

The Ridge

Issue 28

Winter 2015
www.darlingtonridge.com

PRESIDENTS MESSAGE

Happy Fall Everyone!!

Darlington Ridge continues to invest in maintaining our buildings and facilities. Great progress continues as we focused on the following projects during 2015. I hope you agree that this is an amazing list!!!

Step Project:

- 10 Townhome Replacements, 8 completed
- 31 Townplex Replacements, 16 Completed
- 39 Town Home & Townplex step repairs
- Bldg. 70, Condo wood step replacement

Water pipes:

- Bldg. 55, Town Home waterline replacement
- Bldg. 70, Condo waterline replacement
- Bldg. 68, 4 Units, waterline replacement
- Building 50, waterline main repairs

Landscaping & Buildings:

- Garden enhancements throughout DR & Clubhouse
- Buffer clearing of all intrusive weeds, poison ivy & dead trees through 6 zones along Ridge Road, Hickory and Mac Arthur Boulevard
- Darlington Ridge Brass Entrance signs buffed & polished
- Power washing exterior Town Homes & Town Plex buildings
- Power washing & painting Recycling Center
- Power washing all main entrance brick walls/façade and Bus stop enclosure
- Building 50 front wood façade repair

Grounds:

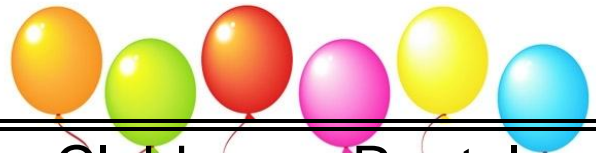
- Tennis Court crack repairs
- Restriping & numbering parking areas on all courts & Mulberry Drive

- Power washing sidewalk entrance to pool area, patio pavers, Clubhouse brick walls/façade, tot lot & pool area
- Corrals power washing & staining
- Tot lot & Park Bench power wash and stain
- Mailbox bases scraped and painted
- Perimeter of Pool Fencing repaired along with cement border repair
- Repointing Belgium Block throughout DR
- Catch Basin repairs & replacements throughout DR

Committee & Social Update:

- Social Club Spring Egg Hunt
- Social Club Summer Hot Dog Party
- Social Club Fall Meet and Greet
- Social Club Halloween Family Movie Night
- Combined the Landscaping & Tree Committees back to one committee
- Established a Traffic Calming committee to address road traffic issues at DR

New Administrative Resolution 6D Regarding Collection Procedures is enclosed. This Resolution outlines the way Home Owners payments are applied to their account and the steps the Association will take should a Unit Owner fall behind in their monthly maintenance.



Clubhouse Rental

If you are planning a Holiday Party, Birthday Celebration, Shower or any special occasion, why not consider your community clubhouse? We have enough room for up to 55 people. For information, contact the office 201-327-3665

Recipe For Safety



Each November families gather to celebrate Thanksgiving by preparing a delicious feast, but if you don't practice safe cooking habits, your happy holidays could become hazardous very quickly.

According to the National

Fire Protection Association, cooking is the main cause for home fires and injuries, with Thanksgiving being a peak day for cooking-related fires. Here are some tips to keep you and your family safe during the holidays. Never leave cooking food unattended-stay in the kitchen when frying, grilling, or broiling food.

- ✚ If you need to leave, turn off the stove.
- ✚ Check food regularly while cooking and remain in the home while cooking. Use a timer to remind you the oven is on.
- ✚ Keep young kids away from the cooking area. Enforce a "kid free zone" around the stove, keeping kids 3 feet from stove area.
- ✚ Keep anything flammable-pot holders wooden utensils, paper or plastic bags, food packaging, towels or curtains away from the stove, oven or any other appliance that generates heat.
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- ✚ Don't wear loose clothing while cooking. Clean cooking surfaces on a regular basis to prevent grease build up.
- ✚ Purchase a fire-extinguisher to keep in the kitchen. Contact your local fire department for training on the proper use of the extinguisher. Always check the kitchen before going to bed or leaving the home to make sure all stoves, ovens and small appliances are turned off.
- ✚ Check your smoke detector and carbon monoxide detectors weekly.. Use the test button to check it each month.

ROADWAYS

Please keep in mind Residents are out and about enjoying the brisk fall weather and walking the community with their family and pets. We ask that everyone please use the sidewalks and refrain from walking in the street.

The Speed Limit throughout Darlington Ridge is 15 MPH. Let's work together to keep our neighborhood safe by obeying the posted traffic signs. Thank you.



ACTION REMINDER

A Modification Approval request form must be filled out and submitted to the Board of Trustees for review and approval for the replacement of furnaces, HVAC Units, water heaters, plumbing/electrical work, replacement windows, installation of exterior doors, screen doors, patio doors and wood/engineered flooring. Modification Requests are the Home Owners responsibility, contractors do not submit the forms to the Management Office.



If you have a light out in front of your Unit or in your building, please call the management office for replacement.

Important Reminders:

- **All Signs including For Sale signs are prohibited** on the DR grounds or on the buildings. Residents and/or Realtors can post signs across the street from our entrances on Ridge and MacArthur. If signs are posted on the DR property, homeowners will be fined for not observing the bylaws.



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- **Bird Feeders are not allowed** within the community due to the rodents that are attracted to the free food.
- **Bicycles and toys** cannot be left on the grounds, common areas, stairways or hallways. These items must be kept in your Unit. The Association has Bicycle storage. Contact Linda for more information.
- Please always lock the Tennis Court and Tot Lot
- **Balconies** can store:
 - ❖ Bicycles permitted March 1st –Dec. 1st
 - ❖ Patio Furniture permitted all year
 - ❖ Electric Grills are permitted all year. When in use, grills must be at least 2 feet away from the building structure.
 - ❖ Gas, propane and charcoal grills are prohibited on the balconies per the Township Of Mahwah. Units that do not have balconies or patios are not permitted to have a grill of any type.

PARKING

During the Holiday Season please remind your guests to park in unmarked spaces, the numbered parking spaces are assigned to other residents.

As you are aware, it is a violation of the Association's governing documents to park in any numbered space other than your own.

The Association does not offer vehicle storage. However, if you are going to be away, please contact the management office.

There are limited spaces for traveling residents. This is very important during the winter months when cars are required to move for snow removal.

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



THE RIDGE



Trash Pick up

Trash pickup is scheduled for Monday and Thursday mornings.

Bulk items, such as furniture or appliances, are picked up once a week. Leave inside the garbage corral Wednesday night for Thursday morning pickup.

Please do not leave garbage outside of the dumpsters. At no time is construction debris to be thrown away or left in or around the corrals; this includes carpeting, bathroom fixtures, paneling etc. The Township will NOT pick up these items.

RECYCLING

Darlington Ridge has an "on premise depot" for all recyclable items to be picked up. It is located on the corner of Cranberry Court and Mulberry Drive. All items must be placed in the proper container. Please do not leave cardboard at the recycling center unless it is tied up and bundled.



Please help keep the recycling area clean and clear of debris. All cardboard is to be broken down and bundled. Moving Boxes and larger boxes can be dropped off at the Mahwah Recycling Center. The Township Recycling regulations are listed in the Darlington Ridge Website and on the Township of Mahwah website.



Fresh Christmas Trees are to be left next to the Recycling Center, for Town Pick Up. Please don't leave trees in the garbage corrals

WINTER PREPARATION

Furnaces should be cleaned and checked by a HVAC Contractor no less than every 2 years.

Change your furnace filter at least every 3 months.

Never turn off your furnace when you are going to be away. Set it at 55 degrees

Townhome Owners should winterize the faucets in your garage. Turn the water line to the garage off, then open the faucet to relieve the pressure and leave it open till spring.

Many of you have heat pump type heating systems. If you leave the thermostat in "normal" position, you are using expensive and inefficient electricity to heat your home. Switch to "emergency" which is the preferred gas burner in your furnace, and a lot more efficient.

PET PATROL



Please respect your neighbors & the grounds.
Curb your pet.
With winter fast upon us this is a reminder to always walk your pet on a

leash, pickup after you pet and dispose of the bags properly.



BOARD OF TRUSTEES

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

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:

November 23rd

December 14th *Executive Session Only*^h

Some meetings have been moved with respect to holiday schedules. 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.

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 - 9:00 PM

Tuesday and Friday 9:00 AM - 2:00 PM

Wednesday and Thursday 9:00 AM - 5:00 PM

Professionally Managed by:



242 Washington Avenue, Nutley, New Jersey 07110
(973)542-8266 fax (973)218-8482