



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

November 2020



DiLucia Management Corporation

Norma Meyer
Regional Manager
n.meyer@dilucia.com
Phone: 609-804-3322
Fax: 609-804-3310

Website
www.dilucia.com
Click on Locations

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,

On behalf of the Board, we want to thank everyone who attended the October 21, 2020 Zoom Board meeting. Your participation is appreciated and we hope that all of you who get a chance can attend in the future.

One of the items we discussed was the Election Process and Annual Meeting for January 2021. Due to Covid-19 and changes to the Radburn Bill which governs Associations, we needed to make changes to both the Election process and how we conduct the Annual meeting.

Each owner will shortly receive or have already received a letter from the Board dealing with both and asking for Nominations for the two Board of Director positions that we will vote on this January. These are three year positions and open to Owners in good standing with the Association. You are able to nominate yourself or someone else or any combination of the two. Nominations are to be returned to DiLucia via their drop box at their office by November 14, 2020. Each Nominee must complete the candidate information sheet and return it as well to DiLucia by the 11/14/2020 date.

Early in December, each owner will receive a Ballot along with candidate information. Candidates will be listed in alphabetical order. We will use a two envelop process as changes to the Radburn Bill require that your Ballot be anonymous. The completed Ballot is to be sealed in the unmarked envelope provided. That envelope will be entered into the return envelope which will identify the household and returned to DiLucia. The Election Committee will be the only ones to open the outer envelope and place the unmarked envelope in a slotted box which will be shaken up so that all ballots remain anonymous. Again, one Ballot per owner household is allowed and the owner must be in good standing with the Association. If you are not in good standing, DiLucia will notify you prior to the election so that you may rectify the situation or request Alternative Dispute Resolution to your status as not in good standing.

Radburn and Covid-19 will impact how and when we hold the Annual Meeting. First, it will be virtual. Second, to meet the Radburn requirement that the voting process be done publicly, we will hold a virtual Election Zoom Meeting on January 13, 2021 where the Election Committee will open the anonymous Ballots, count them and announce the results live. On January 20, 2021 we will conduct the rest of the Annual Meeting virtually.

A note for all Residents, please observe the 25 mile per hour speed limit in our community and come to a complete stop at all stop signs, Residents have complained of not stopping and speeding. The police have been notified of these potentially dangerous driver behaviors and will be monitoring for offenders.

Finally, your Board wants to reiterate that thanks to the fine work of both the Landscape and Budget Committees, the monthly Association fees will remain at \$130. Likewise, our landscapers are changing to FreshCut for 2021 and 2022.

If you have any questions, please contact either DiLucia or any Board Member.

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 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 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 for online voter registration or to check your registration status.

WHERE CAN I GET ADDITIONAL INFORMATION OR HELP?



Visit 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
1-877-NJ-VOTER (1-877-658-6837)



2021 Board of Directors Elections



There are two (2) open positions for the Board of Directors for the 2021-2023 term.

Call for Nominations were sent out on Friday October 23rd to all homeowners. If you are interested in serving on the Board of Directors or wish to nominate another homeowner in good standing, you must submit a written nomination form.

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

IMPORTANT INFORMATION REGARDING YOUR MONTHLY DUES

DiLucia Management Corporation's goal is to go paperless by 2021. We are encouraging all homeowners to go paperless with their monthly statements and payments. There is a \$15 annual paper statement fee for this service. This fee will be assessed to your account January 1, 2021 if you are receiving paper statements.

PAY ONLINE!

We have waived the \$1 per transaction fee and now it is completely free to pay online with your bank account. A convenience fee will be applied for credit card or debit card payments. 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?

Please contact the management office to reset or set up your account on line.

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.

Calendar of Events

- November 1—Association Fees Due**
- November 1—End of Daylight Savings**
- November 3—Election Day**
- November 11—Veterans Day**
- November 16—Late Fees Assessed**
- November 26—Thanksgiving Day**



ENJElections



ENJE_Votes



NJ Department of State



ENJE_Votes