
The Ridge

November 2004

FROM THE DESK OF THE PRESIDENT

Fellow Homeowners,

Hi. My name is Christina Bergonzi and I have served on your board for the past two years as a trustee and have just recently been voted your new President. Due to my interior design background I was asked to be the liaison for the landscaping with our on-site contractors. Last year I was the liaison for the entrances only. Due to the success of the changes I made to be more grand and eye catching I was given the opportunity to be the liaison for all landscaping issues throughout the complex. This year I am proud of the efforts between the Property Manager and myself. The upgraded entrance's came out spectacular and are colorful and inviting. I have not seen any other condominium complex with such a grand scheme. The choices of plantings I expect will be repeated next year due to their stable, lasting manner and abundant color. I hope you have also noticed all the other improvements throughout our complex. Our Property Manager and myself have spent much time walking the property and speaking with homeowners as well to receive input. There was a landscaping renovation of Boxwood Court and Cranberry Court as these were the least inviting streets in the community. I also had the clubhouse entrance and pathways around to the pool upgraded by adding large grasses, more flowers and lovely holly hedges to manicure this well used area. We have also been able to use our budget to continue with plantings we were not able to take care of in the past few years due to drought conditions. We have replaced trees and removed trees that were dead and/or dying. We have added color and plantings better suited for our soil conditions where blank areas existed and where plants were not holding up well. We removed and replaced added tree's and shrubs around the large electrical boxes that exist in front of the clubhouse as those are the first thing you see as you drive from the Ridge Road entrance down the hill. We have also added a very nice dog path on Hickory between Mulberry and Sage in the small wooded area to add a more defined space for dog walking in the community. We plan on adding more of these areas as well if this proves a worthy investment. We will continue to walk the property to see where

added improvements can be made in the spring and have already developed a list of needs prior to

the leaves falling this season. For the fall/winter we added only a few winter pansies at the main entrance, so as not to waste the associations money as the kale plantings that we tried last year that ended up not surviving due to the harsh conditions.

For the spring I am excited about a new idea that I had for a community garden. I had a planting bed installed and surrounded by railroad ties along the fence that runs alongside the tennis courts. This area was very unattractive due to poor drainage issues that caused the grass to wash away. This manicured planting bed will not only repair the drainage problems, but will serve as a community garden. Many of us are gardeners and this is a way to come together as a community, make our property more beautiful and grow plants and vegetables for all to enjoy. I hope this effort proves worthy and that you all enjoy it. I will plan a day in the spring for this project to begin and we can rope off small sections for those who want to participate.

I do hope that you enjoy these improvements. They keep our community beautiful and the property value up. Please feel free to email me any additional suggestions at cbergonzi@darlingtonridge.com.

Christina Bergonzi
President, Board of Directors



PROPERTY MANAGER'S NOTES

I would like to thank everyone for his or her hard work with the landscaping. Those of you with your own gardens did a spectacular job and enhanced the beauty of Darlington Ridge. I hope to see such beautiful work again next year.

Our new Finance Committee Members are Fran Ferraro, Harvey Silverman, Peter Germinario, Debra Conway and Evan Simon. They worked very diligently with the Board

of Directors and Taylor Management to ensure that the budget was done expeditiously and accurately.

THE BUDGET

And your common charges

I would like to take this opportunity to tell you that instead of quarterly common charges Darlington Ridge will now be converting to monthly common charges. You will receive a common charge invoice each month. This invoice must be paid by the 15th of the month or a \$25 late fee will be imposed. When you reach 60 days past due your account will be referred to legal counsel.

The Board of Directors has minimally increased common charges for the year 2005. The amount you will owe - beginning January 1, 2005 on a monthly basis will be:



Market Units: \$176.63 per month
Mt. Laurel Units: \$ 49.62 per month



Vandalism

The weekend of October 23rd and 24th our Ridge Road entry way was vandalized. The damage reported to the Mahwah Police Department. The damage is estimated to be in excess of \$5000.

Please, if you witness vandalism or suspicious activity report it immediately to the Mahwah Police.

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, 2004 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.

There is a snow protocol which is added as an insert to this newsletter. Should you have any questions or concerns regarding snow protocol please address them with the Board of Management before the winter.

All owners, non-resident owners and renters are required to carry homeowners insurance.

All complaints must be in writing.

Due to the current vandalism, if your front door light is not working or needs a new bulb, report it immediately.

All townhome owners must use a clear bulb that does not exceed 100watts.

Many residents are making upgrades to their homes. Please be sure to submit a "modification request form" and obtain written permission from the Board before performing any work.

Kim Marcinowski
Property Manager

VICE PRESIDENT'S MESSAGE

Dog owners now have a place to walk their dogs within the confines for the Darlington Ridge Community. A wooded area, located on Mulberry & Hickory, has been set aside for dog walking. A wood-chipped path has been designed for dog owners to walk on while their pets make use of the wooded areas. Eventually, a disposal unit containing plastic bags will also be available.

Darlington Ridge has always welcomed pet owners, and now, there is a place for pets to be walked in safety and comfort.

Sincerely,

Gail Reynolds
Vice President
Board of Directors

DIRECTOR'S CORNER

Carter B. Morris, Sr.

Darlington Ridge Greens Up!!

During the Spring and Summer, our Landscape Contractor – Brickman worked diligently to remove dead or unsightly trees and bushes and replant with species that will last in our environment and be more ornamental as well.

The clearing of unsightly and ‘good growth’ inhibiting underbrush has also been done where allowed, in our wooded areas. This will allow the ‘good trees’ to grow better by not competing with ‘junk’ vegetation, as well as improving the looks of our community.

We have instituted a ‘test’ dog walk area between Mulberry and Sage on the south side of Hickory. As long as dog owners are responsible, and pick up after their animals, we will keep it.

We Need YOUR HELP!!

We are facing a ‘shortfall’ in volunteers to help us manage our village. The Board cannot do all the projects alone. We need your help for one or two hours a month as a committee member. If you have financial/accounting background, construction/engineering, groundskeeping/horticulture or just plain have an interest, please sign up for a committee.

The committee descriptions and sign-up sheet is enclosed in the newsletter. Just fill it out and drop it in the Clubhouse mailbox.

Winter Woes and Preparations

Upcoming winter brings to mind several suggestions for preparing your home for the winter.

1. Furnaces should be cleaned and checked by either a HVAC contractor or by PSE&G no less than every two years. Several residents have had their pilots go out while they were away, causing no heat, and thus frozen pipes, and a huge expense fixing leaks, and pipes, and water damage.

Change your furnace filter at least every 3 months as well.

2. Change the hoses on your washing machine at least every three years.

The best replacement hoses are the reinforced ones.

3. **Never turn off your furnace when you are going on vacation. Set it to 55°.**

4. Those of you in Townhouses should

‘winterize’ the faucet that is in your garage. Turn the water line to the garage off, then open the faucet to relieve pressure and leave open til Spring.

5. If you have an original water heater, it’s time you think of replacing it. We have had several unfortunate water heater failures, which not only flooded the owner’s unit but their neighbors, the damage from which is your responsibility.

6. Many of you have heat pump type heating systems. If you leave the thermostat in “normal” position, you are using expensive and inefficient electricity to heat your home. Switch it to ‘emergency’ which is the preferred gas burner in your furnace, and a lot more efficient.

If you are going on a winter vacation:

Consider letting a neighbor and the on-site manager know where you are and how to contact you in an emergency. Consider leaving someone with keys to your home and letting our on-site manager know who has them, in case of emergency in your unit.

Consider having someone move your car/s in case of a snow event, so you parking place can be plowed.

Have you developed your family Emergency Preparedness Plan and Kit yet?

<http://www.Ready.gov>

Carter B. Morris, Sr.

Board of Trustees

BOARD OF DIRECTORS

The following is a list of the current Board Members and their positions.

PRESIDENT.....Christina Bergonzi
 VICE PRESIDENT.....Gail Reynolds
 SECRETARY.....Joyce Sanfilippo
 TREASURER.....Joel Weinberger

TRUSTEE.....James Trent
TRUSTEE.....Carter Morris, Sr.
TRUSTEE.....Fran Ferraro

WELCOME

The Board of Directors would like to welcome all new residents to our community.

Please contact the management office via phone 201-327-3665 or via email manager@darlingtonridge.com with any questions or concerns.

We also have a website that offers a wealth of information about Darlington Ridge.

www.darlingtonridge.com