



**DILUCIA**  
MANAGEMENT CORPORATION

THE VILLAGE OF  
**BLUE HERON PINES**

MARCH



**DiLucia Management Corporation**

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

**HOA Board of Directors**

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Robert Mueller  
**Vice President**  
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Linda Taylor  
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Dear Residents:

As mentioned at our annual meeting, our Landscape contract will be renegotiated this year for 2021. It is our largest expense and we will shortly be seeking contract bids. Leadership and participation in our Landscape Committee remains critical. We are fortunate to have a tremendous amount of talent on this Committee. With regard to that talent, we are pleased to announce that the Board affirmed the appointment of Roy Aungst as the new Chairman of the Landscape Committee. Roy brings a wealth of knowledge and landscaping experience to the position. Thanks Roy for stepping up. Roy is replacing John DeMarco who served as Chair for a number of years. John will remain on the Committee and still continue his leadership in the Neighborhood Watch and dealings with the Community Relations Committee. The Board thanks John as well for the dedication of his time and talents to Blue Heron Pines.

At the recent Board Meeting, your Board passed a Resolution waiving the enforcement of trash set back restrictions. Our preferred storage of trash receptacles has always been in our garages. However, the Master Deed and Declaration of Covenants Article VIII, Section 8.03(b), has always stated that trash receptacles can be stored on the sides of a residence and must be screened. There was however a restriction that said they must be stored at least 20 feet from the property line. This was written when the development consisted of Hansen homes only where such a distance was not unreasonable. However, Hovnanian and Meyer homes do not have that type of distance between the properties and this requirement is biased against all those residents. The Board discussed the issue with the ADRC and with legal. Legal recommended we abandon the restriction which this Resolution does. So only the 20 feet restriction changes in this Article. All else remains in effect.

At the same time, we wanted to assure that what is in the ADRC rules regarding trash receptacles meshes with the Covenants. That led to the revised regulation concerning Trash Receptacles which was also voted on and passed at the last Board Meeting. The only differences is that the new regulation and our Covenants are now in sync. While storage in garages are the preferred method it reiterates Covenants allowance of properly screened outside storage; also clarified that odors emanating from containers will not be tolerated; and if not addressed, then outside storage must be removed. It likewise clarifies that screening shall be defined as evergreen vegetation of sufficient size as to obscure visibility from the street and neighboring residents.

Finally, it retains and reiterates that receptacles are not to be placed on grass or the street but on the edge of the driveway. Placing them on the grass may hinder lawn care, impede the irrigation system and possibly damage the lawns. Likewise they must be brought in on the same day as collection. It is important that all home owners and renters adhere to the trash regulations, because as a deed restricted community, the HOA continues to maintain and enforce the quality of life and appearance of our homes for all our residents.

The Board will be mailing out the Resolution and Regulation to all owners and renters.

One final point, the Board has been asked to remind all pet owners to clean up after their pets.

Thanks,  
Bob Mueller

**Calendar of Events**

- March 1—Association Fees Due**
- March 8—Daylight Savings Time Begins**
- March 16—Late Fees Assessed**
- March 17—St. Patrick's Day**
- March 19—First Day of Spring**
- March 25—Board Meeting**

The EPA ranks dog waste as an environmental problem equal to toxic chemicals and oil spills.

It can take over one year for dog waste to decay, but even when it has visibly disappeared, the parasite eggs it contained can linger on for years in your soil leaving your family and pets vulnerable to serious infection.

Please do your part in keeping the community clean and hygienic.



## Architectural Design Review Committee

To the Good Residents of the Blue Heron Pines Community

Well, we survived another very mild winter with thankfully no snow so far. With the approach of spring, I would like to remind you of several aspects of the ADRC guidelines you may be aware of, but forgotten. If you intend to do any remodeling of your landscaping, remember that you need an application to do so. As you are aware resulting from the changes voted on by our Board at the February 19<sup>th</sup> board meeting, there are some changes regarding the storage of trash and recycling containers.

Our community homes are now between 15 to 25 years old. As a reminder to all residents, keep an eye on the condition of your roof. The contractor's grade shingles used for the roofing may be showing signs of deterioration. If you intend to replace, repair or add a 2<sup>nd</sup> roof covering, be sure to adhere to the ADRC guideline below:

### **29. ROOFING – REPLACEMENT**

The color of replacement roofing must either match exactly the existing color or be coordinated with the existing house colors.

Roofing material must match the existing design.

#### Application

Your application should include:

1. A sample shingle, catalogue, or brochure detailing specifications;
2. A photograph showing the existing house colors and roof design and colors.

#### Unacceptable

Any form of partial re-roofing with different colors will not be approved. Partial re-roofing with the exact style, manufacturer, and color will be permitted for repair purposes, providing that the existing roof has not discolored or faded.

Let's all have a happy spring and enjoyable summer.

Ed Mauthe, Chairman Architectural Design Review Committee

The next BHP HOA Meeting is  
March 25th @6:30 PM  
at the BHP HOA CLUBHOUSE

### **Please be aware of the HOA's**

**Leasing Policy** if you choose to rent out your home.

Rental units must be registered with the HOA and a copy of the lease must be on file.

All policies can be found on the website at

[bhp-hoa.com](http://bhp-hoa.com)

Stay Connected!

Are you receiving The Association's information announcements? These come in the form of a phone call.

If you are not, please call Norma at 609-804-3322 or email [n.meyer@dilucia.com](mailto:n.meyer@dilucia.com) and provide your information.

### **Clubhouse Rental Update**

**The rental fee has gone up from \$100 to \$150.**

The deposit stays the same. The insurance needs stay the same - \$1,000,000 stating BHP -HOA and DiLucia Management as additional insureds. **Nothing can be hung on the walls of the game room, great room, or any room in the clubhouse.**

### **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**

### **Your monthly Association Fee is due on the First of Each Month.**

Although the Board has allowed a 15 day grace period before a late fee is assessed, the Association counts on your fee being paid on the first to operate effectively. Please note that if you pay through your bank, your bank will print and mail a paper check. Please allow four to ten days for your check to be received. If your check is not received in the office by the 15th, you will be assessed a late charge. Please make every effort to pay your fee on the first.