



The Ridge

Summer 2006

Darlington Ridge Updates: Roofs, Painting, & Pool

Thanks to all of you for your cooperation during our roofing project. We have now completed Phase I, the roofing of all community buildings, clubhouse, bus shelter and recycling center.

Phase II, the replacement of the flat roofs on some of our buildings, will begin on or about September 11th and will impact approximately 60 homeowners who will be receiving notification under separate cover.

The next project, which also will be starting in September, is the 2nd half of the painting of our community's buildings. Last year, the condo buildings were painted; this time it will be the townplexes and townhouses. Each homeowner and resident will receive a letter from our property manager outlining what will be painted and power washed and a schedule of dates and time for each stage of the process.

We hope you are enjoying the pool this summer. The survey taken at the end of last year's pool season indicated that we needed a new pool heater and some new chaise lounges. We were able to accommodate those requests in this year's budget. Another change is the prohibition of smoking at the pool. Residents who use the pool voted this summer to not allow smoking in the pool area.

On a personal note, I want to thank the community for all your support this past year and a half while I served as president of the DRCA. It has been my pleasure to work with you and attempt to help solve problems and incorporate suggestions. This year I will be serving as the Board's Vice President and in this role, I will be assisting our newly elected President, Don Mahoney as will our other Board Members.

Enjoy the remainder of the summer and thank you again for your support.

Gail Reynolds.

Darlington Ridge Hosts Candidate Night

Darlington Ridge's second annual candidates night was held on Tuesday August 8th. Candidates **Deb Conway, Rhoda Erbstein, Peter Germinario** and **Don Mahoney** were in attendance. Candidate **Carter Morris** was unable to attend due to a family illness. In opening remarks, each candidate spoke of his/her contributions to the Darlington Ridge Community and their future goals if elected.

A question and answer period followed in which residents quizzed the candidates on a variety of topics. Several suggestions were made including a proposal for an alternate Board trustee position and for election of Board Members in May as part of the pool registration process.

The Board will be following up on both of these suggestions. In 2005, a

resolution to change the election date to May was submitted to the community for its approval. However, the resolution failed at that time due to lack of a quorum.

Both items will be placed on the agenda for September meeting of the Board.

Congrats to "New" Board Members!

On Tuesday, August 15th the votes were counted by homeowners, Amy Whitney and Evan Simon and our newly elected Board members are Deb Conway, Don Mahoney, and Peter Germinario.

At a meeting following the election, officers for the 2006-2007 year were elected. Don Mahoney will be serving as DRCA's President, Gail Reynolds as Vice President, Steve Salianni as Secretary and Peter Germinario as Treasurer.

Newly elected President Don Mahoney had this to say about his new role at Darlington Ridge.

"I look forward to continuing to serve our community as your new president. I am very pleased with all that we have accomplished in the past year and I am excited about plans we have put in place going forward. The Board works very hard on all our behalfs and shares the common goal of putting what's best for Darlington Ridge as our top priority".

Darlington Ridge Committees

2006 Remaining Board Meetings

The Darlington Ridge Condominium Association is fortunate so many of our residents volunteer for committee work. The committees, which are listed below, meet and make recommendations to the Board for community improvements.

Thank you to our community volunteers for their dedication and hard work. If you would like to volunteer for a committee (there is always room for additional members), please call our Property Manager at 201-327-3665.

Finance Committee:

Deb Conway
Evan Simon, Chairperson
Joe Felber
Peter Germinario
Harvey Silverman

Engineering & Construction

Don Mahoney, Liaison
Christina Bergonzi
Louis Germinario
Peter Germinario

Landscaping & Building

Ray Brunelle
Christina Bergonzi, Chairperson
Deb Conway
Olympia Rubino
Joyce Sanfilippo
Denise Walter

Pet Committee

Gail Reynolds, Liaison
Chris Lafontaine, Chairperson
Barbara Seuss
Rhoda Erbstein
Sue Smith
Sharon Mulliken

Pool (Recreation)

Steven Saliani, Liaison
Rhoda Erbstein
Don Mahoney
Brenda Noblin
Kathy Major

Newsletter/Website

Gail Reynolds, Liaison
Steven Saliani
Ray Brunelle
Steve Fine, Webmaster
Sdfine@datagems.com

Covenants

Lois Fiorillo
Marcia Kasow
Lisa Lamster
MaryLynn Lehman

The 2006 remaining Board meeting schedule is listed below.

Regular Scheduled Board meetings

September 19, 2006
October 17, 2006
November 21, 2006
December 19, 2006

All meetings listed above will commence at **6:30 pm** with the Board's Executive Session. The Open Session will begin at 8:00 pm. Residents may address the Board at that time.

This change in meeting schedule was in response to homeowners who had suggested the change to the Board. Homeowners noted that many residents have work schedules which prevent them from attending an Open Session beginning at 6:00 pm.

DIRECT DEBIT—TAYLOR MGT.

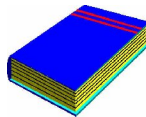
If you are currently enrolled in the direct debit program for Taylor Mgt, please note: Any changes to direct debit accounts must be made in writing by the homeowner. The homeowner can fax this change to 973-267-6549 or mail to Taylor Management Company, 100 East Hanover Ave, 4th fl., Cedar Knolls, NJ 07927 or e-mail Laura at Laurad@taylormgt.com. Verbal authorization is not accepted. Thank you.

**SPECIAL THANKS
TO HOMEOWNER
GEORGE WESCOTT,
1134 SYCAMORE FOR
PURCHASING OUR
NEW POOL LOCK!**

**Clubhouse
Rental**

If you would like to reserve the clubhouse for a party or special occasion please contact the Association office for additional information 201-327-3665

Governing Documents



If you are an owner who is selling your unit, you are required to supply a copy of the Association's "Declaration of Covenants, Easements and Restrictions" to the buyer of your unit. If you do not have a copy of your governing documents and need to purchase one, please contact the Association management office at 201-327-3665.

Manager Corner:

Over the past 8 1/2 months, I learned to appreciate the beauty of Bergen County from my commute from Sussex. I'm very fortunate to work within a development where homeowners are friendly and working together toward a common goal to ensure the best for our community.

I have met many wonderful homeowners, residents, and their families in Darlington Ridge and look forward to meeting many more. So stop on by and say Hello.

The roofing project is almost complete. Following the roofing project, completion of the painting will begin. The tot-lot has been maintained, inspected for safety and stained. In the future, each year, the Association will inspect the playground area for safety. The bus stop has been power washed, stained and the shrubs cleared from the walkway. We are currently working on power washing, staining and repairing the dumpster areas, which we hope to have complete by fall.

Please remember if you reach the answering machine during office hours, I am on another line or away from my desk. I appreciate your patience as Darlington Ridge is an extremely busy office, and I will do my best to return all phone calls.

Sharon P. Nann, Manager
Taylor Manager Company

**DATES TO
REMEMBER:**

Trash Collection - Monday and Thursday
Recycling Trailer Pickup - every other Friday, newspaper - every Tuesday

Tuesday, September 19, 2006 is the date for our September Board meeting, Open Session 8 pm

October 1, 2006 is the date when chimney inspections are due in the property manager's office. Each homeowner who is responsible for this inspection will receive a reminder notice from management.

CHIMNEY INSPECTIONS

As per our Master deed and our Rules and Regulations, homes with fireplaces are required to get a chimney inspection.

A copy of this inspection report must be mailed or dropped off at the clubhouse, or faxed to 201-327-3665 by 10/01/06.

Each homeowner, who is required to have this inspection, will have received a letter from the Property Manager indicating this procedure.

**Pool Open Beyond
Labor Day**

The pool will remain open the weekends of September 9th and 10th and September 16th and 17th. Pool hours on these days only will be 11 am to 6 pm.

**Darlington Ridge
Condominium Association**

BOARD OF TRUSTEES

President	Don Mahoney
Vice President	Gail Reynolds
Secretary	Steve Saliani
Treasurer	Peter Germinario
Trustee	Ray Brunelle
Trustee	Deb Conway
Trustee	Joyce Sanflippo

*BHB—Boyarin Hourigan Blundell
Insurance Agency*

CN, Toms River, NJ, 08754, 732349-2100, fax 732-349-0186

Candles—they're very attractive, but....

Many people like to light candles for the pleasant aroma and atmosphere they create. However, an increase in the number of fires caused by burning candles has insurance companies alarmed.



If you are using candles now, or are thinking of doing so, consider the following safety recommendations:

- Never leave candle burning unattended
- Make sure the candle cannot be knocked over by pets or children. Small children and animals can be very boisterous and in their running around can cause something to fall onto the candle or the table holding it, knocking it over.
- You need to consider risks such as blowing drapes catching fire. You're advised to have 10 foot clearance between the candle and anything flammable. Be sure candles are being disposed of safely so a fire doesn't break out in the trash.
- Be careful to check that the candles you're burning don't contain any chemicals that could cause respiratory problems.
- Be sure that candle accessories (such as silk flower trimmings and decorative candle wreaths) are not flammable.

In addition, a recent decision made by the Montana Supreme Court rejected a homeowner's demand for payment under his homeowners policy for cleanup of soot caused by candles. The court held the soot build up was "wear and tear", which is excluded under insurance policies.

The safest decision is to not light candles. However, if you choose to use them, please follow these guidelines, for your own safety and that of your neighbor.

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