

# The Ridge

Issue 17

Fall 2008

## HAVE YOU CHECKED THE DARLINGTON RIDGE WEBSITE LATELY?

If you haven't you should....

Webmaster and Homeowner Steve Fine has recently updated the Darlington Ridge Website [www.darlingtonridge.com]. Through the website, you can contact the DR Property Manager Stephanie Staskin and all members of the Condominium Board, as well as learn the dates of upcoming events, such as our Annual Election, the recently held pool party and our monthly Board Meetings. Agendas and minutes of Board meetings can also be viewed.

If you are planning on replacing floors, windows, adding a storm door, you may want to download a modification request form which must be submitted if you are planning any changes to your home. Other forms such as the census which must be submitted annually, pool registration forms, and clubhouse rental forms can also be found on the website.

Please look at the site [www.Darlingtonridge.com](http://www.Darlingtonridge.com) whenever you have a chance, and, if you have any suggestions, we welcome your ideas.

Gail Reynolds, Vice President

## LITTLE THINGS GO A LONG WAY

Over the past summer months; the Association was able to work with Rockland Electric and Cablevision in an effort to beautify the community. Rockland Electric repaired and replaced over twenty boxes throughout the property, and Cablevision was able to refurbish seven of their connection boxes.

In addition, all of the mailbox posts have been replaced. We are now in the process of getting the tops of the mailboxes cleaned.



## A NOTE FROM THE PRESIDENT

I would like to personally thank everyone who attended this year's End of Summer Pool Party, held on September 7, 2008.

We were able to enjoy Sabret hot dogs from an old-fashioned style cart, the wonderful clown entertainment of Binky and Poppi TCLOWN (aka Jack and Rhoda Erbstein), and a fantastic assortment of toppings for a create your own sundae bar.

It was a wonderful way to end the summer, and an even better way to meet some of the members of the community.

It is an on going effort of the Board to get the community together, and we were glad to see it was such a success.

Steven Saliani, President

## THANK YOU!

The Association would like to thank Binky and Poppi T. Clown, Julia Roy, Kathleen Major, Jackie Weisman, Jennifer Pineda, Ray Brunelle, and Kathy Westcott for helping make the End of Summer Pool Party such a success.

## CHIMNEY CLEANING

Just a reminder that if you have a chimney, it must be inspected by

**October 1, 2008.**

Many Homeowners recommend:

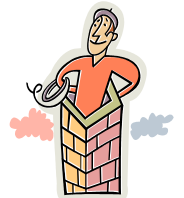
**Clean Chimney Co**

(201) 818-0880

**Clean Sweep II**

(201) 358-1111

[Please note: Your chimney may need to be cleaned after being inspected which will cost extra.]



## MANAGER'S CORNER



It has been my pleasure working here through the summer months, and I am happy to announce I will be your Property Manager until May of 2009.

To tell you a little about myself, I graduated from Atlantic Cape Community College in 2007, with a dual major in Culinary Arts and Biology. From there I enrolled at Montclair State University majoring in Nutrition with a concentration in Dietetics.

Through my studies, I have had numerous courses in Management. I have also planned and hosted events such as a benefit for Trigeminal Neuralgia which raised over \$25,000 for the disease, a March of Dimes Walk, and a Military Ball. I also worked as an office administrator in the Biology department at Atlantic Cape Community College for two years.

The new office hours for the Fall Season are as follows:

Monday 8AM-4PM  
 Tuesday 5PM-9PM  
 Wednesday 2PM-9PM  
 Thursday 8AM-4PM  
 Sunday 9AM-6PM

**-Stephanie Staskin**  
*Property Manager*  
**Community Management**

## MONEY MONEY MONEY: A NOTE FROM THE FINANCE COMMITTEE

The DRCA Finance Committee would like to welcome its newest member, **Rosalind Leonessa**, appointed by the Board of Trustees in August 2008.

Over the next few months, the Committee will be focusing on preparing the association's 2009 operating, deferred maintenance and long-term reserve budgets for presentation to the Board of Trustees.

The other members of the committee are **Evan Simon, Deb Conway, John Dalton, Cathy D'Eletto, Peter Germinario, and George Westcott.**

**-Evan Simon, Chairman Finance Committee**

## LET THE TIDES BE NO MORE

I am sure many of you have noticed that the Hazard Horse is no longer sitting on Hickory Drive.

We found out that some of the catch basins in the community were collapsing from the inside. The homeowners on Sage were affected the most, as one of their catch basins had collapsed and the other was filled with so much debris that the court actually flooded. Thankfully, the work done has stopped the flooding as seen after the harsh rains from Hurricane Hannah.

In addition to repairing the catch basins on Sage and Hickory, we also repaired another catch basin on Hibiscus.

In the next month, catch basins will be repaired on Heath, one on Sycamore, and two on Ash.

## STEP ON A CRACK, BREAK YOUR MOTHERS BACK



The tennis court offers a wonderful opportunity for you to get active and meet your neighbors.

By the end of September, the tennis court will be power-washed, and the cracks will be repaired to provide a smooth playing surface.

At the request of the community, "net straps" have been installed on both nets. The purpose of the "net straps" is to keep the net at a proper and consistent height.

## HAVING A PARTY

Building 57 is utilizing the clubhouse to host a building party and get to know their neighbors. If you are interested in doing this for your building, please contact the Property Manager at 201-327-3665.

If you are planning a party for a special occasion, why not consider your community clubhouse as a site for the party. For information, contact the above number for details.

## PET PATROL

While visiting my vet, I came across important information for pet owners.

Please be aware that the wood chips, grass, or flowers your pets like to nibble on may very well be harboring budding poisons, and can cause serious illness for your pet.

Caution should also be taken with feeding our pets human foods such as raisins, raw salmon, and chocolate which can be lethal for their digestion.

It is uncomfortable when it is very hot and cooling off with a drink of water is a good idea. So on your next outing with Rex or Rexina be sure and bring along a container of H2O for them too.

There are many weeds around and dogs and cats do not catch poison ivy, but if they rub against it and it is on their coat- you may be the recipient of a gift of poison ivy.

We appreciate your efforts in having your pets not using the entrance ways of your buildings as pit stops-and thank you for also helping in our efforts to keep Darlington Ridge green. It is important to respect our neighbors.

If you have a cute photo of your favorite pet, or an interesting story, why not send it into the clubhouse to my attention and perhaps we will post "Pet of the Month" on our bulletin board.



Enjoy the rest of this beautiful weather.

**Rhoda Erbstein, Pet Committee**

## RECYCLING



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.

## AUTUMN IS IN THE AIR

A NOTE FROM THE LANDSCAPING COMMITTEE

The DR Landscaping Committee, (**Amy Whitney, Denise Walter, Kathy Westcott, Gail Reynolds, Ray Brunelle, Paige Healy, and, Deb Conway**), meet

monthly from March through October. Meetings focus on strategic plans for future landscaping improvements as a Beautification Program. Every other month, the team patrols and assesses the DR grounds during the scheduled Saturday team meetings.



This year, the Committee established a Landscaping Policy and developed a new Modification Request form for DR which was distributed throughout the community a few months ago. We also accomplished many projects with the help of Brickman, our Landscaping Company, where the buffer areas along MacArthur and Ridge have been enhanced, evergreen trees were planted in the wide-open spaces in the Boxwood and Sage areas and the Tennis Court and Pool areas have been spruced up. The team is currently working on the Fall plantings and 2009 Landscaping plans.

**Deb Conway, Chairman Landscaping Committee**

## A MESSAGE FROM THE BOARD OF TRUSTEES

The Board would like to remind homeowners that in compliance with the Master Deed, Rules and Regulations book, and Administrative Resolution No. 25, signs and solicitations are prohibited on the premises of Darlington Ridge. Please note that homeowners posting these signs or allowing third parties to do so will be fined accordingly.

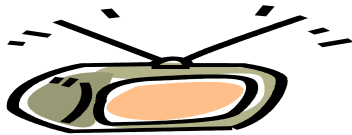
## THE RESULTS ARE IN!

This year's Annual Election Meeting was held on September 16, 2008. We received 139 valid votes. Both candidates, Steven Saliani and George Westcott were officially reelected for another 3 year term at this meeting.

**DATES TO REMEMBER!!**

- September 27<sup>th</sup>, 2008 Mahwah Day
- October 1<sup>st</sup>, 2008-All homeowners with fireplaces must have their chimneys cleaned by this date.
- October 21<sup>st</sup>, 2008 (8:00 PM) Open Session Board Meeting

**HAVE YOU WATCHED CHANNEL 78?**



MCN (Mahwah Community News) Channel 78 has been operative for over a year bringing you a bulletin board of Mahwah Community events and activities.

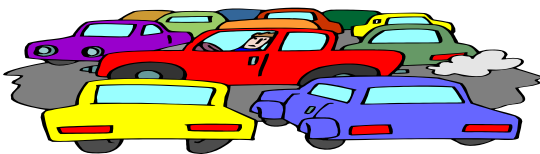
Besides announcements of events, the station has been video taping some of these events-such as the Memorial Day parade, Meet the Bunny, and several senior picnics and airing them every hour on the hour on Channel 78.

**PARKING**

Management has recently received some 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.

If your vehicle becomes immobile please let the Association know how long your vehicle will remain in that spot. Vehicles that have not moved within fourteen {14} days may be towed at the owners' expense.



**CLOSING PROCEDURES**

Closing your home is never an easy process. I am here to help facilitate that process. Here are a few things to know when closing your home:

It is customary for both the buyer and seller to involve a lawyer when closing on a condominium.

You will need to contact Community Management for a status report on the account. If there is a current balance, it must be paid before closing. An owner change will also occur at this time. It is important to make sure your name is taken off the account, and the new owner's name is put on the account.

There is also an escrow amount due (3 times the current maintenance fee at the time of buying); this amount is refundable to the seller upon closing.

Most real estate agents require a "condo questionnaire" to be filled out. This form should be forwarded to the Property Manager at the start of the closing process to avoid delays in closing. There is a \$50 administrative fee for this service.

The Master Deed and the Rules and Regulations Book should be transferred to the new owner upon closing. If you, as a current owner are selling and no longer have a copy of either document, there is a \$40 replacement charge for copy of the Master Deed, and a \$25 charge for a replacement copy of the Rules and Regulations Book.

**BOARD OF TRUSTEES**

- President.....Steven Saliani
- Vice President.....Gail Reynolds
- Treasurer.....Peter Germinaro
- Secretary.....Rhoda Erbstein
- Trustee.....George Westcott
- Trustee.....Deb Conway
- Trustee.....Don Mahoney