



1225 MULBERRY DRIVE, MAHWAH, NJ 07430 • PHONE 201.327.3665 • FAX 201.327.4478

www.darlingtonridge.com

August 10, 2010

Homeowner
Darlington Ridge Condominium Association Inc.

Dear Homeowner:

Darlington Ridge Condominium Association will be holding its 2010 Annual Election meeting on Monday, August 23, 2010 at 8:00PM. The meeting will be held at the Association's clubhouse, located at 1225 Mulberry Drive.

At this meeting the homeowners will elect **TWO (2)** Trustees to a seven {7} member board and these two newly elected trustee will serve a three year term.

Pursuant to the Association's governing documents each unit is entitled to one vote. Each homeowner may cast his/her vote in person the night of the meeting, or by mail, by fax (201) 327-4478, or by email (a copy of the ballot will be available at darlingtonridge.com, and may be emailed to (**darlington@communityservices.com**) prior to the meeting.

As per article 3.08 the Association's By-Laws, to cast your vote you must be a member in good standing with the Association.

A member shall be deemed to be in "good standing" and "entitled to vote" at any annual or special meeting of the association if, and only if, he/she has fully paid all assessments or fines made or levied against him/her and his/her Unit by the Board as hereinafter provided, together will all interest, cost, attorney's fees, penalties, and other expenses, if any, properly chargeable to him/her and against his/her Unit, at least three {3} calendar days prior to the date fixed for such annual or special meeting.

Pursuant to article 3.09 of the Association's By-Laws, if one third required quorum {122 votes} is not reached, the Annual Election will have to be rescheduled.

Please make every effort to attend this meeting or **return your ballot to the clubhouse prior to the meeting** either by:

Mailing the ballot to the clubhouse located at 1225 Mulberry Drive, Mahwah NJ 07430

OR

Dropping the ballot in a sealed envelope in the Association mailbox located outside of the clubhouse.

OR

Faxing it (201) 327-4478.

OR

Going to darlingtonridge.com, where the ballot will be available to download and attaching it in an email sent to **darlington@communityservices.com**, upon receipt of your email, you will receive an automatic response stating we have received your vote.

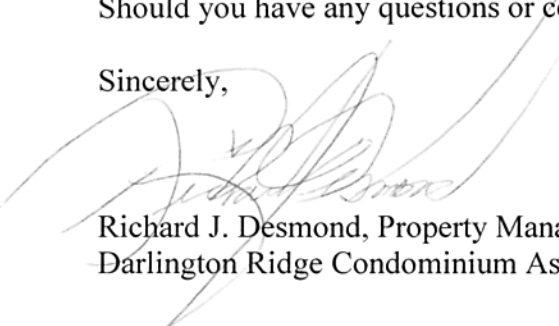
As outlined in the By-Laws, the Association will also take candidate nominations from the floor on the night of the meeting.

We have previously distributed a brief profile of each candidate running for a position on the Board of Trustees, as submitted by the candidates themselves and conducted the candidates nitght on August 9, 2010 at the clubhouse.

All homeowners are encouraged not only to vote, but to attend the election meeting. Through community involvement, Darlington Ridge Condominium Association will continue to be a reflection of all the residents' desires.

Should you have any questions or concerns, please contact me at (201) 327-3665.

Sincerely,



Richard J. Desmond, Property Manager
Darlington Ridge Condominium Association, Inc.

Enclosures

Cc: Edward T. Rogan, Esq

Darlington Ridge Condominium Association
Official Ballot
August 23, 2010

I, _____, of Unit _____
(PRINT FIRST AND LAST NAME) (PRINT STREET ADDRESS)

Place my vote for the following candidates:

Please cast your vote for TWO (2) of the following candidates.

_____ Gail Reynolds (incumbent) 1031 Ash Drive

_____ Rhoda Erbstein (incumbent) 1227 Mulberry Drive

_____ Louis Lakuta 1248 Mulberry Drive

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Unit Owner Signature: _____ Date: _____

If you are not attending the Annual Meeting on August 23, 2010, it is imperative that you mail or drop off your ballot at the clubhouse mailbox at 1225 Mulberry Drive or email it to Darlington@communityservices.com, or fax to (201) 327-4478 by 8:00PM on August 23, 2010. Please note that this ballot will be available for download at darlingtonride.com.