



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

DECEMBER 2021



**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,

Your Board wishes to express their hopes and prayers to you and your family for a safe and happy Holiday Season.

There are some important items we do need to cover in this message.

1. You will shortly be receiving the Association Election Ballots. Please review that material and vote so that we can assure a quorum for a valid election. Please remember that you can select from the candidate list as well as submit the name of Owner in good standing. We are planning to hold our open meeting on January 11th at the Golf Clubhouse at 6:30pm with safety protocols in place along with mask requirements. More to come on this.
2. The Blue Heron Pines 2020 Audited Financial statements have been approved by the Board. Homeowners can review a copy at our BHP-HOA website and/or request a hardcopy from DiLucia Management at 609-804-3322. If a Homeowner has questions about the audit, they can ask any Board Member, raise the question at any of our Board Meetings or pass the question on to DiLucia who will get the question answered. Please see the dedicated box on this in the Newsletter.
3. As many of you know, the lot next to Barrette has seen a couple of proposed uses that we have fought as negatively impacting our quality of life and potential property values. Specifically, the two were an asphalt facility and then a commercial trash recycling facility. Another use has now been brought forward to the Township Council for a use under the Redevelopment Plan. It is as a Cannabis cultivator, manufacturer, wholesaler, and class 4 distributor involved in transporting cannabis plants in bulk from one licensed cultivator to another or cannabis items in bulk from any type of licensed cannabis business to another. No Retail sales. Township ordinances ban any retail selling in the Township which includes no retail sales at the establishment. The establishment must meet all NJ Law, County and Township requirements. Access will be from Aloe.
 - A. The Council unanimously approved the first reading. The second reading will be 12/14 at the Council Meeting. We have gone on record as stating that while this may be the least innocuous and least harmful use of this land versus other uses that have been proposed. However, we still have concerns about it. We need to make sure that any use of this lot under redevelopment is defined as specifically as possible and only for this use. We also need to make sure that our concerns are brought before the Council on 12/14/21 so that we can ask that they be incorporated into the Redevelopment Plan. We have already raised questions about several areas including odor/ventilation control; filtration procedure/maintenance planning for it/expedient reporting and problem resolution; lighting; hours of operation; building height/mechanicals and their screening; Pinelands Resolution for open over clearing violations; buffer planting, fencing and traffic.
 - B. We look to the Council to ensure that our quality of life, safety, health of our residents and our property values are not negatively impacted by this use, and that a facility of this type is highly regulated at the State and Municipal level.
- C. To that end, members of the Board and Community Relations Committee met on 11/30/21 with Tony Coppola to review the proposal as is currently known and raise our questions/concerns. Tony is coming to our BHP Clubhouse on 12/8/21 at 6pm to meet with us and hear our/your concerns. We hope many of you can meet with us on 12/8/21. We will also arrange for a Zoom call during that meeting for those not comfortable meeting in person.
- D. Likewise, we need as many as possible to attend the 12/14/21 Council Meeting to provide public comment on the proposed Redevelopment plan based on the items discussed on 12/8/21.
4. On 11/30/21, Tony also briefed us on the potential of a very large last stop warehousing facility that is being proposed by BlueWater at the corner of Aloe and Genoa across from the personal storage facility on a portion of the former East Golf Course. This facility will have access on Aloe and Genoa and encompass about 60 acres. This is a potentially tremendous benefit to Galloway and will again be followed by us very carefully. More to come on this.

Thanks,

Bob Mueller

2020 Audit

The Blue Heron Pines 2020 Audited Financial statements have been approved by the Board. Homeowners can review a copy at our BHP-HOA website and/or request a hardcopy from DiLucia Management at 609-804-3322. If a Homeowner has questions about the audit, they can ask any Board Member, raise the question at any of our Board Meetings or pass the question on to DiLucia who will get the question answered.

We again received satisfactory marks. When you review the report, please be aware that the recommendations have been put in place with one exception. The Capital Reserve had already paid a total of \$54,600 investment for the sidewalks and all new heating systems. The Deferred Maintenance Reserve also paid out \$12,455 for trees and painting in 2020. Our Auditors and Accountants were satisfied with this and no adjustment to any of the reserves or general fund is needed.

CENSUS FORMS

Census forms are required to be filled out every year.

This applies to all owners and tenants.

The forms can be found on our website at DiLucia.com under the Village of Blue Heron Pines locations tab or can be picked up curbside at the office.

Please fill them out completely and return to the office by January 15th.

Please make sure you list the license plate numbers of all your vehicles to avoid the risk of being towed.

Happy Holidays

From everyone at

DiLucia Management!!

Calendar of Events

- 1—Association Fees Due
- 8—Meeting with Tony Coppola
- 11—Late Fees Assessed
- 24—Christmas Eve DiLucia Offices Closed
- 25—Christmas Day DiLucia Offices Closed
- January 1—New Years Day DiLucia Offices Closed
- January 11—Annual Homeowners Meeting