

**BLUE HERON PINES HOMEOWNER'S ASSOCIATION
OPEN SESSION MEETING MINUTES
MAY 24, 2023**

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Call to Order/Approval of Minutes

President John Maczonis called to order the Zoom Open Session Meeting of the Blue Heron Pines Homeowner's Association Board of Directors for May 24, 2023 at 6:35 pm.

Present from the Board of Directors are John Maczonis, President; Ernest Jubilee, Vice President; Linda Taylor, Secretary, and Bob Trapani, Trustee. Trish Haines, Treasurer was absent. Erica Moore from DiLucia Management Corporation was also in attendance.

Linda Taylor certified that a quorum had been established.

The minutes of April 26, 2023 could not be approved as all necessary members needed for approval were not in attendance. They will be approved at the next meeting, or when all members necessary are present.

Secretary's Report

Linda informed everyone that she made several changes to the website to keep information up-to-date and to make some items easier for residents to find. Those changes include: putting up all recent meeting minutes, linked the clubs and social groups to the top of the front page, added recent newsletters and tagged the Recreation Committee events to the front page.

John inquired about the budget committee page. Erica mentioned that due to the type of account Blue Heron Pines has, they are at their page limit capacity and this page cannot be published until another page is unpublished. Linda is going to review the current pages and look to delete the yard sale page so that the budget page can be added.

Treasurer's Report

In Trish's absence, John advised that as of this date there is \$48,808.85 in the operating account; \$109,148 in the capital reserve. This amount is slightly higher as they have caught up from payments owed to the reserve account from last year and they are keeping current with monthly contributions. There is also a CD at TD Bank in the amount of \$102,000 with a 3.75% rate.

Manager's Report

Below are highlights of some things that were done this month:

- Coordinated the May 31st NJMVC Mobile Unit visit with John DeMarco. Sign up was a lot more successful this year since we were given more notice. A positive turnout so far and another is scheduled for late summer.
- Coordinated the "recreation center" sign replacement.
- Worked with Ed and the ADRC regarding sending out letters after the committee completed their inspections
- Assisted Andrea at Vassir with setting up CPR/AED training classes. 8 homeowners attended the class.
- Worked closely with Vassir to ensure the pool is ready for opening day.
- Had maintenance put out free-standing umbrellas at the pool deck for homeowners to use.

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President's Report

John explained that the wooded community streets signs have been cleaned and re-painted for a fresh look and the parking lot at the clubhouse was re-stripped for a clean and tidy look. He is working with the Public Works Department regarding their roadway re-stripping program to have work done throughout the community. Blue Heron Pines is near the top of the list and John hopes to have this done by the end of the year. It is a township budgeted program and will not be expensed by the Association. He also added that Roy and Ed have been working on cleaning up the trees in open areas to ensure there are no obstructions to homeowners when walking throughout the community.

Trustee and Committee Reports

ADRC: Bob Trapani advises:

- Most committee members have completed their third round of inspections. The first round of inspections generated roughly 100 letters, around 50 for the second round and with the third round, they are down to roughly 20 violation letters.
- The goal of these inspections was to have the property in tip top shape by Memorial Day and so far have had stellar results.
- John Maczonis added that the committee and the Board are working on re-configuring the ADRC notice deadlines, as they feel the current schedule is too stringent and does not offer adequate time for homeowners to make the necessary repairs.

Landscaping: Roy stated:

- The landscape program is effectively progressing with really good results. The last mowing of May will occur tomorrow. June will include weekly Thursday mowing, weather permitting.
- A recent fertilization application was applied that included broadleaf weed killer. They have had excellent results, and the turf looks great.
- Mid-June they will receive the 3rd of 5 fertilization applications. This will further help the health of the grass and carry it through summer.
- Also in mid-June an insecticide application for Kyllinga and Bermuda grass control will be applied. This will be the first of two applications.
- Seasonal accent flowers have been changed. Impatiens, fireball marigolds, and inferno coleus can now be found throughout the community.
- Common ground shrubbery near the entrance signs and at the clubhouse will be pruned mid-June. Second will be done in fall, as it typically is.
- During the month of June they will begin taking care of common ground low hanging trees to maintain control of the growth.
- Normal weed removal and prevention will be continual.
- The irrigation has a weekly schedule consisting of, Friday, Sunday and Tuesday mornings from 5:30 am – 8:30 am. This is weather permitting, as the system will not run if it has rained. They may add a fourth day, but that will be determined at a later date.
- Notification for all applications will continue to go out at least 24-hours in advance and signs will always be placed at the entrances.
- Roy encouraged everyone to get out and enjoy what the community has to offer.

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- Lastly, he reminded all homeowners to always communicate any issues directly to Dilucia Management, who will then work with Roy for a solution. Reports should never go directly to Roy or FreshCut.

Neighborhood Watch: John DeMarco states:

- The NJ Motor Vehicle Commission Mobile Unit visit is scheduled for May 31st. The list has been sent to all those necessary and they are ready for next Wednesday. Some members of Neighborhood Watch will be present as well to help coordinate and ensure the workers have access to the bathrooms. There are 30 confirmed appointments and 12 people on the waitlist. They are thankful for continued interest from the homeowners.
- Welcomed George Ordille and Joe DeVescio to the Neighborhood Watch committee.
- The committee is continuing their patrols.
- No update to the report on April 21st of vehicle break ins. They believe it is young adults and more information will come forward as the police continue their investigation.
- There was an incident of solicitation involving young kids around the age of 11. When a resident approached the kids, they took off. As a reminder, there is no solicitation without a permit and to be vigilant if you notice it. Be sure to contact non-emergency police to report any unpermitted solicitation.
- National Night Out has been scheduled for August 1st from 5:30 pm to 8:30pm. The committee will be setting up a table as they do every year to speak with other community members regarding establishing a neighborhood watch program. John encouraged people to attend, as it is a great way to bring the community together.
- He reminded everyone to sign up for Swift911 alerts to stay aware of what is happening in the area. It alerts those who have signed up of incidents such as closed roads, bad weather affecting travel and other helpful alerts for Galloway.
- Lastly, he encouraged homeowners to be sure they are leaving their exterior lights on to help keep the community well-lit to deter theft. If you are going on vacation, be sure to complete a Property Check form with Galloway PD.

Community Relations - Bob Mueller advises:

- At the last meeting, the developer objected to the redevelopment plan but has yet to turn in anything further to the council. The committee will continue to stay close to this and will ensure the community's best interest is served once the redevelopment plan is finalized.
- With regard to taxes, the Township will be increasing their rates; however, the county will be decreasing. John DeMarco has scheduled a meeting with the superintendent to discuss their budget and its relation to taxes.

Clean-Up Committee – Jim Young advised it has been a slower couple of months due to weather, but they did get out in early May to start cleanup. They had 9 members show up and were able to clean both streets on Saturday, which was fantastic as it typically takes them two days. The ACUA crews have also been out cleaning up as well, which is been beneficial to the committee. George Ordille has joined the cleanup committee, but they are always open to new members and hope to have another successful cleanup season.

Recreation Committee – Carol Young reminded everyone of the Pool Opening Party scheduled for this weekend. It is a BYOB event and homeowners are being asked to bring a

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dish to share with others. They are working on planning the Luau party scheduled for July and hope to have a successful year.

Unfinished Business –

- **Pool Opening** – John informed everyone that the pool is ready for opening day. It will be open this Saturday, Sunday and Monday. Following that until mid-June, the pool will only be open Saturday's and Sunday's. The pool hours throughout the summer will be 10am – 7pm.
- **Motion to Approve Pool Plastering** – Linda motioned to approve the Budd's Pools and Spas' proposal in the amount of \$23,342. Ernest seconded, unanimously approved.
- **Motion to Approve Cleaning of Home in Violation of ADRC** – Bob motioned to approve Karter Landscaping's proposal to complete spring cleanup, mulch application and weed control in the amount of \$613.09. Linda seconded, unanimously approved. Bob also motioned to approve NJ Done Right's proposal to power wash the home in the amount of \$330.55. Ernest seconded, unanimously approved.
- **Motion to Approve Entrance Sign Power Washing** – After discussion regarding potential damage to the stucco signs, it was decided that they would do a trial run first before approving the entire scope of work.
- **Clubhouse Solar Panels – Ed Mauthe** – Since Ed was not present, John tabled this item to the next meeting as they want to be sure they are presenting all the information they have regarding this project.

New Business –

Homeowner Comments –

Michael Murphy (Country Club) asked if a notice could be placed in the newsletter regarding the Clean-up Committee needing members as well as the poker group. He also asked that the street light on Cypress be looked at again as it is still not working. Erica stated those notices will be placed in the next newsletter and John advised that the light pole will be looked into.

Adjournment

Bob Trapani motioned to adjourn the meeting at 7:57pm. Linda seconded, unanimously approved.

Respectfully Submitted,

DiLucia Management Corporation