

# The Ridge

Issue 16

Summer 2008

## A NOTE FROM THE PRESIDENT

Hello, I am Steven Saliani and I have the pleasure of serving as the current Darlington Ridge Board President.

We have several exciting happenings in our community. The summer season is upon us and the pool is open. If you haven't gotten your pool passes and would like to, please contact the management office for assistance.

Also, 2008 is looking to be a productive year for the DR community. Currently, we have several major projects that are currently active or will to take place in 2008. Some of these projects include By-Law review and modifications, repairing poor drainage areas in the community and starting a multi-phased community road paving project. Additionally, we have repaired trash corrals on a project basis along with performing numerous concrete repairs throughout the community.

As always, the community is looking for volunteers and committee members. We have very active committees such as Landscaping, Finance, and Pet Committees. We are currently seeking members for the Alternate Dispute Resolution (ADR) and Recreation committees. If you are interested, please contact the property management office (201) 327-3665..

**-Steven Saliani**  
*President*  
Board of Trustees

## WATER HEATER ALERT

It has been brought to the Association's attention that you can now have an alarm attached to your hot water heater that will alert you when a flood or pipe break may occur in your home. It is called "The Watch Dog: Water Alarm", and is available for under \$20 at your local hardware store.



## DR By-Laws and Resolutions Update

A committee consisting of **Deb Conway, Rhoda Erbstein, Peter Germinario, Gail Reynolds, and Steve Saliani**, have been reviewing and recommending revising the By Laws and Resolutions of the Darlington Ridge Condominium Association.

Two of the concerns that prompted the formation of the Committee were:

- **Are the Darlington Ridge By-Laws and Resolutions, developed approximately 18 years ago when the community opened, in compliance with the law as it now exists?**
- **Do these documents reflect the current needs of the community?**

At this point, all By Laws and Resolutions have been examined by the Committee and revisions suggested; DR attorney Ed Rogan has reviewed the Committee's suggested changes and made recommendations.

The next step will be the preparation and review of the document for distribution to all DR homeowners. Informal discussion sessions will be scheduled for the community at the clubhouse so that all By Law revisions may be reviewed. It is anticipated that these review sessions will begin in September.

The final step will be a vote by the 366 homeowners in Darlington Ridge. A positive vote by at least 244 homeowners will be necessary in order to approve revisions.

**-Gail Reynolds**  
*Vice President*  
Board of Trustees

## MANAGER'S CORNER

Over the past year and a half, Christine Turner has been working with the Association as the Property Manager. As of June 16, 2008, Christine is no longer working with us. Community Management is working with the Board to find a qualified candidate. We thank you in advance for your patience while we are going through this process, and hope that our Acting Property Manager will be able to assist you in the interim.

Please remember that in order to keep the community satisfied it is up to you to play an active role in the community. If you have any suggestions, comments, or questions please do not hesitate to leave a message inside of the Association's mailbox (located outside of the clubhouse) or to call the Association at (201) 327-3665.

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

## MONEY MONEY MONEY:

A NOTE FROM THE FINANCE COMMITTEE

The DRCA Finance Committee consists of **Evan Simon, Deb Conway, John Dalton, Cathy D'Eletto, Peter Germinario, and George Westcott**. The committee is responsible for making recommendations to the Board regarding financial matters of the Association.

The Committee meets each month at the clubhouse to review all financial and investment statements, including the operating fund, deferred maintenance fund, long-term reserve fund and cash investments to support each fund. The committee also regularly meets with the Association's financial advisor to ensure investment yields are maximized and adequate cash flow is maintained. A report of all findings and suggestions is presented to the Board each month.

During late summer, the committee will begin its preparation of the 2009 operating budget. If you have a financial background and would be interested in serving on the committee, please mail or fax a letter of your credentials and interest to the Association Clubhouse.

1225 Mulberry Drive  
Fax: (201) 327-4478

**-Evan Simon, Chairman Finance Committee**

## THINGS TO KNOW

DR is creating a mass email list to use for contacting the entire community easily. This will enable us to send reminders, forms, ect quickly and easily. Email addresses were retrieved from the census forms filled out in the past two months. If you do not have email access do not be concerned. All communication will either be left on your door or mailed to your home.

If you have not yet completed the census form, please do so as quickly as possible. The deadline for receipt is July 11.

DR has reinstated the Bulletin Board located in the clubhouse. We have been receiving a lot of outside inquiries about the availability of housing or rentals. If you are interested in posting a notice on this bulletin board, please feel free to do so.

## PET PATROL

Brickman, our landscaper has informed us of the numerous "yellow burned spots" throughout the community caused by pet waste. These areas are to be treated, refertilized, and reseeded.



Please curb your pets and avoid using entry ways of your buildings as a quick stop over for pet relief. If this continues to occur, **finest will have to be imposed.**

As a dog owner, I know that DR is a pet friendly community but we must respect our lawns and bushes.

Management and The Board of Trustees would also like to remind all dog owners that dogs are to be leashed at all times while outside and are only permitted to be walked in the roadways, parking areas and wooded areas of the community.

**For clarification purposes.....wooded areas are not considered to be small clusters of trees. Most importantly....dogs are to be cleaned up after!!**

Pet Committee

### FLOWERS IN BLOOM:

A NOTE FROM THE LANDSCAPING COMMITTEE

The DR Landscaping Committee consisting of **Deb Conway, Amy Whitney, Denise Walter, Gail Reynolds, Kathy Westcott, Paige Healy, and Ray Brunelle** has actively been involved in a Darlington Ridge Beautification Program. Each member assumed a section of DR, assessed the gardens and made suggestions for improvement. The committee also patrolled the DR grounds with Brickman, our Landscaping Contractor, and assessed the general common areas, entrance ways and buffer areas for further development. To date, Forsythia, Arborvitae, Rhododendrons, and Mountain Laurel were added to build up the buffer areas along MacArthur and Ridge. Evergreen trees were planted in the wide-open spaces in the Boxwood and Sage areas. In addition, the Tennis Court and Pool common areas have been spruced up and Spring plantings have been installed throughout the community. This is a continuous process for this team. We have passion...and a strategic plan for the years ahead.

Please remember we are doing our best to beautify the community, if you would like to make changes to your property it is mandatory to submit a modification request.

**Deborah Conway, Chairman Landscaping Committee**



### THEFT AT DARLINGTON RIDGE

As noted above Brickman Landscaping has been working hard to beautify our development, unfortunately some flowers were recently stolen from the island coming in from Mac Arthur. Please remember this is your community and we want to provide an aesthetic environment for everyone. If you see anything suspicious please notify management, a board member, or the police.

### TRASH DISPOSAL AND RECYCLING



Trash is picked up Monday and Thursday of each week.

Garbage is to be secured in paper or plastic bags and disposed of in the dumpster. Please do not overfill the dumpster and remember to close the lids. Garbage attracts rodents and other wild animals and I don't think any of us wants to deal with them or the diseases they carry. If the dumpster is full, please utilize another dumpster in the corral.

No large household items are to be left in the trash corrals. If you have a large item that needs to be disposed of, please contact Interstate at (201) 816-3900 to schedule a pick up. Please remember not to block the dumpsters from others.

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.



Aluminum & Tin food and beverage cans are to have the label removed and should be rinsed clean before discarding them in the recycling center.

Glass must be unbroken and rinsed clean prior to disposing of them in the recycling bin.

### HAVING A PARTY

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 DR's Property Manager for details 201-327-3665.

**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.

Immobile vehicles are not permitted to park on the Association's premises.

Finally, to clarify complaints we have received, all unmarked spots are available on a first come basis to whom ever wishes to park there.

**BEAT THE HEAT:  
COME SWIM AT THE POOL**

Darlington Ridge is proud to say the amenities of our establishment are being utilized by more and more residents each year. As a reminder the pool is now opened and ready for use.

If you do not have pool passes please come to the management office. Going to the pool is a great way to get to know your neighbors and become an active member of the community.



Pool hours are:  
10AM-8PM

**DATES TO REMEMBER!!**



- **Next Board Meeting Monday, July 21<sup>st</sup>  
Open session begins at 8pm**
- **Condo Board Elections Votes Tabulated Monday, August 18<sup>th</sup>**
- **October 1<sup>st</sup>, 2008-All homeowners with fireplaces must have their chimneys cleaned by this date.**

**BRIGHT IDEAS**



- Gasoline prices on the Turnpike and Parkway only change once a week. It might be worth it to take a short trip to get cheaper gas.
- To keep pictures hanging straight, glue a strip of sandpaper to each corner of the frame.
- As people age they lose their sense of thirst, so make sure you stay hydrated during the summer months.

**BOARD OF TRUSTEES**

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