

**DiLucia Management
Corporation**

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9 a.m.—5 p.m.

Board of Directors

President

Linda Taylor

Vice President

Bob Trapani

Treasurer

Phil Gilbert

Secretary

Joy Jansson

Trustee

Bob Mueller

October 2024



DILUCIA
MANAGEMENT CORPORATION

Dear Residents,

It's hard to believe that it is already October. It seems like yesterday when we were just gearing up for Memorial Day and the beginning of summer. During our September open session Board Meeting, the Budget Committee presented a draft of the 2025 Budget and DiLucia Management emailed the draft to all homeowners to review for 30 days. It will be voted on by the Board at our next meeting on October 23rd.

Other committee reports included the ADRC stating that they will be making their final inspections this week. The Landscape Committee will meet for their End of Season review on October 17th. John DeMarco from the Neighborhood Watch Committee stressed the importance of keeping your car doors locked and keeping your outside lights on. The Clean-up Committee will meet on October 11 and 12 to conduct cleanup along Leipzig and Tilton Roads.

As for general safety of the community, we are working with Galloway Township to add a "No Outlet" sign on the 400 block of Country Club Drive which will hopefully reduce speeding and unnecessary traffic. We also have started a conversation with the township to consider a four-way stop at the intersection of St. Andrews/Country Club/Bally Bunion to deter speeding on Country Club Drive.

In light of the recent devastation from Hurricane Helene, this is a good time to point out that we have an Emergency Preparedness Plan posted on our website. It is a very comprehensive document to help guide you in case of emergency. You can access this document on our website at <http://bit.ly/3ZHjOsE>

Lastly, Seven Tap & Tavern has set aside Wednesday as "Hello Neighbor" night, offering \$1.00 off drinks and 10% off food for BHP residents. In these days of rising costs, any little bit helps. My husband and I had 2 drinks, a salad with shrimp and a sandwich for a total of \$25.00! That's a pretty good deal! They are also having Game Day specials which are available during all NFL Sunday and Eagles games.

With warm regards,

Linda Taylor, BHP President

Open Session HOA Meeting

The next Open Session meeting will be on October 23rd at the BHP Clubhouse starting at 6:30pm.

Call for Nominations 2025 Election

There will be two open positions for the Board of Directors for the 2025-2027 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, 2024, or the candidate's name will not appear on the ballot.

The Annual Election for the Board of Directors has been scheduled for January 15, 2024, at the Blue Heron Pines Golf Course.

A Word from Roy Aungst, Chairman of the Landscape Committee

September has now moved on and splendidly opens the door for the refreshing month of October.

We enter the new month after coming off the tail end of September procedures, including the necessary nuisance bentgrass control ,which provided us with the unfortunate and visibly unattractive lawn browning. .

However, as we emerge from September into the early days of October, we are seeing the results of our Lawn renovation efforts with the emergence of vibrant new grass and the regreening of our community canvas.

In conjunction with that, we are also seeing a refreshing restoration of color, provided by mums, violas & pansies. They vibrantly replace the effective but tiring and fading summer annuals, which generates a new spirit and invigorating seasonal transition.

Trees are changing colors; pumpkins are becoming prevalent and the freshness in the air is exciting and inspiring.

Halloween, fireplaces, firepits, football and marshmallow topped hot chocolate offers us enjoyment of the month and the season.

With the colder, limiting weather approaching, now is the time to get out and comfortably enjoy the splendor and excitement of our surroundings.

As the month progresses, our Landscape program will continue to provide essential procedures such as the weekly Lawn mowing & manicuring, lawn fertilization, and of course the continuous chasing of the falling leaves up until the early December final cleanup.

So, enjoy the month, enjoy the community, enjoy the season.

