



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES
May 2022



**DiLucia Management
Corporation**

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Office Hours:
Monday-Friday
9 a.m.—5 p.m.

**HOA Board of
Directors**

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Robert Mueller
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Ernest Jubilee
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John Maczonis
Director
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Architectural Design Review Committee

To the residents of Blue Heron Pines Community

We are rapidly approaching the beginning of a new season of caring for our residences and making repairs and upgrading perhaps the most valuable asset we all have. We have many new residents since the last time I prepared a message for all. This message will serve as a reminder to all that the Architectural Design Review Committee stands ready to assist you in any way to fulfill the requirements relating to the preparation of an application as presented in the Covenants, By-Laws and ADRC Guidelines.

In as much as Blue Heron Pines Community is a deed restricted community, applications for changes in structure, paint colors, changes in landscaping (except for the planting of annuals, tree removal and a host of other restrictions) must be submitted **BEFORE** any work commences. For a full listing of all of the guidelines, please refer to the BHP-HOA.com website where they are available within the ADRC committee sub-section. Rest assured, the ADRC is not here to restrict your abilities as a homeowner to develop your residence and property, only assure that the changes you wish fall within the acceptable norm of our community standards. The adherence to these standards has awarded our community with a consistently high property value.

A word about the application forms. The standard application form is only 3 pages long. The first page is pertinent information regarding address, contact phone numbers necessary to facilitate easy communications regarding application questions by the ADRC members, a brief detailed description of the work to be done, the name and address of any contractors being used, and the name and signatures of adjacent neighbors as a courtesy informing them of impending activities. The second page is the conditional approval page containing approval requirements. The third page is the conditions and terms for approval. Your signatures are required at the bottom of the page. **IMPORTANT** Page 1 must be entirely filled out or the application will not be accepted until it is filled out. If there is any question regarding this, please contact the chairman, Ed Mauthe 609-804-0099, to discuss the problem. Also, additional pages may be added to show the plot plan indicating locations of changes, manufacturer's brochures to better understand color, size, and scope of the changes, photos of before with memos to indicate what and where changes will be made.

The normal time frame for approval is generally 5 business days thereby allowing the ADRC members to study the applications. Last year we received over 100 applications and were able to keep this timeline.

Applications for the installation of any type of fencing, the addition of a deck or the installation of a whole house backup generator all require the use of special applications. These are available on the BHP-HOA.com website either under the sub-heading forms or within the ADRC sub-section. Again, if further information relating to the applications is required, contact Ed Mauthe.

Remember, the members of the ADRC are also neighbors. They perform voluntarily to help keep our community a beautiful place to live. We are not your enemies, but merely concerned citizens performing a vital service to you. We will work with you to meet your needs as well as the needs of the community.

Ed Mauthe – Chairman

Robert Trapani, Kerri Musto, Ron Huber, Cheryl O'Leary, Janice Calciano, Joy Jansson
Members



Mayfest

May 14th and May 15th
10 a.m.-5:00 p.m.

Mayfest at Historic Smithville offers an abundance of family fun! On May 14 and 15, 2022 from 10am-5pm there will be more than 100 juried crafters and vendors, an international food court, children's activities, nonprofit organizations and live entertainment.

Calendar of Events
 May 1—Association Fees Due
 May 8—Mother's Day
 May 16—Late Fees Assessed
 May 19—Board meeting
 May 28—Pool Opens
 May 30—Memorial Day



The Pool is scheduled to open this year from Saturday May 28th thru Labor Day.
 The hours will be 10:00 a.m. until 7:00 p.m.
 Please note that Children under 18 are not permitted to be at the Clubhouse or Pool without adult supervision.
All residents must have their key card with them at the pool.
 The pool attendants are not permitted to unlock the doors.
 The Board and your Management Team are working closely with Vassir Pool Service to be sure BHP HOA is following the CDC guidelines for public pools.
 We will keep you informed as to the State requirements.

LIGHTS ON

Help preserve the safety of our community by keeping your porch and garage lights on in the evening.

There have been an uptick in vehicle break-ins in the surrounding area and keeping a neighborhood well lit is helpful in preventing this.

Volunteers Needed!

The HOA roadside cleanup committee works a total of about 2 to 3 hours once a month, cleaning the roadsides of Racetrack/Leipzig on Friday and then Tilton Rd on Saturday.

The Atlantic County Utilities Authority (ACUA) provides us with the tools, trash bags, and bright-colored shirts and vests needed to do the job. This is called Adopt-a-Road. We have done this for several years but lately fewer and fewer people have volunteered. We are hoping that more of you are interested in helping us keep those roads clean. We include people of all ages, (teen and above) and we get together in the driveway of the people leading the project then head out to do the job.

Right now the leads are Michael and Karen Kaplan, who live at 641 Country Club Dr. **Communication is usually by email. Mike Kaplan's email is** mkaplan6@comcast.net. His mobile phone is 609-442-4038. You may also contact Jim Young at jyoungacp@aol.com. Jim's phone number is 609-703-8293.

A New Fusion of Flavor, friendly competition and fiery foods.

**Saturday, May 21
11:00 a.m.—6:00 p.m.**

What is The Chili Knock out and Spicy Food Fest? Chili Knock out is a food festival devoted to exploring all things chili flavor! It's an opportunity for culinary discovery. It's an interactive "you be the judge." Chili cook-off. It's a day out with friends and family supporting this seaside community

