



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

April 2021



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.

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A Message to BHP Residents From the ADRC

My name is Ed Mauthe, Chairman of the Architectural Design Review Committee (ADRC). Following is a message intended to clarify the procedures, reasoning and requirements for making changes to the exterior of your residence. Further details are available in the ADRC Guidelines available from the management office, me, or can be viewed on our website http://www.bhp_hoa.com.

The intent of the ADRC is to provide the homeowner with the regulations which govern any exterior alterations made to structures, fences, and landscaping, except annuals as defined within the ADRC Guidelines. The Township of Galloway may require building permits and the ADRC will require completed applications before any work may commence. Building permits from the town will not be issued before the accepted ADRC application is processed.

Think about what you want to do. Consider the impact it might have on your neighbors. Decide what it is that you want to achieve. Keep in mind that your neighbors must sign, or at least be given a reasonable attempt at signing, your completed application as a courtesy to affected neighbors. In the event a signature is not obtained, a description of the reason must accompany the application. Their signature, while a courtesy, indicates notification not necessarily approval.

Once final approval has been granted, work should commence as soon as possible. The window for completion of the project is sixty (60) days from the final approval date. Work beyond the 60-day window, or unforeseen delays, should be reported to the management company and the ADRC chairman accompanied by a detailed explanation.

Regular Procedures

Obtain an application from either the management company or download from the internet http://www.bhp_hoa.com.

Complete the application providing all information indicated on the form in addition to any related attachments required for explanatory support of your intentions. Please double check to ensure the submittal is 100% complete. Changes to approved applications are not permitted. Changes will require a re-submission of the entire application.

Either hand deliver or mail your application to the management office. Applications will then be forwarded to the members of the ADRC committee for consideration. This process usually takes from 48 hours to five days depending on application volume and other factors.

Your application will be provided to each member of the ADRC committee so they will have an opportunity to review it, and if necessary, visit your property to gain a better appreciation for the merits of your request.

You and/or your neighbors as affected parties, may attend a meeting of the ADRC to openly discuss the applications and the impacts of the proposed applications.

Note: Required signatures of affected parties are intended to serve as a courtesy to inform property owners of impending proposed improvements.

Resulting from the limitations posed by the current COVID pandemic and possible other considerations we have expanded the means of alerting affected neighbors of impending improvements. First, the usual means of acquiring signatures is still acceptable. Second, a letter to the neighbors explaining the work, with a copy submitted with the application, is acceptable. Third, the use of an E-Mail, again with a copy to accompanying the application is acceptable. Fourth, any other documentable method, previously approved by the ADRC chairman, may be acceptable.

A copy of your application and cover letter noting the review decision will be forwarded to you.

The original application is filed by the management company.

If either you or an affected party disagree with the decision, either may appeal it by filing appropriate papers in accordance with Section 8.08 of the Declaration of Covenants. See the management company for further information.

The reviews of the community will commence on or about April 15th this year. The areas we will be looking at are mold build-up on the houses, driveways and front sidewalks (not the community walkways), and spring clean-up issues as well as structural damages. Remember, these reviews are not meant to be adversarial, but be gentle reminders of work needed to be done.

Finally, know that the members of the ADRC are also residents of the community and are volunteers working diligently to maintain the consistent quality of life, elevated property values prevalent here at Blue Heron Pines. We are not your adversaries, but attempt to work with you to meet your needs while maintaining the community to the standards in place since the mid 1990's. Thanks to all of them as well as all of you for your continued work to improve our community

Ed Mauthe, Chairman ADRC
510 Country Club Drive
609-804-0099

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 and provide your information.

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.

As spring weather arrives and you start to tend to your gardens and yards, please remember that you are responsible to dispose of leaves and yard debris.

As a courtesy, Fresh Cut will collect one biodegradable bag of yard debris. They have not advised of the start date yet, but we will advise you by a robo-call as soon as we know.

Galloway Township will be picking up **UNBAGGED** leaves put by the curb, but not on the sprinkler heads or drain caps on **April 5th to 8th.**

Calendar of Events
April 1—Association Fees Due
April 4—Easter
April 16—Late Fees Assessed
April 22— Earth Day



It has been brought to the attention of the Neighborhood Watch chairman that scammers though e-mail/internet pretend to be a person you know and ask for help or monetary assistance in several ways. Before you do anything, you should call the individual and make sure the person who sent the e-mail is in fact that person.

Officer Kevin Jorgensen from the Galloway Township Police Department said if there is any identity theft or a crime, call the Galloway Township Police Department. You can call the non emergency number at 609-652-3705 Option #1 and make the police dispatcher aware of any other circumstances or concerns. It is difficult to know how thieves obtain their victims' personal information. Visit ftc.gov/idtheft to learn what to do if your identity is stolen.

The golf course is private property. Please refrain from walking, walking your dog, running, and bicycling on the golf course.

Vendor signs are not allowed on the lawns. If you have vendor signs on your property, they must be removed. Dog signs are not allowed on the lawns. They must be removed. If you have any questions about signage, please check out the ADRC Guidelines. The Guidelines can be found on the bhp-hoa.com website, Resources, then ADRC rules.

SPRING