

The

Ridge

Issue 21

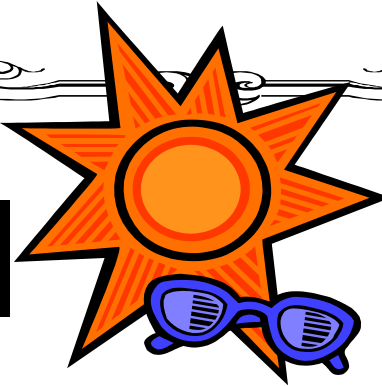
A NOTE FROM THE PRESIDENT

Several of our homeowners recently suggested to the Board that they would like to have a community wide garage sale in Darlington Ridge. Kathy Westcott, one of our Darlington Ridge homeowners, has volunteered to coordinate the sale. However, we need to know if the community would like to have such an event, and, if there are some community members who would be willing to help Kathy with this project. At this point, Kathy is looking at a September or October date for the sale. Enclosed in the newsletter is a survey form which seeks planning volunteers for the garage sale along with possible participants. Please take the time to complete the survey so we might know if there is support for this event in Darlington Ridge.

OTHER NEWS

- The rebuilding of 4 trash corrals, one on Sycamore and 3 on Mulberry, will begin this month. Steve Spaulding construction will be handling the project.
- Another project, seal coating of driveways, will also begin this month. Seal coating was recommended by our paving contractor SJP for the driveways on Ash which were paved last spring. The seal coating contractor is Seal Coat of New Jersey.
- You may have noticed that a few of the buildings' siding need power washing. That job will also be undertaken this summer.
- We are currently receiving bids for concrete repairs and replacements. We will be continuing work on staircases and beginning work on sidewalks.

Have a great summer!
Gail Reynolds, President



Summer 2010

OFFICE HOURS

The Property Manager's office hours are:

Monday	12PM-8PM
Tuesday	9AM-5PM
Wednesday	9AM-5PM
Thursday	9AM-5PM
Friday	9AM-5PM

HAVE YOU TUNED TO CHANNEL 78

Have you tuned in to Cablevision Channel 78? If so, you know it's the local Mahwah Township station, Mahwah Community News (MCN). MCN announces current events occurring in Mahwah as well as coverage of some of these events, and some interviews with Township leaders. If you want to know what's happening in Mahwah, tune in to Channel 78.

MANAGER'S CORNER

It was a long cold winter but summer has arrived at last. It is nice to see the greening of the landscape. This week Brickman Landscaping has finished the pruning of the bushes and small trees. The pool is open, and, if you have not registered, please contact the office during regular business hours and we will get you registered.

Modification forms – please use these forms to request approval for repair and replacement work that you anticipate performing in your home at Darlington Ridge. Any work item that changes the appearance of the unit, penetrates the wall, ceiling or floor, involves plumbing or electrical work needs a request form approved by the Association. These forms are available on the website or from the management office.

Even if you do not plan on registering for the pool, please be reminded that the yearly census form must be filled out and returned to the office by 9/15/2010.

I have met with the engineers for Verizon in an attempt to determine the status of FiOS installation for Darlington. At this time, Verizon does not appear interested in proceeding with a proposal for the installation of the equipment required to offer FiOS. The company representatives have stated that they choose not to go ahead with the equipment installation at this time due to cost factors for our type of site.

Pool Badges – if you are selling your home, you should make sure that you pass on your pool badges to the new owners. If you are renting you should make sure that your tenant returns the badges to you at the end of the lease so the next tenant will have them. Otherwise the new owner or tenant will incur a cost for each replacement badge.

If you live in one of the town houses, please watch for a notice very shortly concerning the seal coating of your driveway. We will need your cooperation when the date is set, keeping your vehicle off of the freshly treated surface.

If you are interested in getting involved with your community, the finance committee is looking for volunteers to help and it is a great place to start

Richard Desmond
Property Manager
Community Management

Landscape Committee

During April, the Landscaping committee planned with the Brickman team to review the projects for 2010. The joint teams also did an extensive review of the buffer areas to evaluate trees, ailanthus/vines and discuss a phased approach to enhance the buffer areas.

The Landscaping Committee’s recommendation was presented and approved by the DR Board for the Landscaping and Tree Pruning projects.

Some of the projects:

- this year we will begin a fertilization treatment of the evergreens to help ward off diseases,
- replacement trees will be planted on the streets that lost trees during our winter storms,

- multiple trees in buffer that are dead and hazardous will be removed,
- a sprinkler system will be installed at the Tennis Court area to provide for the trees and bushes planted there.
- some tree rings will be enlarged and re-mulched for benefit of the trees and for aesthetic purposes

Don’t forget that DR has a Landscaping Policy for the homeowners who wish to maintain in front of their homes. A few years ago, the Landscaping Committee developed a policy statement and the Application Form to do this and for those who wish to do this form can be acquired from our Property Manager, Richard Desmond.

PARKING

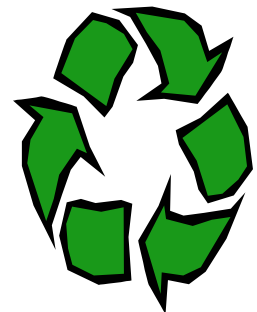
As you are aware, it is a violation of the Association’s governing documents to park in any numbered space other than your own. Please note, it is your responsibility to ensure that your guests are parking in unnumbered spaces. Now with the warmer weather, we get more company and kids are home from college so parking in the right spot is very important.



If you or a guest is parking in one of the Association’s handicapped spots, it is imperative that your handicap ID be visible from outside your vehicle.

RECYCLING

We now feel that we have this area under control. The recycling area is looking better. Please don’t forget that newspapers & magazines are to be securely tied with string in bundles, no heavier than 30 lbs. The bundles are to be placed in the recycling shed.



Do not dispose of these items in bags of any kind.

Aluminum & Tin food and 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 also rinsed clean prior to disposing of them in the recycling bin.

PET PATROL

Some fun facts about our dogs:

Dogs only sweat from the bottoms of their feet; the only way they can discharge heat is by panting.

Dogs have about 100 different facial expressions, most made with the ears.

Dogs have about 10 vocal cords.

Dogs do not have an appendix.

There are more than 200 different breeds of dogs.

Dalmatians are born spotless: at first pure white, their spots develop as they age.

Contrary to popular belief, dogs aren't color blind; they see shades of blue, yellow, green and gray. The color red registers on a grayscale in a dog's vision.

Most domestic dogs are capable of reaching speeds up to about nineteen miles per hour when running at full speed.

Using their swiveling ears like radar dishes, experiments have shown that dogs can locate the source of a sound in 6/100ths of a second.

Domesticated for more than 10,000 years, the dog was one of the first animals domesticated by humans.

Fun facts about our cats;

Cats do not have sweat glands.

A cat can jump as much as seven times its height.

Cats have five toes on each front paw, but only four toes on each back paw.

Cats have over one hundred vocal sounds, while dogs only have about ten.

A pack of kittens is called a kindle, while a pack of adult cats is called a clowder.

An adult cat can run about 12 miles per hour, and can sprint at nearly thirty miles per hour.

A cat's tongue is scratchy because it's lined with papillae – tiny elevated backwards hooks that help to hold prey in place.

The nose pad of each cat has ridges in a unique pattern not unlike a person's fingerprints.

Cats' bodies are extremely flexible; the cat skeleton contains more than 230 bones (a human has about 206), and the pelvis and shoulders loosely attach to the spine.

This adds to their flexibility and allows them to fit through very small spaces.

Cats have better memories than dogs. Tests conducted by the University of Michigan concluded that while a dog's memory lasts no more than 5 minutes, a cat's can last as long as 16 hours – exceeding even that of monkeys and orangutans.

Have a great summer and remember "please" pick up after your pet.

Rhoda Erbstein

Signs on the property

Just as a reminder, the Association has a very strict regulation on the posting of signs on the property. "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 violation imposed due to placement of signs by their realtor."

Fines for the first violation are \$50. For a second violation, the fines increase to \$150. Additional offenses can be fined up to \$500. per offense so please note that we are serious about these regulations.



BOARD MEETING DATES

Please find the tentative dates for the monthly Board Meeting which will be held on the fourth Monday of the Month. This is a change so please make note.
Open session begins at 8:00PM:

- June 28, 8:00 PM
- July 26, 8:00PM
- August 23, 8:00 PM
- September 27, 8:00 PM
- October 25, 8:00 PM
- November 22, 8:00 PM
- December 27, 8:00 PM

BRIGHT IDEAS

- If your hot water heater is 8 years or older, you may want to start the process of installing a new one before it starts to leak.
- It may be time to change your washing machine hoses. They do not last forever and always burst at the worst possible time.
- Think about turning off and unplugging some of those battery chargers that we have been leaving plugged in all the time. Every little bit helps!

BOARD OF TRUSTEES

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

Darlington Ridge Landscaping Policy

At the recommendation of the Darlington Ridge Landscaping Committee, the Darlington Ridge Condo Association Board has adopted a new policy designed to both preserve the beauty of the DR grounds in a consistent and tasteful manner while at the same time provide an opportunity for those owners who wish to participate in the design and maintenance of the garden area adjacent to their home.

Upon reviewing a request from a homeowner to modify and/or assume responsibility for the maintenance of his/her immediate garden area, the DR Landscaping Committee will be guided by the following principles:

1. A request for removal of live shrubs will not be approved.
2. A request to reshape shrubs will be considered by the Committee in concert with DR's Landscaping Contractor, and if approved, the Landscaping Contractor will reshape the shrubs.
3. If a homeowner is making a request to redesign a garden area and continue the maintenance of the same, the owner must include along with his/her request a descriptive and pictorial image - a photo of the area and a schematic of their garden intentions, specifying, flowers, heights, etc.

- a. A specific form designed for all such requests by homeowners must be filled out and submitted to the DR Landscaping Committee. *The form is included with this notice.*
- 4. Gardens that are currently maintained by homeowners will be grand fathered.
- 5. If and when sale of a home is contemplated, and the homeowner is at the time (grand fathered or newly approved) maintaining a garden area, the homeowner will be responsible for notifying the buyer of the responsibility for the garden maintenance and ascertain whether or not the prospective buyer is agreeable to the continuance of the garden maintenance. If new owner is not willing to maintain, the Landscaping Contractor will assume responsibility in the normal garden maintenance schedule.

NEW RESOLUTION

We have recently distributed a new resolution adopted by the Darlington Ridge Board. The resolution explains the responsibility for the replacement/repair of the individual unit owner’s door. This resolution states that the unit owner is responsible for the door and/or door frames exclusively used by their unit. Any questions about this policy, please contact the office.

Please keep your copy of this resolution in a safe place so that it can be transferred to a new owner if you sell your property.

Reminders

If you are renting your unit or plan on renting your unit you need to make sure that you submit a copy of your lease with rider to the Association office. If the tenant is new, they need to receive a copy of the rules and regulations and should be advised as to the location of their parking space and the requirement that they park on the correct street for their unit.

There is an annual lease/ renewal fee of \$100. that also needs to be presented at the time of leasing or renewal. Failure to provide the required information may make you subject to fines in addition to your renewal fee.

Commercial vehicles shall be prohibited from parking on the common area and limited common areas of Darlington Ridge. Special exceptions for parking on a temporary basis may be made at the discretion of the Board. Such special exceptions shall be issued only upon a case-by-case basis upon application by a unit owner or resident.

A “commercial vehicle” is defined for this purpose to include any vehicles, the primary purpose of which is to service a commercial enterprise. In addition, the following shall be prohibited: semi-trailers, articulated vehicles, trailers of any kind, busses, boats and stretch limousines.