must complete a candidate application package which will be available on the bhp-hoa.com website, at the Management Office and at the Clubhouse.

For more information please contact the office or the Election Committee: Gerry Campbell or Jim Young.