

DiLucia Management Corporation

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Board of Directors

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Vice President

Ernest Jubilee

Secretary

Linda Taylor

Treasurer

Trish Haines

Trustee

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DILUCIA
MANAGEMENT CORPORATION

IN THIS EDITION:

- ◆ Landscape Committee
- ◆ Neighborhood Watch
- ◆ Open Session
- ◆ Winter Checklist
- ◆ Call for Nomination



Calendar of Events

- October 1— Association Fees Due
- October 9— Columbus Day
- October 16— Late Fees Assessed
- October 25— HOA Board Meeting
- October 31— 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.*





Landscape Committee

WHEW!! Thankfully the hot & humid summer months are behind us as we move into October and the upcoming cooler and colorful fall season.

As we transition from our remaining exciting summer landscape features, we can also anticipate the splendor of autumn with its changing leaf colors, cooler temps, colorful viola and mum flowers, and of course pumpkins, football & cider. It's a great time of the year and a great time to continue to enjoy our community's assets.

To ensure the continued property appeal our planned October landscape work will include a summer flower transition to violas & mums at the clubhouse and each of the entry locations, lawn aeration/ reseeding & fertilization around mid month, continued lawn weed prevention and eradication, weekly turf mowing and manicuring, including the initial stages of leaf removal which will effectively continue to final cleanup scheduled for early December.

Therefore, as usual, be inspired with our grounds. Take a stroll, bike ride or jog through the park and experience all that it offers.

ROY AUNGST & LANDSCAPE COMMITTEE

Call for Nominations 2024 Election

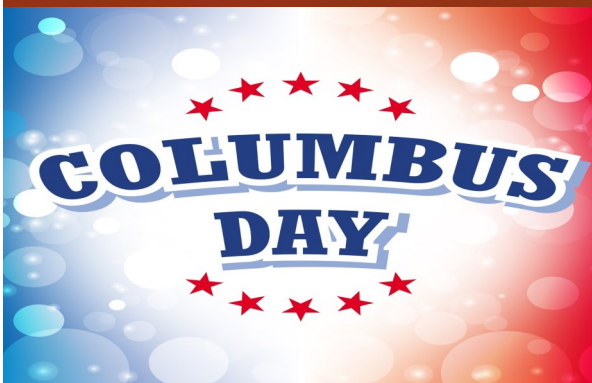
There will be two open positions for the Board of Directors for the 2024-2027 term.

The nomination period is until 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 website, at the management office and at the clubhouse.

Candidate nomination forms must be returned to the management office by November 15, 2023, or the candidate's name will not appear on the ballot.

The Annual Election for the Board of Directors has been scheduled for January 10, 2024, meeting place to be determined.



Neighborhood Watch

- Please be mindful of the speed limit in the community, not to exceed **25** miles per hour, and to be observant of children crossing the streets.
- Parents, please be aware that Galloway has a curfew of 9:30PM to 6:00AM for all minors under the age 18. Galloway Township Code 161-1 states that it shall be unlawful for any child under the age of 18 years to be in or upon public places.
- Please contact the police immediately if you see something that is suspicious. Please give the police your best description and location. Call the non-emergency number 609 652 3705 Option #1 or 911 for an emergency.

A Message to Blue Heron Pines Residents from the BHP - HOA Board of Directors



On behalf of your HOA Board of Directors, we would like to provide the community with an update as to what has been a very busy and productive year in enhancing and maintaining our beautiful Blue Heron Pines Community.

Mother Nature cooperated this past winter which in turn allowed a head start to the landscape and lawn maintenance programs. To that end we have been, currently are, and will for the rest of the year continue to reap the benefits resulting from the efforts of our landscape committee and landscaping company as the community looks as beautiful as ever. How well kept the community is has been heard not just from those living in BHP but from others that visit here. The Entrance Features, focal points for all entering BHP have never looked better following some power washing along with the continued rotation of beautiful seasonal flowers.

Not to be outdone, the appearance and condition of individual properties and upkeep of owner responsible items per the covenants and by-laws continues to show the strong pride residents take in both their own homes as well as for the benefit of the entire community. Our ADRC Committee works very hard in making sure this aspect of the community remains at the level we all have come to expect. For Sale signs don't stay up too long in BHP!

And not just within our community, but a big thanks goes out to our Clean - Up Committee for keeping the community perimeter roadways we all travel free of trash and debris year round. Take a look at those streets compared to others in the area. An unsung but a very appreciative service provided by this committee.

Our Watch Patrol Team continues to provide a valuable service looking out for the "bad guys" on a daily basis. As we are experiencing, there is no place immune to crime. The efforts of this team which includes nightly patrols, notifications to residents when events occur, providing helpful hints from our local police along with a very strong relationship with Galloway Township Police Department can make one feel a bit safer. We need the eyes and ears of the entire community to be looking out for each other. The goal of 100% participation in having outdoor lights on at night is something we continue to strive for.

Our Community Relations Committee has had a busy few years to say the least. Not only do they continue to work with our local taxing authorities, but they have been busy with the proposed cannabis facility on Aloe Rd. and the recent housing of migrants proposal at the AC Airport. A tremendous amount of time and effort behind the scenes, research, meeting attendance, and much more happens on a regular basis. Community participation at township meetings and other events is vital for the benefit and well being of BHP.

Our Recreation Committee events have been occurring during the year with a year end Holiday Gathering scheduled for December. The events are a great place to greet and meet your neighbors and fun is always had by all. An Event Suggestion Survey is being finalized for community input on future events.

Regarding community owned facilities and infrastructure, numerous improvements have been completed this year. New signage and painting where needed has been done, repairs and replacements to our aging wells and irrigation system, continued maintenance of common grounds, replacement of pool furniture and accessory items where needed along with a complete replastering of the pool consistent with the Reserve Study recommended timeframe.

One major facility improvement scheduled for October is the no cost replacement of the clubhouse roof and gutters, with replacement to include installation of a solar panel system which will service the clubhouse and pool. Per an agreement reached with the solar company, moving to solar powered electricity will provide a very significant cost savings for the future. More details on this will be forthcoming.

Last but not least, the Budget Committee has been busy with establishing the budget for 2024. Numerous factors were taken into consideration during the review process. This would include but not be limited to the major service contracts, i.e. Landscape, Trash and Pool Operations entering the second year of 2 year fixed price contracts in 2024, conscientious efforts by the Board, committees and our management company in securing bids for expenditures, reserve funds applied to applicable expenses per the Reserve Study along with additional income from elevated bank interest rates not seen over the past few years. With that said, the Budget Committee has recommended a ZERO increase to the current monthly fee of \$138 per month. The Board has taken this recommendation into consideration and at the September HOA meeting voted to keep the current monthly fee the same for 2024.

All of the above would not have been accomplished without the effort and assistance from all of the volunteers that make up the committees as well as the outstanding team at our community management company DiLucia. DiLucia is there for the community on a daily basis to assist homeowners as needed and to provide the services required for the HOA to operate effectively.

Any homeowner interested in a committee please visit the BHP - HOA website for a complete listing of committee duties, chairpersons and current members. A well desired community is a reflection of its residents and it is evident here at BHP.

Thank you from your Board of Directors and wishing all continued good health and be safe.

Sincerely

BHP Board of Directors

