

The Ridge

Issue 22

Fall 2011

www.darlingtonridge.com

A NOTE FROM THE PRESIDENT

Hello Darlington Ridge Community,

Well, Fall has officially arrived! It is amazing to me how quickly the days go by! I sure hope you were able to relax and enjoy some lazy Summer days around our poolside...

Over the past few months, the Board of Trustees has been working with our Property Manager, Linda, to have various maintenance and enhancement projects completed for 2011. Our process for these large projects is to obtain 3 bids from contractors and compare the cost details of their services, interview the companies and review their references. The process is quite time consuming; however, we feel it is extremely important to ensure that we are getting the best service for a reasonable and competitive cost. I am very pleased to say that the following projects have been approved by the Board and are scheduled for the next few months:

- Phase 1 of the Painting of entrances to the Condominium buildings will begin this Fall; 2nd Phase will be completed in the early Spring.
- Cement/Limestone Step repair of 57 steps throughout the complex
- Step Replacement, 16 Units will receive new prefabricated steps and railings
- Sidewalk repair throughout the community
- Painting and Power Washing the Townhomes and Town-Plexes. The painting will include shutters, Fypon, dentil molding and all wood trim. The exterior doors will not be painted.
- Replacement of the remaining 5 original garbage corrals (4 on Ash, 1 on Mulberry) will begin this Fall and finish next Spring

You will see the contractors as you pass through the neighborhood. Please don't distract them from their work. If you do have any concerns, please call Linda, our Property Manager, to report your issues.

Did you know... there are various committees at Darlington Ridge? All Committees are an extension of the Board with a particular focus:

Finance Committee develops the yearly budget and reviews the monthly expenditures, the deferred expenses and Reserve Study

Landscaping Committee focuses on the beautification of the community with garden enhancements, dead tree removal, etc.

Bylaws Committee completed the update of the DR Bylaws, however we need to attain 66 2/3% vote in order to approve the updates. We need your help – **We need your Vote!**

Pet Committee sets the rules to keep our complex a pet-friendly community

Covenants Committee works to assist the Board and Management Company in enforcing the Rules and Regulations of the Association with regard to harmony, aesthetics, appearance, and upkeep of the property as well as promote the general comfort, welfare, and safety of unit owners, guests, and residents.

We can always use your help.. Please let Linda know if you are interested in participating.

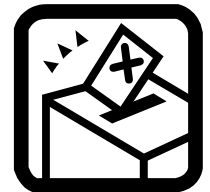
-Deb Conway, President
Board of Trustees

DR By-Law and Resolution Update

We need your VOTE!

This past June, a proposed revised edited package of the Darlington Ridge By-Laws was sent to all Homeowners. The package contained a summary of the proposed changes and a ballot.

Our By-Laws require that 66 2/3% of the Darlington Ridge Homeowners, *in good standing*, are needed to approve the updated By-Laws. **If you haven't voted, we need your vote.**



A summary of the revised By-Law changes along with a ballot can be found on the Darlington Ridge website or call Linda at the office and she will send you a copy.

Remember - We need your vote.

COMMUNITY NEWS

Fall is finally here. The Association's Landscaper, The Brickman Group, is on site every Friday taking care of our community's lawns, performing services such as grass cutting, edging and weeding. The MacArthur Entrance was replanted this past summer. The new design incorporates knock out roses, purple salvia with endless summer hydrangeas

Our Maintenance Company, S&J Maintenance, is on site 3 days a week cleaning the garbage corrals and keeping the Recycling Center in order. They also clean the common areas. Using a rotating schedule all buildings are cleaned twice a month. The service includes: vacuuming the carpet hallways, wiping down the walls, sweeping up cobwebs, changing exterior light bulbs, and cleaning the front of the Unit entrances. If you believe your area needs more attention, please call the office.

PARKING



Management continues to receive complaints regarding improper parking.

As you are aware, it is a violation of the Association's governing documents to park in

any numbered space other than your own. Please note it is your responsibility to ensure that your guests are parking in unnumbered spaces.

Home Owners must park on the street that comprises their home address. For example, if your address is 1225 Mulberry Drive, you must park on Mulberry Drive.

Motorcycles must have boards placed under the kickstands. The Board must be no smaller than 6 inches.

Please park in your space. We had several complaints of Unit Owners parking in free spaces leaving their space vacant.

If you or a guest parks in a handicapped spot, it is imperative that the handicap ID be visible from outside of the vehicle.

Commercial Vehicles are only permitted to park overnight in the designated commercial vehicle

parking spaces located on Mulberry Drive. Contact the Management Office for more details.

PET PATROL



Having a pet is a very big responsibility. It is up to us as the pet owners to make sure our pets are in good health and kept warm and protected on very cold days.

It is also our responsibility to be mindful of others in our community and make sure that we clean up the droppings our dogs deposit throughout the community.

Fall is upon us, the leaves are falling. Our pets love to rustle around in the leaves and sometimes they may leave a dropping behind. It is our responsibility as Pet Owners to clean up after our pets. One bad sign is the numerous piles of dog droppings that have been left by a few irresponsible owners. If you see something, call the office and identify the dog and owner as best you can. Don't forget, it is not just for a healthy environment, it is the law that you "curb your dog". Just because it gets dark earlier does not mean we do not have to be responsible and clean up any droppings.

Please refrain from walking your pets across the grass and on front lawns, consider your neighbors and respect the property.

Have a safe winter.

Rhoda Erbstein, Pet Committee.

HAVE YOU TUNED TO CHANNEL 78

If you want to know what's happening in Mahwah, tune in to Channel 78. That's where you will find Mahwah Community News (MCN). MCN announces current events occurring in Mahwah.



HAVING A PARTY?

If you are planning a party for a special occasion, why not consider your community clubhouse? We have enough room for up to 55 people. For information contact DR's



Property Manager 201-327-3665 or check the Association's website.

ACTION REMINDER

Important Reminders:

- ✓ Only electric grills are permitted on patios and decks of the Condominium Buildings and Town Plex Patios. No gas, propane or charcoal fires are allowed per the Township Of Mahwah. Units that do not have balconies or patios are not allowed any type of grill.
- ✓ Please be sure to lock your car at all times and try not to leave valuables in sight. A few cars were burglarized recently. Vigilance on everyone's part will help keep crime at a minimum.
- ✓ Modification Requests are needed for any exterior enhancements or repairs, the replacement of Doors, Windows, HVAC Systems, Water Heater Replacement, plumbing and electrical work, personal gardens, plantings, decorative flags, etc.
- ✓ Maintain your patios and wood deck balconies. Unit Owners are responsible for the repair and maintenance of their wood deck balconies. Carpeting is not permitted on any wood deck patios whatsoever.
- ✓ Storage of any kind is prohibited in the common areas, including but not limited to: the utility rooms, in front of your Unit, alongside the buildings and under the stairwell of the condominium buildings. This includes trash, strollers, bicycles, toys, shoes, etc.

When in doubt check it out. The Rules & Regulations book outlines a majority of the Associations Master Deed and By- Laws.

BRIGHT IDEAS



Got a helpful hint – send it in and share your good experience. You may not solve all the world's problems but you may just solve some of the little ones and then we can work on the big ones.

Thank you, Home Owner, T. Repetti. He was able to find the handle to the bi-Fold Mirrors. They are priced at \$15.00 and can be found online. Hardware set includes:



Urethane bumpers, bottom track screw, top track screw, nylon insert nut, washer, handle, and handle screw.
<http://dunbarton.pinnaclecart.com/index.php?p=product&id=75>

RECYCLING

Please don't forget that 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, plastic and tin food/ beverage cans are to have the label removed and should be rinsed clean before discarding them in the recycling center. This is important to keep insects and animals away.

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

New Law for Waste Management, Effective January 2011 we can no longer dispose of electronic items (televisions, computers, printers, cell phones, etc.) in any dumpster, including regular dumpsters and the recycling center. The new State Law requires electronic waste to be disposed of through the proper recycle forum. Bergen County Utility Authority operates a NJDEP approved Computer and Electronics Recycling Depot for all Bergen County residents. Contact the BCUA Environmental Programs Hotline at (201) 807-5825 to schedule an appointment or for more information.

The BCUA also offers recycling opportunities several times a year. On Sat., Nov. 5th the BCUA will be conducting a computer and electronics recycling program along with a mobile paper shredding event at Bergen County Campgaw Mountain Reservation, 200 Campgaw Rd., Mahwah, NJ between 9:00 AM and 2:00 PM, rain or shine. For further recycling information, check out the BCUA Website www.bcu.org.

Trash Pick up



Trash pickup is scheduled for Monday and Thursday mornings. If you have bulk items to throw away, such as furniture or appliances, please place no more than 3 items inside the garbage corral Wednesday night for Thursday morning pickup. Please do not leave garbage outside of the dumpsters. Should

you have any questions on bulk pickup, please contact Suburban Disposal 973-227-7020.

THE RIDGE

SNOW PATROL

It may seem a far way off but winter is around the corner. The Brickman Group worked very diligently last winter to keep the community clean of snow and ice. In order to do this efficiently, they need your help as homeowners. Please move your car. While you may be willing to shovel your own parking space, and choose not to move your vehicle when the horn is honked, you are hindering the car next to you from being shoveled out. To properly clean the parking spaces, Brickman needs all of the Home Owners to move their cars.

Additionally, by moving your vehicle too early onto a street which has not yet been cleaned, you are changing the protocol that has been established to best clean the area quickly and effectively.

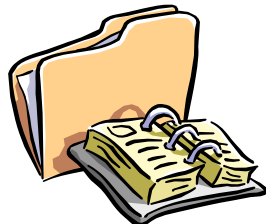
As in the past, buckets of Calcium Chloride will be available to the community. They are at your disposal to help remedy the icy conditions.

It is obvious this past season everyone worked hard and cooperated to make the snow and ice removal less of a pain. This type of team work also keeps the community safer. Thank you for your past cooperation. Keep up the good work.

If you would like another copy of the protocol, or have any other questions or concerns, please contact Linda, at the clubhouse, at 201-327-3665.

BOARD MEETING DATES

The Board of Trustees meets the fourth Monday of the Month. Open Session begins promptly at 8:00 PM. Below are the tentative dates for the monthly meetings:



- **October 24th**
- **November 28th**
- **December 26th**

The meetings are informative and provide a forum to meet the Board Members you elected, your neighbors and for questions and answers at the end. Residents are encouraged to set aside time to attend these meetings.

BOARD OF TRUSTEES

President.....	Deb Conway
Vice President.....	Gail Reynolds
Treasurer.....	Rosalind Leonessa
Secretary.....	Rhoda Erbstein
Trustee.....	Ray Brunelle
Trustee.....	Linda Dominick
Trustee.....	George Westcott

MANAGEMENT

Property Manager
Linda Courain
1225 Mulberry Drive
(201)327-3665 fax (201)327-4478
lcourain@yespmgroup.com

Office hours are as follows:

Monday	9:00 AM-8:00 PM
Tuesday	9:00 AM-2:00 PM
Wednesday	9:00 AM-4:30PM
Thursday	9:00 AM-4:30PM
Friday	9:00 AM-4:30PM


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Are you reading this? Answer this quiz for a free drawing on a flash drive/MP3 player.
Submit answers with your

Name:.....
Address:.....



1. During icy and snowy conditions buckets of _____ will be available.
2. Tune in to Channel _____ for "What's happening in Mahwah"