



**DILUCIA**  
MANAGEMENT CORPORATION

THE VILLAGE OF  
**BLUE HERON PINES**

October 2020



**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,

First your Board wants to thank all the Pool Ambassadors and Residents who made our pool season both safe and successful. We passed County Health Inspections, which were randomly done, with 100% passing grades each time. Our pool water was probably the cleanest its ever been and East Coast provided us with terrific Lifeguards this year.

Thanks to all of you who joined our recent Zoom Board Meeting. It was a full agenda with a number of important items and votes taken by the Board.

1. Our landscape contract with BrightView is up this year. Our landscape Committee and DiLucia did a fine job with the Request for Proposal process (RFP) and asked for bids from 8 contractors. Four of them replied with completed RFPs. Three of those were asked to take part in an extensive reference and interview process. As a result, the Committee recommended we go with Fresh Cut as our vendor for 2021 and 2022. We were able to negotiate a price which is fixed for the two years and saved the Association approximately \$36,000 less than the cost of our current contract with no loss of service. Fresh Cut is also preparing a proposal for fall and spring clean-up along with mulching for residents who may desire this service. More will be coming on that.
2. Thanks primarily to the new Landscape Contract, the Budget Committee was able to take that information and use it to not only meet our Capital Reserve requirements for 2021, but also arrive at a budget with no increase in Association fees for 2021. So your monthly fees will stay at \$130 for 2021. The Board approved the budget at our Board meeting.
3. The Board has approved the installation of new HVAC units for the Clubhouse. We replaced 2 during the summer and are replacing the remaining three as quickly as possible. To aid in keeping the Clubhouse safe, the Board approved the installation of Reme Halo systems in all the HVAC units. These systems will assist in treating the air that circulates in the clubhouse but does not remove or replace the need for regular sanitizing or preventative measures like wearing a mask for approved Clubhouse uses. The Board approved the opening of the Fitness Center and the finalized set of rules will be distributed shortly. You will also be notified by robo call as to the opening date. You must have filed a Waiver of Liability with DiLucia prior to entering the Clubhouse for any approved function. If you signed a Waiver for pool use, you are good to go. If not or to be sure, please file it again. Blank Waivers were distributed to all residents with the first draft of the Fitness Center rules but you can also print a blank from our BHP-HOA website or obtain it from DiLucia.

Finally, your Board wants to thank all the Volunteers who serve on our Committees and without whom we would not be able to have made the progress we made in this challenging time. Personally, I want to add a thanks to all my fellow Board Members for their dedication and time given to the service of Blue Heron Pines.

Thanks,  
Bob Mueller



What you need to know to vote in the November 3, 2020 General Election...

#### HOW CAN I VOTE BY MAIL?



All active registered voters in New Jersey will automatically receive their ballots in the mail. Then it's as easy as **VOTE, SIGN, SEAL, RETURN**. How you return it is up to you.

- 1... **Mail:** It must be postmarked on or before 8:00 p.m. November 3 and be received by your county's Board of Elections on or before November 10.
- 2... **Secure Ballot Drop Box:** Place your ballot in one of your county's secure ballot drop boxes by 8:00 p.m. on November 3.
- 3... **Board of Elections Office:** Deliver your ballot in person to your county's Board of Elections Office by 8:00 p.m. on November 3.
- 4... **Polling Place:** Bring your ballot to your polling place by 8:00 p.m. on election day, November 3. Remember only you, the voter, can bring your ballot to your polling place on election day.

#### WHAT IF I HAVEN'T RECEIVED MY BALLOT?



Every active voter registered in New Jersey should receive a ballot in the mail. If it hasn't arrived by October 12, track your vote-by-mail ballot status online at [Vote.NJ.Gov](http://Vote.NJ.Gov) or contact your County Clerk, listed on the County Election Officials page.

#### CAN I VOTE IN PERSON?



You may choose to vote in person at your polling place, from 6:00 a.m. to 8:00 p.m. on election day, November 3, and you will be provided a **provisional paper ballot**. Accommodations will be made for people with disabilities to use an accessible voting device. Remember, you can return your vote-by-mail ballot at your polling place. Go to [Vote.NJ.Gov](http://Vote.NJ.Gov) for your polling place, listed on the Find Your Polling Location page.

#### HOW DO I REGISTER TO VOTE?



You must be registered by October 13 in order to vote. Visit [Vote.NJ.Gov](http://Vote.NJ.Gov) for online voter registration or to check your registration status.

#### WHERE CAN I GET ADDITIONAL INFORMATION OR HELP?



Visit [Vote.NJ.Gov](http://Vote.NJ.Gov) for full details, drop box and polling locations, and more answers to frequently asked questions. You may also contact your local election officials, or call the Voter Information and Assistance Line at 1-877-NJ-VOTER (1-877-658-6837).



Governor Phil Murphy  
Secretary of State Tahesha Way

[Vote.NJ.Gov](http://Vote.NJ.Gov)  
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## 2020 Board of Directors Elections

There will be two open positions for the Board of Directors for the 2021-2023 term.

The nomination period is from

September 14th to November 14th

and is open to all homeowners in good standing.

Interested candidates must complete a candidate application package which will be available on the [www.bhp-hoa.com](http://www.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.

Chief Donna Higbee from the Galloway Township Police Department has asked us to advise all of our residents to make sure that car doors are locked when not parked in your garages. There has been an up-tick of break-ins when car doors are not locked.



Please always adhere to the speed limit of 25 mph throughout the community.

Remember we have residents exercising, walking their dogs, children riding their bicycles and golfers crossing the roadway. It is imperative that we follow the rules.

#### October Calendar

- 1—Association Fees Due
- 11—Late Fees Assessed
- 14—Columbus Day
- 21—Board Meeting
- 31—Happy Halloween