
The Ridge

Issue 9

November 2003

FROM THE DESK OF THE PRESIDENT

Football, cider, pumpkins and cool weather!!

I hope everyone enjoyed their summer and looks forward to fall and the change of seasons.

During the summer, we took on and will be finishing several key projects, including redoing those bay and box windows most in need of repair due to 'sagging' of the brickwork. Each was restructured to include a lenthil to support the weight of the bricks and to keep brickwork from pulling away from the building.

We have begun and are in the process of finishing the replacement of town home door units, which have deteriorated over the years.

We still need volunteers for our committees. There was no Luau this summer due to the lack of volunteers and interest in participation in our community activities. Please consider spending a few hours a month on one of our committees. You will find a Committee Volunteer sign up sheet in this newsletter.

At the August Board Meeting, Mr. Tom Dillon of the Mahwah Fire Department mad a presentation to the community regarding fire safety. The following are some fires safety tips you and your family should consider:



FIRE SAFETY TIPS FOR DARLINGTON RIDGE RESIDENTS

1. The smoke detectors that came with each unit when built in 1990 are old and not up to current code. **It is highly recommended that you replace the hard wired units with ones that are hard wired with a battery back-up system.** Any replacement units MUST be both hard wired and battery back-up by law. During any power outage, your existing smoke detectors will not function. All residences must also have a battery operated carbon monoxide detector installed by law. Some newer units are a combination of smoke and carbon monoxide detectors and are hard wired with a battery back up. A licensed electrician must perform the installation of any replacement smoke detectors.

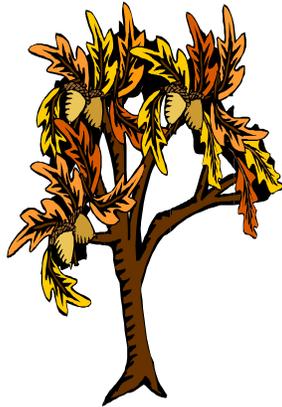
2. **IF you have a grease fire in your unit DO NOT try to put it out with water!** You will just spread hot flaming grease to a larger area and possibly over yourself. If you can, the easiest way to put out a grease fire is to simply place or toss a pot lid over the pan that is on fire to smother the fire. Do not throw a cloth or any material over the fire. The best idea is to purchase an **ABC rated fire extinguisher**, read the directions and know how to use it, and keep a charged one in the kitchen. Always stand back 6-8 feet from a fire and aim the spray at the base of the fire and sweep side to side.

DO NOT get the extinguisher right up on the fire source and spray the fire, it will spread the hot flaming material with a pressure that will blow the flames all over the place, spreading the fire. **In any case, call the Fire Department or 911 immediately, and leave the building safely.**

Don't try to be a hero to save property rather than your life or those of your family.

3. **Sleep with your bedroom door shut!** It has been proven time and time again that a closed door adds critical time for you to escape both the heat of the fire and the smoke. A bedroom with an open door can become a place for both heat and smoke to rise to. If you are worried about hearing your children, you may want to consider purchasing an intercom.

4. **Practice a family fire evacuation plan!** Everyone should know what to do if a fire breaks out in your residence, how to safely exit if fire/smoke blocks a door, stairway, or hall. **NEVER open a door until you have felt it for temperature** and have determined that going that way will not take you into the heat and smoke of the fire. If an entrance is blocked by fire or smoke, put wet towels or other material at the bottom of the door to keep the deadly smoke from the fire from entering from underneath the door and find another way out. It is much safer to go out a window than to risk being burned or suffocated in a stairway or hallway filled with smoke and flames. It only takes 30 seconds for a well started fire to reach life threatening temperatures or to suffocate from smoke. The most breathable air in a fire is the bottom 6-8 inches above the floor. Drop to your stomach, not your hands and knees and crawl away to a safe exit.



5. **NEVER store flammable liquids** such as gasoline, paint thinner, kerosene, or propane or butane cylinders in your unit, storage closet, patio or deck.

-Carter B. Morris, Sr.

President
Board of Trustees

TREASURER'S NOTE

At this time of year I would like to take this opportunity to wish all of my fellow neighbors a happy, healthy and safe holiday season. I would also like to remind everyone of some items they will be receiving from the association in the mail shortly, as well as, reminders of how to remit payment of your common charges.

Prior to December 15th you will receive your 2004 quarterly common charge payment booklet.

This booklet will contain four payment coupons along with four envelopes.

Payments are due January 1st, April 1st, July 1st and October 1st of 2004. Please make sure your name and address are correct on the coupon book. If there are any changes, please contact the association office. If you do not receive your coupon booklet by December 15th, please contact the association office immediately so we may make sure you receive one prior to the first payment due date of January 1, 2004.

I would also like to remind everyone that payments may **NOT** be made at anytime at the association office, located at 1225 Mulberry Street, Mahwah, NJ. **If the association office receives any type of payment, whether by mail or if it is dropped off at the association office, the payment will be returned to you by mail and you will be responsible for all late charges and any other fees that may be incurred by the association.** All payments should be made to the Post Office Box address listed below.

Darlington Ridge Condominium Association
c/o Taylor Management Company
P.O. Box 48077
Newark, New Jersey 07101

Once again, if you have any questions regarding common charge payments, please feel free to contact the association office at 201-327-3665 or Taylor Management's Morristown offices at 973-267-9000.

-Noel A. Lamster, CHME

Treasurer
Board of Trustees

MANAGER'S CORNER

Greetings!

It is an honor and a pleasure to introduce myself as your interim Property Manager. My wife and I raised our family in the area the past 22 years. During that time we watched this area grow and mature. We particularly watched Darlington Ridge (Society Hill III) blossom to stand out among the rest. Again, it is now my pleasure to be associated with this lovely Community.

As you know, the emphasis right now is preparing for winter. The pool and irrigation system have been winterized. The landscapers are clearing leaves regularly.

Late in November the gutters will be cleared. De icing supplies are being prepared for distribution throughout the Community (Let's just hope we don't have a repeat of last winter's snows!).

The bay and box window project has been completed. By the time you read this, all the doors that were scheduled for replacement were replaced. Follow up painting is on going.

We are waiting for roadway cracks to be filled. This will prevent further, more costly repairs next spring.

The refuse corrals are being power washed, stained, and repaired where necessary. Sidewalks and walkways are being inspected for safety repairs.

So much to do, so little time!

There are always individual items that fall between the cracks during a personnel change. If you have items that have needed handling, please contact me so I can double check that the work will be done.

I'd like to thank all those I have spoken to the past two weeks for their warm welcome. It is truly appreciated.

I look forward to a long and satisfying association. If you have any questions or comments, please don't hesitate to call. 201-327-3665 (8:30 - 4:30)

Thank you
Stan Moskovitz

ANNUAL ELECTION MEETING

Darlington Ridge Condominium Association's Board of Trustees and Taylor Management Company would like to congratulate Thomas Bisanti and Fran Ferraro who were elected to the Board of Trustees at the association's 2003 Annual Election Meeting.

Thomas was appointed by The Board of Trustees to fill the vacant position created when Mark Klingenstein resigned from the board in late 2002.



Although this will be Fran's first term on the Board, she has been an active homeowner and has been involved in the association for many years, assisting with community functions and administrative functions, such as mailings.

A special thanks to Joel Weinberger for his candidacy, we look forward to Joel taking part in our community as he has much to offer Darlington Ridge.

WELCOME ABOARD TOM & FRAN!!!

THANK YOU MARYLYNN LEHMANN!



Darlington Ridge Condominium Association's Board of Trustees and Taylor Management Company would like to thank, Marylynn Lehmann retiring Board Member for all of her dedication and service to our community.

Marylynn Lehmann served on the board for several years and continually donated her time, efforts and services to Darlington Ridge Condominium Association, to ensure our community's well being.

**Thank you Marylynn
for all of your hard work!!!**

FALL REMINDERS

Fall is here and as winter approaches we wanted to take a few minutes to remind our residents and owners of a few of Darlington Ridge Condominium Association's Rules and Regulations.



As of December 1, 2003 all bicycles must be removed from the balconies, decks and patios of all units. The use of artificial fire logs is prohibited. Firewood storage varies by unit type.

Townhomes may store firewood adjacent to the air conditioning units, on the gravel but must be a minimum of one foot

from the divider fence and one foot from the siding of the unit. Wood must be limited and contained to a firewood ring/rack not to exceed 42 inches.

Townplex middle units will be limited to inside storage of bundles.

Townplex end units and condominiums will be limited to balcony storage. Wood must be limited to and contained in a firewood ring/rack not to exceed 42 inches.



WELCOME TO THE NEIGHBORHOOD!

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

- Masayuki & Megumi Nitta ~ 1017 Ash Drive
- Bryan & Theresa Reiss ~ 1027 Ash Drive
- Geraldine Burghart ~ 1038 Ash Drive
- Michael James ~ 1039 Ash Drive
- Brian & Christine Dorfler ~ 1065 Ash Drive
- Jinell Howard ~ 1072 Ash Drive
- James Kuiken ~ 1224 Mulberry Drive
- Doris Antoine ~ 1284 Mulberry Drive
- Paul & Jayme Morrissey ~ 1292 Mulberry Drive
- James Lee & Angela Song~1328 Mulberry Drive
- Adolfo & Susana Kin ~ 1136 Sycamore Lane
- Jody Turkington ~ 1206 Sycamore Lane

Congratulations and welcome to Darlington Ridge Condominium Association!



A NEW ADDITION TO OUR COMMUNITY!

Darlington Ridge Condominium Association's Board of Trustees and

Taylor Management Company would like to congratulate Mr. & Mrs. Norberto of 1019 Ash Drive and welcome the newest addition to their family and to our community!



Mrs. Michelle Norberto gave birth to a healthy and beautiful baby boy on August 24, 2003. The newest addition to the Norberto's family is Jack Norberto who weighed 8 lbs and 13 oz. Congratulations and best wishes to James, Michelle, Christian, Jack and the entire Norberto family!

DATES TO REMEMBER!!!

As you may have noticed, you have utilized the last coupon in your 2003 coupon booklet to make your 4th quarter common charge payment.



The Board of Trustees is currently working on the 2004 budget. Once the budget has been approved, coupon booklet will be mailed to each homeowner.

Your next quarterly common charge payment will be due on January 1, 2004. To avoid late fees from being charged to your account, your payment must be received no later than January 15, 2004.

BOARD OF TRUSTEES

Darlington Ridge Condominium Association is a well-managed community. This is a direct reflection of the ongoing tireless efforts and devotion continually put into our community by the association's Board of Trustees. Management would like to thank each Board Member for their tireless efforts and devotion.



At the association's October 2003 Board Meeting, the Board of Trustees held an election amongst themselves for the purpose of voting each Board Member to hold a particular seat on the Board of Trustees. 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