



DILUCIA
MANAGEMENT CORPORATION



THE VILLAGE OF
BLUE HERON PINES

August 2026



**DiLucia Management
Corporation**

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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



Dear Residents,

As summer begins to wind down, the cooler days of fall will be a welcome change—at least for me! I know our beach lovers and pool enthusiasts will miss their time soaking up the sun.

Our Independence Day celebration on July 5 was a tremendous success. The Recreation Committee did a fantastic job organizing the event, and it was clear we have some incredibly talented cooks and bakers in our community. A special thank you goes to Riverview Landscapes for donating the beautiful flower flag that many of our residents were able to take home. It was a thoughtful gesture and a wonderful finishing touch to a great day.

We did not hold an Open Board Meeting in July because there were no pressing items on the agenda, and it seemed like the perfect opportunity to take a brief summer break. Our next Open Board Meeting will be held on August 26.

We would also like to extend our very best wishes to Michelle Do as she begins her maternity leave. We wish her and her growing family much happiness during this special time. In her absence, Norma Meyer will be handling Michelle's responsibilities.

Enjoy the rest of your summer, and we look forward to seeing you around the community!

Warm regards,

Linda Taylor
Board President

Calendar of Events

August 1—Association Fees Due

August 4—National Night Out

August 16—Late Fees Assessed

August 26—Open Session Meeting

It is strongly recommended that homeowners make Association payments through ACH (electronic payment) using the Resident Portal

<https://blue-heron-pines-hoa.securecafenet.com/residentservices/blue-heron-pines-hoa/userlogin>

Setting up ACH is quick and easy through the Resident Portal. Homeowners may choose to enroll in AutoPay using either:

Bank Account (ACH): No processing fee - there will be no fee assessed for homeowners who currently have or decide to have ACH through their bank account

Credit Card: Subject to the applicable processing fee charged by the payment processor

While ACH payments are strongly encouraged, checks will continue to be accepted for homeowners who prefer to pay by check.

If you have any questions or need assistance setting up electronic payments, our staff in the Management office will be happy to help.

A message from Roy Aungst and the Landscape Committee

Time marches on and our calendars flip from July to the "DOG DAYS" of August.

A bridge between summer and autumn that provides sun-soaked vibrancy, abundance and new beginnings as it serves as a springboard period for cooler months ahead.

This is a time to enjoy the full maturity of seasonal plantings, to step back, evaluate and make notes for future fall rearrangement of possible overcrowded plant bed conditions.

We are in the final stretch of the peak of summer and are enjoying the abundance of our landscape labors- inclusive of annuals, perennials, and hopefully beautiful gladiolas & colorful poppies.

Of course, along with a "Back to School" transition, let us not forget the special days of August.

- * August 2nd- National Ice Cream Sandwich Day
- * August 4th- National Chocolate Chip Cookie Day
- * August 6th- National Root Beer Float Day
- * August 22nd – National Eat a Peach Day

Certainly days to celebrate and not forget! (ark your calendars)

Our landscape program for the month will continue to provide scheduled services of:

- Lawn fertilizer application (late July early Aug.)
- Common ground plant bed & curb area weed control
- Follow-up kyllinga lawn weed control application
- Continuing irrigation operation & management along with weekly Friday lawn mowing & manicuring (subject to weather conditions)

HAVE FUN, EXPERIENCE THE COMMUNITY and ENJOY THE MONTH TO THE FULLEST!!



Thank you to John DeMarco, Ron Tutunjian, and Tracy Ritchie for representing the Neighborhood Watch at National Night Out. Thank you to all of the volunteers of the committee who dedicate their time and effort in keeping the community safe.



Galloway Township Events

Township Council Meeting
6:30 PM
August 11th

Bulk Waste Drop Off at Galloway Road
Convenience Center
8:00 AM—12:00 PM
August 29th

For information on local Galloway Township happenings, please visit www.gtnj.org or call 609-652-3700.