

# The Ridge

Issue 13

JULY 2005

## FROM THE DESK OF THE PRESIDENT

Dear Fellow Residents and Homeowners,

The past year has been an especially challenging year for our community, but I believe that we have made significant strides toward righting our community by simply working together.

We have had some unexpected events befall us; we expressed our shock and anger, but we survived the crisis.

Our Board members, while sharing the feelings of many in this community, have nevertheless attended to the business of overseeing Darlington Ridge. With your help and encouragement, we have continued the management of the community despite the inherent problems. While we may have had different ideas about solving our problems, we were able to express our thoughts, merge divergent ideas, and move forward.

We hope that you are enjoying the summer at Darlington Ridge. Our landscapers have been busy – planting, seeding, and pruning. Our pool is up, running and busy. Committees have been diligently working on our behalf. We encourage you to join our committees and attend our monthly Board meetings so you will know first hand what's occurring in the Darlington Ridge community.



On a personal note, I would like to thank all of you who have wished me good luck in my present role on the Board. I appreciate your support and value your suggestions.

Gail Reynolds

## Darlington Ridge Community Bulletin Board

We hope you have noticed our new Darlington Ridge Community Bulletin Board located in front of the Clubhouse. Timely notices will be posted there. Information will continue to be available on the website [www.darlingtonridge.com](http://www.darlingtonridge.com). Our community manager, Glenn Baker, Board members, and DR webmaster Steve Fine can be reached via the website. We welcome any suggestions you may have to enhance our communication.

## MANAGER'S CORNER



GLENN BAKER  
*Taylor Management Company*  
Community Manager

Summertime is here, and our pool is open on a daily basis from 10:00 AM-8:00PM through Labor Day. If you have not yet registered, please see me at the clubhouse with your completed census form and pool registration forms.

The Association's landscape contractor is on site every Friday taking care of our community's lawns by performing services such as mowing, edging and weeding. The first pruning of the community's shrubbery began in mid-June. The annual flowers have been planted at both entranceways and the clubhouse. Since we received so many complements last year, we have matched the design and color scheme used last summer.

The following projects which were approved this Spring by the Board of Trustees have already been implemented and completed.

- “ Mac Arthur Entrance Paver Replacement
- “ Replacement of wider gutters and leaders on buildings # 49, 50, 56-65, and 70
- “ Pool Deck and Coping Renovation
- “ Pool Resurfacing
- “ Utility Door Rust Proofing
- “ Entrance Signs Refinishing

These projects will begin this summer

- “ Condo and Townplex Doorway and Common Area Light Fixture Replacement
- “ Building Cycle Painting

If you have a maintenance or landscaping issue, please feel free to contact me at the Association's management office at 201-327-3665, or you may utilize our website in order to process a work order for service.

## Welcome to the Neighborhood



Darlington Ridge Condominium Association would like to welcome the following new homeowners to our community:

Sandra Mollica 1249 Mulberry  
Tom Colacino 1244 Mulberry  
Jennifer Morgan 1286 Mulberry

**Congratulations and welcome to Darlington Ridge Condominium Association!**

## DOG WALKING REMINDERS



While Hickory Road has improved with regard to dog “poop, we are now receiving complaints from residents about dogs being allowed to run, walk, and/or relieve themselves on the lawns. The dog walk is available on Hickory and Mulberry. Please make use of it

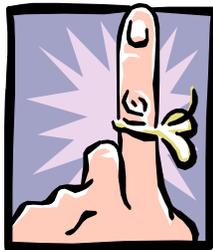
Please let’s try to be good neighbors!

## SUMMER REMINDERS

Now that Summer has arrived, more and more of our neighbors will be spending time outside enjoying the beautiful though sometimes extremely hot weather .

The Association would like to take this opportunity to remind all homeowners and residents of the following:

- No hard balls are permitted to be used for ball play or otherwise on the lawn areas or roadways of the community.
- Ball playing or street hockey is not permitted in the roadways.
- No bicycle riding on the lawn areas of the community.



## **NO charcoal grills are permitted!**

- When in use, your grill must be at least 2 feet away from the structure of any building.
- Motorcycles are to be parked with a board underneath the kickstand. The board must be no less than 6 inches squared.

## PROCEDURES FOR DISPOSING OF TRASH AND RECYCLABLES

Garbage is to be secured in paper or plastic bags and disposed of in the dumpsters. Please do not overfill the dumpster. If a dumpster is full, please utilize another dumpster in the corral.



When using the dumpster to dispose of cardboard boxes, please break the boxes apart before throwing them into the dumpster. If you are unable to break the cartons apart, please leave the boxes outside of the corral and call Interstate Sanitation at 201-816-3900. They will pick up each Monday. Please follow the same procedure if you are disposing of a refrigerator, air conditioner, carpeting, or any other large household item

## DATES TO REMEMBER

Trash Collection ~ Mondays & Thursdays

Recycling Trailer Pick-Up – Every other Friday

Newspapers – Every Tuesday

Tuesday, August 9, 2005 is the date for our Annual Meeting and the election of 2 Board members. 8:00 PM

Tuesday, September 13, 2005 is the date of DR's September Board meeting 8:00 PM

October 1, 2005 is the date when Chimney Inspection Reports are due. Please send a copy of the report to Community Manager, Glenn Baker, on or before October 1, 2005

## BY-LAWS REVIEW COMMITTEE SEEKING MEMBERS

The Darlington Ridge By- Laws, as many of you may know, were developed when Darlington Ridge (formerly known as Society Hill Village III) was built approximately 15 years ago. If you have struggled through the By- Laws, you are not alone. These governance documents, in many respects, have become outdated and do not reflect recent legal changes that need to be incorporated.

Further, the By-Laws need some reorganization. On various pages of these governing documents, references are made to times prior to the time of an elected Board of Trustees. In order for the By-laws to become a viable instrument for fair and equitable association governance, the Board is seeking volunteers from the DR community who would be willing to review the present By-Laws and make recommendations to the DR Board. The Association's attorney, Scott Piekarsky, has indicated his willingness to meet with the Committee to discuss legalities and legislative changes which should be considered in this review.

Please give Community Manager Glenn Baker a call at 201-327-3665 if you wish to join this review committee.

**HOMEOWNER ASSOCIATION BILL  
MOVES FORWARD**

Several bills have been proposed to the New Jersey State Legislature in an attempt to set up uniform guidelines for all New Jersey Homeowner Associations to follow. Apparently, under the laws of the 1960's, homeowner associations were classified as private business corporations with associations following a corporate model when it comes to defining governance of their respective communities.

One of the proposed bills, the Uniform Common Interest Ownership Act, known as the UCIOA bill (S2344/A3855), was recently passed in the New Jersey State Assembly by a vote of 65-7 with 5 abstentions. The bill, which is supported by Community Associations Institute, seeks to provide homeowners protections as well as clarify the powers of the community association board.

We will keep you apprised of this bill's progress as it now moves to the Senate where it has been referred to the Senate Community & Urban Affairs Committee.

**DR'S FINANCE COMMITTEE –  
THEIR GOALS AND FUTURE PLANS**

The Darlington Ridge Committee has been hard at work since their formation in the fall of 2004. Why did these homeowners join this committee? **Harvey Silverman**, the first resident to join the Committee, hopes to help the DR community " by providing independent financial oversight and advice to the Board." Likewise, **Deb Conway** whose background in Accounting and Finance along with her business experience, made her feel joining the Finance Committee would be an "easy fit" to help and contribute to the community. **Steve Saliari**, who recently joined the committee, noted, " I want to help our community. I want to be part of the solution."

The Committee, which is chaired by **Evan Simon**, has accomplished a great deal in a relatively short period of time. They have met several times with members of the DR Board, Taylor Management and Smith Barney Financial Advisor Allen Levy. They have reviewed previous budgets, current financial records, and capital reserve funding. Currently, the Committee is engaged in preparing a proposed budget for the year 2006, a budget which will be presented to the Board in October 2005.

Member of the Finance Committee, **Peter Germinario**, hopes to make "recommendations which will increase revenues, and/or reduce costs along with ensuring adequate reserve funding for future projects."

It is the intention of the DR Board to review the proposed budget in October, send out the proposed budget to the community for review, hold a community Budget hearing in late October, and vote on the budget at the Association's November meeting.

We thank the members of the DR Finance Committee for all their efforts on behalf of the Darlington Ridge community and Treasurer **Fran Ferraro** who has worked with the finance committee since its inception.



**TRENT'S TOWN TALK**

Did you know that you may be able to freeze your property tax if you meet the following qualifications? :

1. You are 65 years or older, or you are on Social Security Disability
2. You have been a New Jersey State resident for 10 years.
3. You have lived at your current New Jersey State residence for 3 years.

If you believe you qualify, call NJ Property Tax Reimbursement at 1-800-882-6597.

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 The Mahwah Town Council recently elected John Kelly as Council President and Lisa Diguilio as Vice President.

**FOR SALE BY OUR RESIDENTS**

Queen size bedspread and 2 pr. matching pink pleated, lined drapes. Cream background, pale blue/white/brown/floral pink. \$125 201-327-1460

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 White vertical blinds - new - 71W X 57L Outside color white - room side -cream - new - \$50  
 201-327-1460

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 2 Room Darkener Pleated shades - almost new 35W X 68L-Outside white -room side cream-\$125  
 201-327-1460

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 Black Panasonic Microwave -1300 w high power 2 yrs.old- hardly used 201-327-1460

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 Swag light with globe & lattice shade \$20 - 201-327-1460

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 White oval wicker mirror 22X18 \$20 201-327-1460

**DR Residents may place "for sale" ads at no charge!!**

**BUSINESS ADVERTISEMENT**

**BRIGHT FUTURE TUTORING**

Professional Tutoring  
 Affordable Rates  
 K-8 All Subjects

Barbara Doll 201-236-6339  
 MA Ed.

**B.G. COMPUTER SOLUTIONS L.L.C.**

Bill Grunfelder  
[bill@grunfelder.com](mailto:bill@grunfelder.com) OR  
[www.bgcomputersolutions.com](http://www.bgcomputersolutions.com)

P.O.Box 351 T: (201) 825-6754  
 Mahwah, N.J. 07430 F: (201) 825-3545

**GARAGE SALE SUGGESTED**

Several residents have called to inquire as to whether we can hold a garage sale in our community. The last time we had a community garage sale was in May of 2003. If you are interested in holding a neighborhood garage sale, please call our Community Manager by August 31 to indicate your interest. If the Association receives enough responses from residents, we will schedule the event for October 2005.

**Darlington Ridge Condominium Association**

**BOARD OF TRUSTEES**

- President.....Gail Reynolds  
 Vice President.....Don Mahoney  
 Secretary.....Joyce Sanfillipo  
 Treasurer.....Fran Ferraro  
 Trustee.....Christina Bergonzi  
 Trustee.....Carter Morris  
 Trustee.....Jim Trent