

The Ridge

Issue 12

APRIL 2005

FROM THE DESK OF THE PRESIDENT

Fellow Homeowners,

I would like to report on some positive news regarding our Association and previous existing delinquencies. The combination of switching to a monthly maintenance fee schedule and the diligent efforts of our Board and attorney have lowered our delinquency amount to \$10,000- down from \$30,000 a year ago. This fact, together with the work of the Finance Committee, will, hopefully, enable our homeowners to become more engaged in the Darlington Ridge budget process.

Spring is upon us, and so are many upcoming projects as well as spring cleaning. One of the projects I am looking forward to is the community garden planned for the area in front of the tennis courts. I will be working with the volunteers on the Building & Grounds Committee for ideas and input regarding this public space. We will be looking to you to participate; so get your green thumbs and get ready to plant in a designated spot. Working together will not only create a greater sense of community, but will also spruce up an area that is currently bare.

Lastly, I would like to thank the large number of residents who have volunteered for committee work. We have never had such a positive response before, and all of this help will prove to be invaluable.

Happy spring!

Christina Bergonzi
President
Board of Trustees

Fine Job on Web site

- Steve Fine, Darlington Ridge webmaster, continues to do an excellent job updating the DR website. If you have a work order request, a question for the property manager, Glenn Baker, or a comment or request for one DR's board members, just go to www.darlingtonridge.com and follow the prompts.

MANAGER'S CORNER



Spring seems to finally be arriving at Darlington Ridge after a very snowy winter. I have been working as your new Community Manager since late December. I have over 15 years experience in managing

residential properties and have more recently specialized as a site manager of large community associations such as yours. My previous experience has given me a strong background in project and construction management. I also have expertise in financial planning that enables me to assist the board with scheduling and budgeting for long-term maintenance or capital improvement projects.

It is my job as community manager to enforce our governing documents through site inspections that identify maintenance issues and covenants violations. This helps maintain the physical and aesthetic values of your community which in turn lead to higher property resale values.

Based on several recent site inspections and an analysis of previous jobs, I realize there is a strong need for more comprehensive oversight of contractors working in the community. Also, preventative maintenance schedules need to be implemented for projects such as cyclical building painting, roadway sealing, catch basin repairs, and driveway sealing or overlay.

Thank you for your continued patience with dealing with the inconvenience of the Mac Arthur Avenue Exit. The project was suspended, but will be completed as soon as possible. The initial project called for a small repair of the pavers. When that was being addressed, new problems came to light including drainage issues and erosion of the existing base. It soon became apparent that more extensive work needed to be done. The board approved a full replacement of the pavers rather than opting for the quick fix. This project as well as others will be implemented this year. Let me highlight some of the upcoming projects for you.

- ❖ Mac Arthur Entrance Paver Replacement
- ❖ Replacement of wider gutters and leaders on buildings # 49, 50, 56-65, and 70
- ❖ Pool Deck and Coping Renovation

- ❖ Pool Resurfacing

- ❖ Condo and Townplex Doorway and Common Area Light Fixture Replacement
- ❖ Building Cycle Painting
- ❖ Utility Door Rust Proofing
- ❖ Entrance Signs Refinishing

With spring upon us, the board members are looking for volunteers to serve on various committees. If you are interested, please contact me at (201) 327-3665 or send in the enclosed committee sign-up sheet that explains each committee's functions. Committees include: pool & recreation, landscaping, buildings and grounds, to name a few.

The most important aspect of managing a community is to ensure that the Association represents the needs and desires of its homeowners; therefore, the Board of Trustees and management are always interested in your comments and suggestions. Enclosed is a form that welcomes your comments. Please review it and send your comments to the Association's management office, addressed to The Board of Trustees. Finally, we need your involvement in the planning and execution of these projects, so we urge you to attend board meeting and/or join any of our committees. Contribute to the success of the community by being an advocate for your most important investment -your home!

GLENN BAKER
Taylor Management Company
 Community Manager

Welcome to the Neighborhood



Darlington Ridge Condominium Association would like to welcome the following new homeowners to our community:

- | | |
|--------------------|---------------|
| Stephen Greenberg | 1003 Ash |
| Michael Guarriello | 1245 Mulberry |
| Camille Ramada | 1333 Mulberry |

Congratulations and welcome to Darlington Ridge Condominium Association!

DOG OWNERS ALERT!

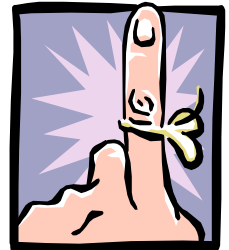


Over the past several months, the amount of dog "poop" has literally been piling up on condominium property, especially on Hickory. Dog owners: Please clean up after your dog. Not only is this a rule of our Association, it is a municipal ordinance as well.

When walking your dog, please also remember that dogs should be walked primarily, in the roadways, parking areas, and wooded areas of our community. We also have the wooded area on Hickory and Mulberry across from the clubhouse, an area that has been designed specifically for dog walkers. Please let's try to be good neighbors!

SPRING REMINDERS

Now that Spring has arrived, more and more of our neighbors will be spending time outside enjoying the beautiful weather.



The association would like to take this opportunity to remind all homeowners and residents of the following:

- No hard balls are permitted to be used for ball play or otherwise on the lawn areas or roadways of the community.
- Ball playing or street hockey is not permitted in the roadways.
- No bicycle riding on the lawn areas of the community.
- **Absolutely NO charcoal grills are permitted!!!**
- When in use, your grill must be at least 2 feet away from the structure of any building.
- Motorcycles are to be parked with a board underneath the kickstand. The board must be no less than 6 inches squared.

In addition, please be mindful and considerate of those residing around you.

REAL ESTATE FOR SALE SIGNS

Darlington Ridge Condominium Association’s Board of Trustees and management would like to take this opportunity to remind all homeowners and residents of the association’s rules and regulation pertaining to the display of signs throughout our community.

✘ All signs are prohibited, including, but not limited to, for sale signs hung in windows, on decks and terraces and for sale signs placed on lawn areas by unit owners or realtors.

✘ Unit owners are responsible for any violations imposed due to placement of signs by their realtor.

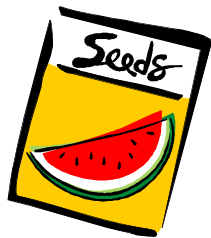
FOR THE GARDENERS AMONG US

Recently, several residents interested in gardening have contacted the management office to inquire about the Association’s regulations governing outdoor plantings.



Planting in the planting beds is permitted. If you are interested,

you must submit a modification request form to the management office.



Please remember once the Association has approved your modification request, the planting bed will become your responsibility to maintain. This includes weeding.

Colored stakes are available for marking resident’s planting beds to indicate to our landscapers that the resident will maintain the planting bed.

The landscaper may take out plantings done without Board approval. The Board and the association’s landscape contractor will not be responsible for unauthorized plantings.



For those residents that already have designated planting beds, please remember to put out your green stake.

For details, please contact the association’s management office.

DATES TO REMEMBER!!

April 12 Vote on Trustee Opening- Candidates: Debra Conway, Don Mahoney, Steve Saliani

April 19 – Mahwah School Budget and Board Elections



Trash Collection ~ Mondays & Thursdays

Recycling Trailer Pick-Up – Every other Friday

Newspapers – Every Tuesday

Magazines – Every Friday

Next Open Meeting: Tuesday, April 12,2005

PROCEDURES FOR DISPOSING OF TRASH AND RECYCLABLES

Garbage is to be secured in paper or plastic bags and disposed of in the dumpsters. Please do not overfill the dumpsters and remember to close the lids. Garbage attracts rodents and other wild animals and I don’t think any of us wants to deal with them or the diseases they carry. If a dumpster is full, please utilize another dumpster in the corral.



Newspapers & Magazines are to be securely tied in bundles with string, no heavier than 30 lbs. They are to be placed in the recycling shed. Do not dispose of these items in bags of any kind.

Aluminum & Tin cans are to have the label removed and should be rinsed clean before discarding them in the recycling center.

Glass must be unbroken and rinsed clean prior to disposing of them in the appropriate recycling bin.

BOARD OF TRUSTEES

Darlington Ridge Condominium Association is a well-managed and maintained community. This is a direct reflection of the ongoing tireless efforts and devotion continually put into our community by the Association's Board of Trustees.

Management would like to thank each Board Member for all of their hard work!

- President..... Christina Bergonzi
- Vice President..... Gail Reynolds
- Secretary..... Joyce Sanfilippo
- Trustee..... Fran Ferraro
- Trustee..... Carter Morris
- Trustee..... James Trent

TRENT'S TOWN TALK

If you are driving through the Fardale section of Mahwah, anticipate detours at the intersection of Wyckoff, Forest, and Pulis Avenues for road widening. The expected completion date is Spring 2006.

A property owner on MacArthur Blvd., just below the intersection with Ridge as you are driving east is requesting a permitted use change for the second time. His plan is to construct a large catering complex. The owner's first request was denied.

The Mahwah Town Council has submitted a request to state and county authorities to move Green Acres funds from property on Airmont Road to recently purchased property on Ridge Road (across from Society Hill Village II). The Ridge Road property - 30 acres in size (half of which is wetlands) was purchased with a long term bond issue so as to create a park and athletic fields. The Airmont Property was originally intended for athletic fields: however, Mahwah voters rejected the plan for athletic fields on Airmont Road. Is this a contributor to the new town tax hike?

Latest rumor: The Apple Ridge Golf Course is for sale. Is Mahwah slated for more housing or what?
FYI – There are over 4000 acres of county parkland in Mahwah.

**A Business to Advertise ???
An Item for Sale ???**

Future DR newsletters will be available for advertising DR resident/homeowner businesses, and/or items you may have for sale. Forms will be available for "for sale" items from our property manager. Business cards may be submitted to the property manager's office. DR telephone # 201-327-3665. DR Fax # 201-326-4478. There will, of course, be no cost for advertising.

Would you like to be a Building Captain ?

Before deciding, consider why the Darlington Ridge Community would benefit from having captains for each of its 22 buildings. Each building captain would in effect be the "eyes and ears" of the community relaying needs of each building to the property manager. For example, one of the building lights is out, a bush or tree appears to be dying, or the sprinkler system is not working correctly. This is just some of the helpful information a building captain could provide to the property manager. If you are interested in taking on this job, please contact Property Manager Glenn Baker at 201-327-3665