
The Ridge

Issue 10

APRIL 2004

FROM THE DESK OF THE PRESIDENT

Welcome to Darlington Ridge's NEW website!!!

www.darlingtonridge.com

With many thanks to Steve Fine, Darlington Ridge now has its own website. Timely bulletins, notices and announcements will be placed on the website. You may also look up rules and regulations, e-mail the Board and be able to fill out "service requests", complaint and other forms online.

Important government and vendor phone numbers are also in the directory section. Your input as to what you would like to see on our web page is encouraged. Please take some time to visit the site and familiarize yourself with the various sections by clicking on them along the left side of the page.

Mahwah Emergency Management Forming CERT Teams

In his January 29, 2002 State of the Union Address, President Bush asked Americans to volunteer their services to protect and safeguard our country; three areas stressed for these volunteer efforts were crime, natural disasters and terrorism. The Citizens Corps Program was created to help Americans meet this call to service. One of the volunteer opportunities offered to the American public under Citizen Corps umbrella is the CERT (Community Emergency Response Team) Program.

Mahwah is not immune to terrorism, floods, hurricanes, blackouts, hazardous material spills and fires; therefore, we must be prepared.

CERT is a training program that prepares people in **neighborhoods**, the workplace **and schools** to take a more active role in planning and preparing for disasters and other emergencies. CERT teams were created to provide vital services until emergency personnel arrive.

The Mahwah Office of Emergency Management (OEM) is recruiting volunteers to form organized CERT teams throughout the town as well as in each homeowner and **condo community** to assist residents in the event of a disaster, natural or man-made...and to provide assistance until skilled emergency personnel arrive. Training is free and is open to everyone. The next training course will start on **Wednesday, April 28th** and will run for 8 consecutive Wednesday nights. For an application or additional information **contact Ray Roe, Mahwah OEM at 201-529-5757, ext. 240 or e-mail: mahwahcert@cs.com**

Please consider taking this important Emergency Response course. I have, and if for no other reason, it will make you aware of how to protect your family and friends in case of emergencies such as fire, first aid, how to safeguard your home and how to repond to various emergencies.



Carter B. Morris, Sr., President

TREASURER'S NOTE



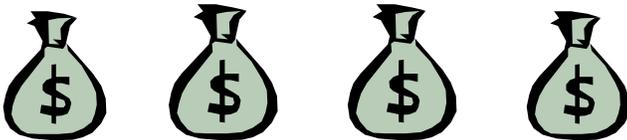
COLLECTION UPDATE



I wanted to give everyone a quick update on our new collection process and how we are doing. I am pleased to report we have made some progress and have collected approximately \$6,000.00 in outstanding common charges, late fees and legal fees. On the downside, we have 15 new homeowners who have hit the collection list and owe us \$8,000.00 in the first quarter common charges. This means we are still in the negative column by \$2,000.00.



The Board of Trustees is continuing to do everything in our power to collect as much outstanding monies as quickly as possible. If anyone has any additional suggestions on how to collect this money I would be welcome to hear them. Please remember we cannot publish a list of delinquency people nor can we turn things over to a collection agency. Any other suggestions you may have would be greatly appreciated and I will respond to each and every one of them.



I hope everyone is looking forward to a warm and enjoyable summer after this cold and snowy winter. I look forward to seeing everyone during pool season.

Cordially,
Noel A. Lamster, CFME
Treasurer



Since we have had such a cold and harsh winter, we have our fair share of frozen water pipes, roof leaks and the like. The Board of Trustees thought this would be a good time to once again let our fellow homeowners know what is their responsibility and what is the responsibility of the Association.

The basic rule is if something serves your unit exclusively, even though it is not located in the confines of your unit, you own it and you are responsible for it. In the other words, if a pipe breaks and causes a leak in someone else's unit and the pipe serves your unit only, you are responsible for the repair of the pipe and the damage it has caused. It does not matter if the pipe is located in the common area or in someone else's unit. A very good example of this is your air conditioning compressor. Your compressor is located outside of your unit on a concrete pad on common property or in the attic of the condo building which is also common area. The cooling pipes most likely run through another unit or common area to get to your home. You are responsible for these pipes as well as your compressor.



As we stated, these are the basic guidelines you should go by. Should you have any specific questions, please feel free to contact our property manager or mail a letter to the Board and we will see to it that you receive the information you are requesting.

Cordially,
Noel A. Lamster, CFME
Treasurer



Please remember to shovel your decks to avoid ice build up and leaks.

VICE PRESIDENT'S MESSAGE

www.Darlingtonridge.com Check it Out!



Thanks to Darlington Ridge resident Steve Fine, the Darlington Ridge website is up and running! Fine, who is the Darlington Ridge webmaster, designed the site in response to the Darlington Ridge Board's desire to offer another avenue of communication to residents. The website will also serve to advertise the Darlington Ridge community to potential homeowners, and in Mr. Fine's words, will create a sense of community among all of who make Darlington Ridge our home.

The website contains many features which we hope you will find useful. There is a CALENDAR, which lists dates important to Darlington Ridge residents, dates for holiday displays, annual chimney inspections, to name just a few. A DIRECTORY lists emergency numbers, email addresses of Board members and telephone numbers of vendors whom you may choose to use for repairs within your home.



In the website section labeled QUESTIONS, residents may submit questions about the community. The initial question in this section is: Which items in my home require periodic maintenance?

Online forms will also be available. One of these forms is a REQUEST FOR SERVICE. You will be able to fill out the online form and send it to the Association office; an automatic response will be returned indicating your service request has been received by the office. When your workorder has been completed, you will be notified online.

Lastly, there is the COMMUNITY PAGE which is currently evolving. A photo gallery, recipes and announcements will be featured.

We hope that you will find the Darlington Ridge website informational. Please email any suggestions you may have for the website to our webmaster Steve Fine or to one of the Board Members.

Gail Reynolds
Vice President, Darlington Ridge

MANAGER'S CORNER



It is my pleasure to introduce myself, Kim Marcinowski as your new Property Manager. I have approximately five years of experience managing luxury properties much like Darlington Ridge. I began my career in

Hudson County, along the Hudson Riverfront then went on to manage luxury highrises in Essex County. During the past few years I have been afforded a wealth of knowledge from other Property Managers, Board Members, continued education and residents of the communities for which I managed. After extensive interviews and several candidates, I am honored that your Board of Trustees has chosen me to manage your community.

Some of the projects that are currently pending are:

- Repairs to the trash corrals.
- Repairs to sidewalks and pavers.
- Landscape improvements.
- Pool opening.
- Condo building hallway carpet cleaning.
- Line striping – parking area.
- Painting, painting and more painting.

There are numerous other projects that are ongoing and new ones that will arrive. If you have a question or concern about the Darlington Ridge Condominium Association, please do not hesitate to call me 201-327-3665.

I welcome all suggestions and would enjoy the opportunity to meet all of you.

Kim Marcinowski

WELCOME TO THE COMMUNITY



1247 Mulberry
Lyle Freedman



1240 Mulberry
Joseph Peraino



1288 Mulberry
Sophie Zimman



1256 Mulberry
Richard Nicola



1213 Sycamore
Lucianne Cirillo



1035 Ash
Elizabeth Duffy



1286 Mulberry
N. Naughton & M. Dolecki



1044 Ash
Arno & Tina Roost



1301 Persimmon
Angelo Catania



1233 Mulberry
C. LaFontaine & K. Nolan



988 Boxwood
William J. Larson-White



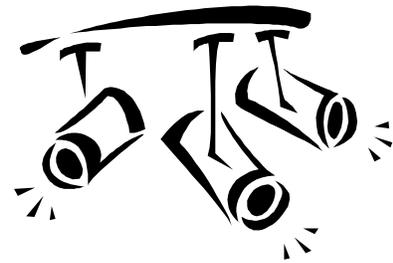
1226 Mulberry
Rondall & Patricia Schneider



1215 Mulberry
Michael & Tina Guariello

Welcome to all of our new homeowners.....

Our on-site management office is open Monday through Friday from 8:30 am – 4:30 pm. Please direct any questions or concerns to Miss Kim Marcinowski, our Property Manager and she will be able to assist you.



The following is a list of the current Board Members and their positions.

PRESIDENT.....	Carter B. Morris, Sr.
VICE PRESIDENT.....	Gail Reynolds
SECRETARY.....	Joyce Sanfilippo
TEASURER.....	Noel Lamster
TRUSTEE.....	Thomas Bisanti
TRUSTEE.....	Christina Bergonzi
TRUSTEE.....	Fran Ferraro