



### COMMUNITY REMINDERS AND INFORMATION

Blue Heron Pines Homeowner's Association is a deed restricted community. What this means is that you are bound by the rules and regulations of the Master Deed and Covenants. If you were not given copies of the Master Deed and Covenants, you should be able to obtain them from the website – [www.BHP-HOA.com](http://www.BHP-HOA.com).

- Please contact DiLucia Management Corporation for any Association issues such as lawn and sprinkler problems, clubhouse equipment problems, etc. at 609-804-3322 or email the Regional Manager, Norma Meyer, [n.meyer@dilucia.com](mailto:n.meyer@dilucia.com)
- Association fees are due on the first of each month, with late fees being assessed on payments received after the 15<sup>th</sup> of the month. These fees cover many services including lawn care, snow removal, trash pickup, entranceway landscaping, and clubhouse and pool maintenance. Delinquent payments will be handled in accordance with existing policy which may include loss of homeowner privileges and collection action. You will be responsible for all costs of collection.
- The front lawn area of your home is maintained by the Association. Mowing, edging, treatments etc. are covered in your Association fee. Your garden areas are your responsibility to keep weed-free and attractive. Your front lawn area is also covered by an irrigation system that is controlled by the Association. This system is not designed to water your gardens, only the turf areas.
- The Association clears snow from the sidewalks and the Clubhouse area. The Township clears snow from the streets. Driveway snow removal is the homeowner's responsibility.
- **BHP-HOA Clubhouse/ Fitness Center Hours** are 5:00 AM to 1:00 AM. The door sensors lock at midnight. Homeowners wishing to use the facilities between midnight and 1:00am must be in the building before midnight, otherwise, you will not be able to enter. A warning alarm sounds at 12:30 AM, at which time you should prepare to leave. All residents are urged to treat the clubhouse as their own home – keep it clean and orderly. If you open any windows, don't forget to close and lock upon leaving. Never set the heat or A/C on "hold" as this wastes energy for which we all must pay via our homeowner's fee. Finally, always wipe down the exercise equipment when you are finished.
- **Recycling and Trash Pickup:**
  - ✓ Trash is collected on Tuesdays and Recycling is collected every other Tuesday. Please contact the office at 609-804-322 for all trash and recycling related questions. This service is for household trash and recycling only, bulk waste disposal is the responsibility of the resident.
  - ✓ Containers **may not be put out until sundown** the evening before pick-up.
  - ✓ Containers should be placed on the lawn or the end of the driveway – not on the road.
  - ✓ Containers **must be brought in the same day of collection**...refer to Article 41 in the Architectural Design Guidelines. Ask a neighbor for help if you will be away and cannot meet these requirements. Containers must be stored out of view of the street, either in



the garage or behind the home. If you live on the golf course, containers must be hidden from view both in the front and in back of the home.

- Help keep the neighborhood beautiful – please pick up any trash you see.
- **There is no overnight parking on the streets between 1am and 5am. Notify the Management office if an emergency or special occasion warrants the need for overnight parking.**
- **You have the right to rent your home at BHP provided that your lease is subject to all of the governing documents. A copy of the lease and lease rider must be registered with the Association.**
- You must have a key card to get into the clubhouse and pool. If you do not have two keycards for your home, please contact DiLucia Management.
- ***Please Always Pick Up After Your Pets!*** Animal waste contains a high concentration of bacteria and disease causing microorganisms that can cause health concerns. Galloway Township requires homeowners to immediately and properly dispose of their pet's solid waste from any public or private property other than their own. This means all dog walkers must be prepared to dispose of their dog's waste (have plastic bag ready) since the walking paths are on public and private property. Please call Galloway Township at 609-642-3700, Ext. 255 for information about this ordinance.
- The Golf Course is private property. It is for golfers' use only, not for walking, bicycle riding, or for placing "For Sale" signs.
- "For Sale" signs are permitted, however, homeowners should review the ADRC guidelines before placing any sign in their yard.
- If you witness unruly behavior by golfers, notify the golf course management at 609-965-1800, Ext. 1125.
- The Association is not responsible for any damage to your home or property caused by the Golf Course or golfers.