

# The Ridge

Issue 26

Spring 2013  
[www.darlingtonridge.com](http://www.darlingtonridge.com)

## IMPORTANT NOTICES

Ash Drive is scheduled to be restriped and renumbered on Tuesday APRIL 16<sup>th</sup> from 9AM thru 4 PM. *Weather pending*  
Please DO NOT PARK ON ASH DRIVE April 16th

The project is for the entire length of ASH DRIVE. If your car is not moved, the contractor will have to come back. You will be charged for any additional services. If you are going to be away, please call the office for a temporary parking space.

## Final Paving Project

The Final Paving Project is scheduled to begin at the end of April and will continue through the 2<sup>nd</sup> week of May. Mulberry Drive, Hickory Drive, Heath Court, Hibiscus Court, Persimmon Court, Lavender Court and Cranberry Court will all be paved. Notices will be sent out regarding parking and scheduling.

If you are going to be away or traveling the end of April and the beginning of May, please contact the office for temporary parking.

## A NOTE FROM THE PRESIDENT

Hello DR Homeowners,

Well the calendar says, Spring is here! ...now if only the snow would stop flurrying! LOL!

We continued to make progress on some DR projects over the last few months as we installed a new roof on Building 51, which is the Townplex building between

Sage and Mulberry. In addition, the clubhouse office has taken on a new and refreshing look. Many homeowners have used the Clubhouse in the past for family gatherings or special occasions. The sprucing up of the office will continue throughout the clubhouse over the next few months. Painting, carpet, tiling and furniture will be replaced or revitalized. If you are interested in renting the clubhouse, please call our Property Manager, Linda.

Nature has a beautiful way of painting vibrant colors after the gray winter months. Over the next few weeks, Brickman, our landscaping contractor, will plant Spring flowers to enhance our community view. It will be a pleasure to see the trees and flowers in bloom and hear the birds singing with joy.

This Spring we will also begin our final segment of the paving project that we started 2008 & 2010. The Courts (Persimmon, Cranberry, Hibiscus, Lavender, Heath), Mulberry and Hickory are the remaining roads that require paving. This will complete another major project at Darlington Ridge which was funded by our Reserve Budget (the roofing project completed in 2006, except for building 51).

As you may be aware, the Updated Bylaws have been approved and will be distributed during the Pool Registration in May. Also with the Bylaw approval, we moved the annual meeting to May - therefore our **Annual meeting is May 20<sup>th</sup>**. We have 2 Board seats up for election this year. If you are interested in running for a Board position, please contact our property manager, Linda.

We encourage our homeowners ...**if you See it, Report it**. Keeping watch in the neighborhood will keep our community safe and preserve its value.

## SNOW PATROL

The Brickman Group worked very diligently this past winter to keep the community clean of snow and ice. In order to do this efficiently, they needed your help as homeowners. Thank you for abiding by the rules. By moving cars promptly Brickman was able to clear the parking areas in an effective manner.

With Orange Buckets disappearing into storage it's a nice reminder that Spring is finally on its way.

## PET PATROL

Please respect your neighbors and the grounds. Curb your pet; pick up dog waste & dispose of it properly. **Per General Resolution 2B- It is prohibited to walk a pet to relieve itself, in any manner, on the sidewalks, plant beds, sodded areas, patios balconies and entranceways. Walking a pet to relieve itself on roadways, parking areas and wooded areas only shall be permitted.** Keep your pet leashed at all times when out walking and refrain from walking your pets on the grass areas. We receive numerous complaints from residents living on the first floor regarding pets being allowed to roam, dig and relieve themselves in the flowerbeds.

Pets are not allowed to be tied outside of a Unit on common grounds or left unattended on porches, patios or at the main entrance of a Unit.

The Association requires all pet owners to register their dogs and cats with the Management Office.

**The Township of Mahwah also requires Annual Licenses for both Dogs and Cats. This is separate from registering with the Association. Licenses may be obtained through the Mahwah Township Court, 201-5296-5757 ext. 230.**

## 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:

- **For Sale signs are prohibited** on the DR grounds or on the buildings. Realtors can post their signs across the street from our entrances on Ridge and MacArthur. If signs are posted on the DR property, homeowners are fined for not observing the bylaws.
- **Bird Feeders are not allowed** within the community due to the rodents that are attracted to the free food. Homeowners will also be fined for not following the bylaws.
- **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.

- **Balconies** can store:
  - Bicycles permitted March 1<sup>st</sup> -December 1<sup>st</sup>
  - 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.**
- Please walk on the sidewalk.
- **Do not leave garbage bags in front of your Unit or on your patio at any time – it attracts rodents**
- Please always lock the Tennis Court and Tot Lot

## 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 **without plastic bags.**



The Township Recycling regulations are listed in the Darlington Ridge Website and on the Township website.

**DO NOT LEAVE TRASH, BOXES OR CARDBOARD IN THE DUMPSTER AREAS.**

## Trash Pick up

Trash pickup is scheduled for Monday and Thursday mornings. If you have bulk items to throw away, such as furniture or appliances, please place no more than 3 items 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. **Also, DO NOT THROW PAINT/PAINT CANS AND RECYCLING ITEMS IN THE DUMPSTERS.** Should you have any questions on bulk pickup, please contact Suburban Disposal 973-227-7020.

## Planning a Party?



If you are planning a party for a Birthday, 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

**HAVE YOU TUNED TO CHANNEL 78**

If you want to know what's happening in Mahwah, tune in to Channel 78. That's where you will find Mahwah Community News (MCN). MCN announces current events occurring in Mahwah



**PARKING**

Management continues to receive 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.

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.

Motorcycles must have boards placed under the kickstands. The Board must be no smaller than 6 inches.

**It is the homeowner's responsibility to ensure that guests are parking in properly designated spaces. Please remind your guests to park in unmarked spaces, the numbered parking spaces are assigned to other residents**

**BOARD OF TRUSTEES**

President.....	Deb Conway
Vice President.....	Gail Reynolds
Treasurer.....	Rosalind Leonessa
Secretary.....	Rhoda Erbstein
Trustee.....	Ray Brunelle
Trustee.....	Linda Dominick
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:

- April 29<sup>th</sup>
- May 20<sup>th</sup> Annual Meeting 3<sup>rd</sup> Monday
- June 24<sup>th</sup>
- July 22<sup>nd</sup>
- August 26<sup>th</sup>
- September 23<sup>rd</sup>
- October 28<sup>th</sup>
- November 25<sup>th</sup>
- December 16<sup>th</sup>

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

NEW Office hours are as follows:

Monday	9:00 AM - 9:00 PM
Tuesday	9:00 AM - 2:00 PM
Wednesday	9:00 AM - 5:00 PM
Thursday	9:00 AM - 5:00 PM
Friday	9:00 AM - 2:00 PM

Professionally Managed by:



242 Washington Avenue  
Nutley, New Jersey 07110  
(973)542-8266 fax (973)218-8482  
[www.yespmgroup.com](http://www.yespmgroup.com)