

**DiLucia Management
Corporation**

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

Board of Directors

President

Linda Taylor

Vice President

Bob Trapani

Secretary

Joy Janson

Treasurer

Phil Gilbert

Trustee

Bob Mueller



September 2026

Dear Residents,

With summer almost over, it's time for the Board to get back to business. The Budget Committee is scheduled to meet this month to examine every detail of the budget as we begin planning for the year ahead. We have only one major contract coming up for 2027–2028, which is the pool contract. Currently, there are four homes for sale at BHP, and those sales will provide a nice boost to our Reserve Fund.

At the August Open Session meeting last week, the Board approved a request to add an ADA-compliant chair lift at the pool. We unanimously agreed that this would be a worthwhile addition, allowing residents who might otherwise be unable to enjoy the pool to do so. We also updated the Pool Rules, effective immediately. The revised rules will be posted on the BHP-HOA website and will also be available at the pool.

A special thank you to John DeMarco and Neighborhood Watch Team members Ron Tutnjan and Tracy Ritchie for representing BHP at National Night Out. John also received a glowing letter of appreciation from Galloway Township Police Chief Eric Hendrickson recognizing their efforts.

Enjoy these last days of summer, and we hope to see many of you at the Pool Closing Party on Saturday, September 12, from 12:00–4:00 p.m. The Recreation Committee always does a fantastic job with our community social events, and we're sure this one will be no exception!

Warm regards,

Linda Taylor, Board President

Calendar of Events

September 1—Association Fees Due
September 7 — Labor Day
September 16— Late Fees Assessed
September 23—Open Session Meeting

**HAPPY
LABOR
DAY**

REMEMBER 9/11



RESIDENTS & NEIGHBOR

As August and summer fadeaway with it's memories, September arrives and provides a shift to warm golden & red autumn colors.

Sunrises and sunsets create dramatic long shadows, soft golden light and cooler nights, providing a glistening landscape of morning dew & mist. (so artistic!)

Assorted fall flowers, as asters , goldenrod and sedum visibly return vibrancy to the fading summer floral palette that we have enjoyed.

We are on the tail end of summer experiences , but at the gateway of Autumn splendor.

September is Soul Awakening and, " LIFE STARTS ALL OVER AGAIN WHEN IT GETS CRISP IN THE FALL ". (F. Scott Fitzgerald)

The changing seasons are so exhilarating!!

Our successful September Landscape program will entail the scheduled weekly Friday mowing & manicuring operation, along with the 4th of 5 lawn fertilizations, a final Kyllinga weed control application and treatments to control bentgrass (be aware that bentgrass treatments will provide a silver/ white fading in these areas).

Simultaneously , during the latter part of the month we will be doing our annual lawn core aeration and reseeding program to rejuvenate the turf and irrigation operation will continue as needed and in accordance with weather conditions (Sat, Sun, Tues & Wed).

A floral display transition of the entry ways and clubhouse, from summer flowers to fall/winter/spring violas, pansies and mums will occur towards the end of the month or early October.

As usual , enjoy our community, it's amenities and it's invigorating surrounding Landscape.

ROY AUNGST & LANDSCAPE COMMITTEE



Residents and their family members are invited to an end of summer celebration on September 12th at noon at the community pool. This is a potluck affair. To register call Annetta at 609-965-5931 by 9/8.

Open Session HOA Meeting

The next open session meeting will be on September 23rd at the BHP Clubhouse at 6:30pm.

Galloway Township Community Services Presents:

End of Summer

Food Truck Festival and Car Show.

September 26th 2pm—8pm

Car Show 2pm –5pm

Rain Date: September 27th

Municipal Complex

300 E Jimmy Leeds Road

Galloway, NJ 08205



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.