



DILUCIA
MANAGEMENT CORPORATION

THE VILLAGE OF
BLUE HERON PINES

February 2026



DiLucia Management Corporation

Norma Meyer
Regional Manager
n.meyer@dilucia.com

Michelle Do
Community Manager
m.do@dilucia.com

Phone: 609-804-3322
Fax: 609-804-3310

Website
www.dilucia.com
Click on Locations

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

**HOA
Board of Directors**

President
Linda Taylor
Vice President
Bob Trapani
Treasurer
Phil Gilbert
Secretary
Joy Jansson
Trustee
Bob Mueller



A message from the Vice President:

Dear Homeowners.

I hope everyone has safely survived the treacherous ice and snow storm from January 25. Let us hope we don't see another storm like this for at least another decade!

I would like to give everyone an update from our Annual Homeowners Meeting on January 14. First, I would like to thank both Linda Taylor and Bob Mueller for their willingness to serve again on our Board Of Directors. Their contributions over the many years they have both served, and their dedication to and knowledge of our community here at Blue Heron Pines, is unparalleled. Both Linda and Bob have been elected for three-year terms. Congratulations to Linda and Bob!

On a related matter, our homeowners overwhelmingly approved both amendments to our Governing Documents. Thank you all for voting on these two ballot questions.

The Board truly appreciates all homeowners who attended our Annual Meeting. The Board, DiLucia Management and all our Committee Chairpersons gave a review of year 2025 and projected a very positive outlook for 2026. BHP finances are in excellent shape and with the new budget for 2026 we can all feel secure that all obligations will be met and the future for our community is extremely stable.

I am sure that as February begins, we are all starting to get the feeling that Spring is getting slowly closer and winter will hopefully end soon.

Our Recreation Committee reported on a few upcoming activities for our homeowners. On April 12 there will be a Ladies Tea at 2PM. On May 2 there will be a Kentucky Derby Party from 6 to 9PM at the clubhouse and on May 23 a Memorial Day Pool Opening will take place. Please mark your calendars for these events. Updates will be provided as we get closer to each event. It sure feels good when we talk about Spring events and warmer weather to enjoy the outdoors.

Sincerely,

Bob Trapani, Vice President

Calendar of Events

February 1—Association Fees Due
February 2—Groundhog Day
February 14—Valentine's Day
February 16— President's Day and
Late Fees Assessed
February 25—Association Meeting

CONGRATULATIONS

**LINDA TAYLOR & BOB MUELLER
ON YOUR ELECTION TO THE
BOARD.**

**The Village at Blue Heron Pines
2026 Association Meeting Schedule**

February 25th
March 26th
April 22nd
May 27th
June 24th
July 22nd
August 26th
September 23rd
October 28th
November 18th



RESIDENTS & NEIGHBORS:

Brrr! Give me a minute while I scrape the ice and snow from my windshield. Unfortunately, the landscape remains dormant, and winter still prevails in this shoulder month of February. However, March is not far away.

Perhaps the English poet Patience Strong (Winifred Emma May) said it best:

"While it is February, one can taste the full joys of anticipation. Spring stands at the gate with her finger on the latch."

AHHH! for the anticipated warming and rebirth of our Landscape!

With that being said,

Our Landscape program will restart in mid-March with spring cleanup, lawn applications and common ground plan bed mulching.

Not far behind, weekly lawn mowings in mid-April will commence.

Till then, stay warm. Get garden intentions lined up and prepare for a fast-approaching exciting SPRINGTIME.

ROY AUNGST & LANDSCAPE COMMITTEE



As a reminder:

Monthly assessment fees have increased to \$154 for the 2026 year.

Please be courteous and respectful to your neighbors and curb your dogs. Pets are not permitted to urinate/ **defecate on other neighbor's yards,** lawns, and property, including trash receptacles.



The proposed covenant changes were successfully voted on and passed. Thank you to all for your participation and contribution to the community!

