

**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

November 2024



DILUCIA
MANAGEMENT CORPORATION

Dear Blue Heron Pines Residents:

Your board of directors have had a very busy month and wanted to update all of our homeowners on the various projects being prioritized and/or recently completed.

1. The 2025 budget was approved at the October 23 board meeting and a modest increase of \$4 per month will be assessed starting in January. The Board, initiated by our Treasurer, Phil Gilbert, is investigating some very creative ways to keep our maintenance fees from increasing for 2026. Updates will be provided soon.
2. The Board is prioritizing the repair and or replacement of sidewalk slabs throughout the community that are identified as tripping hazards. Sidewalks in front of homes are the responsibility of homeowners. However the Board has a reimbursement process that will be detailed to homeowners whose sidewalks are identified as dangerous.
3. The Board and DiLucia in coordination with the Galloway Township Public Works department had a "No Outlet" sign installed at Bally Bunion Drive and Country Club Drive to hopefully reduce traffic and speed at that end of our community street.
4. The Board and DiLucia have also been pursuing the possibility of a 4 way stop sign at the corner of Saint Andrews and Country Club Drive to reduce speeding along Country Club. The Galloway Township Police Department is doing a study to see if a 4 way stop sign is warranted. Updates again to follow.
5. The Board is now hiring contractors to see the condition of the Blue Heron entrance signs on Leipzig as well as Tilton road. These signs have a life expectancy of approximately 20 years. The Board is hoping that caulking, possible minor structural repairs as well as power washing and painting will keep these signs looking aesthetically pleasing for a number of years.

Updates will follow after contractors determine the condition and work needed for our entrance signs.

Also, a reminder to all our homeowners that there are two open seats for our board of directors and nomination forms are available at our website, the clubhouse or at the DiLucia Management office. The deadline for filing nomination forms is November 15.

Finally, our recreation committee is planning both a tree trimming as well as a holiday party. These two activities are great ways for all of us to strengthen community relationships as well as get into the holiday spirit.

The Board of Trustees

Open Session HOA Meeting

The next Open Session meeting will be on November 20th, at the BHP Clubhouse starting at 6:30pm.

From the Neighborhood Watch

As the winter months approach it is very important that residents be reminded to keep their car doors locked at all times, keep outside lights on, and to report anything or anyone suspicious to the Galloway Police department immediately using the non-emergency number 609 652 3705 opt # 1 or 911, if an emergency. Please observe the 25 mile speed limit on all BHP Roads at all times! Happy Holidays to all.....

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

October graciously exits our calendars and it is obvious we are a step closer to the upcoming barren and colder winter months realized by our experiencing frosty temperatures, longer shadows, flying & rustling leaves, and not to forget the seemingly endless BOMBARDMENT of acorns. (Haha)

However, November still provides us with INVIGORATING fresh air, a KALEIDOSCOPE of colors with the changing display of trees set against a backdrop of a clear cerulean blue sky. (Art in Nature).

We can enjoy the humidity free warmth of the sunshine accenting the diverse autumnal displays of neatly trimmed plants, and a canvas of fall specific mums, violas, pansies, ornamental cabbage & kale, rudbeckia, autumn joy sedum, Pumpkins and so much more.

Yes, winter is coming but let us recall the enjoyment of the past spring and summer seasons and as well appreciate the offerings of November.

In the meantime, we are continuing on with our successful landscape program by providing weekly (weather permitting) lawn mowing and manicuring, lawn fertilization and liming (middle to end of the month), common ground shrubbery pruning, and of course the continuous leaf chasing up to final cleanup in early December.

Let's continue to appreciate our surroundings and enjoy our community.

