



**DILUCIA**  
MANAGEMENT CORPORATION

THE VILLAGE OF  
**BLUE HERON PINES**

October 2021



**DiLucia Management Corporation**

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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,

With Fall upon us, one of the important items your Board had to do was review and vote on the proposed budget and proposed Association monthly fees as recommended by your Budget Committee. This Committee did its usual and thorough job when preparing the 2022 budget Draft and proposed 2022 Association monthly fees. We are pleased to communicate that based on **their recommendations, the Board at this month's Board meeting approved a neutral operating budget with a calculated assessment of \$130.00 per month.** So for 2022 your monthly fees will remain steady at the \$130.00 rate. Hopefully this comes as good news to all. Once again, we owe that Committee and all those involved in contract negotiations a tremendous amount of gratitude. More on all this at our January Association meeting.

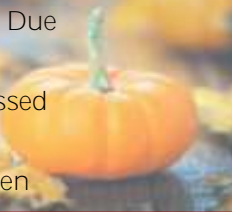
Likewise, we concluded another safe and very active pool year. Thanks to everyone who used the pool and once again we had full cooperation with the safety protocols that were in place. A special thanks to DiLucia Management for their part in all this and serving as our contacts with the Health Department and any information they might have needed. Once again, we thank all those volunteers who served as Pool Ambassadors this season and their assistance in this successful season.

Both of these items serve as a reminder at how much we all depend on all the volunteers on all our various Committees as well as my fellow Board Members. These residents give of their time so we all can benefit. Please, if you can give of some of your time to help us continue to be better and better community, we ask that you reach out and participate. You can get info on any of this on our web site, from DiLucia or any Board Member/Committee Chair.

Thanks and be safe,  
Bob Mueller

October Calendar

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



## Get Your Home Winter-Ready with this Checklist

- Check and replace all batteries in smoke and carbon monoxide detectors and ensure they are in proper working order.
- Change heating and air filters.
- Reverse your ceiling fan to push hot air down.
- Inspect and replace brittle or damaged extension cords.
- Caulk around window and doors.
- Disconnect hoses and shut off exterior faucets.
- Have a professional HVAC Contractor clean out your dryer exhaust vent and check out your heating system.

*Planning ahead for the cold temperatures can lower your utility bills and protect your investment!*

## Board of Directors Elections

**There will be two open positions for the Board of Directors for the 2022-2025 term.**

**The nomination period is from**

**September 15th to November 15th**

**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](http://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 Ron Tutunjian**

ADRC applications are located on the BHP-HOA website. It is a three page application. All outside work done on your property requires an ADRC application approval.

Please make sure that you use the current application and have your neighbors sign out of courtesy.

They may be found at

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



There is absolutely no dumping on the golf course. No cutting of trees that belong to the golf course. There is also no walking, riding bikes, or fishing on the golf course. Thank you for your understanding and cooperation!



Join us on October 3<sup>rd</sup> - 8<sup>th</sup> for Restaurant Week, a 6-day celebration of the culinary scene in Atlantic City. During Restaurant Week, participating restaurants offer a multi-course meal for a fixed price (not including beverage, tax and gratuity).

<https://www.atlanticcitynj.com/restaurant-week/>

Vendor signs are not allowed in the community. Please advise any contractor that you hire that he is not allowed to advertise with vendor signs. Thank you!

