

# The Ridge

Issue 27

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

## PRESIDENTS MESSAGE

Happy Fall Everyone!!

Darlington Ridge continues to invest in maintaining our buildings and facilities. Great progress continues with the following projects as we wrap up 2013:

- New steps are in process of being built for Building 70, on Ash Drive. The carpenters completed the back stair towers and will be starting the front over the next few weeks. The project will take approximately 2 months to complete.

- Tennis Courts have been updated with the fence replacement, large cracks sealed and the surface is in the process of being recoated and painted.

- The Clubhouse renovations are currently in process. Bathrooms have been updated, the main room has been painted and the blinds replaced. We are looking at new carpeting and lighting to complete the project over the next few months.

Some other noteworthy items regarding Bylaws, Resolutions and Census follows:

- The new Policy Resolution #27 regarding washing machine hoses and water heaters is attached to this Newsletter. Receipts and proof of replacement are due to the DR Management Office, no later than November 15th.

- The New Bylaws were distributed during Pool Registration. If you did not receive a copy, stop by the Management Office on the following days:
  - Monday, Oct 21<sup>st</sup>, 4 - 7 PM
  - Wednesday, Oct 30<sup>th</sup>, 1 - 3 PM
  - Saturday, Nov 2<sup>nd</sup>, 10 AM - 12 PM

If you are unavailable or unable to pick up the Updated Bylaws during these times, please call the office or forward a check for \$15.00 and the Bylaws will be mailed to you via certified mail, return receipt requested.

- The 2013 Census form due date has been extended to October 31<sup>st</sup>. Failure to submit an updated Census Form by Oct 31<sup>st</sup>, will result in a \$25.00 Fine. We will not be sending out reminders.

## Come Meet and Greet Your Neighbors!

The Social Committee will be hosting a  
Fall Meet and Greet  
Saturday October 19<sup>th</sup>  
from 6 PM to 9 PM.

All Residents are welcome to attend.



Hors d'oeuvres and  
desserts will be  
complimenting the evening.

## Planning a Party?

Come see the newly renovated Club House!  
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



## Association Insurance

Do you have too much insurance?  
Do you think you are overpaying for insurance and you are still not sure you have what you need??  
Don't miss your chance to find out!! Come for delicious coffee and donuts and an insurance review on Saturday, November 9<sup>th</sup>, starting at 10 AM.

DR will be hosting an insurance workshop for home owners during November. Our Insurance Agent will be the Guest Speaker and will be addressing the community. They will provide a clear explanation of the Darlington Ridge coverage to all home owners as well as discuss owner responsibilities and what coverage should be included in an owners HO-6 Insurance Policy. A representative from their Personal Lines Dept. will also be on hand to review your current HO-6 polices and provide quotes if desired.

Don't miss your opportunity to get your questions answered! Hope to see you there!


## 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.
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- **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. All items are to be placed in the dumpster.**

## Trash Pick up



Trash pickup is scheduled for Monday and Thursday mornings.

Bulk items, such as furniture or appliances, are picked up once a week. Leave 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. The paint leaks all over the corrals and streets.** Should you have any questions on bulk pickup, please contact Suburban Disposal 973-227-7020.



## 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.

The Association does not offer vehicle storage. If you are going to park your vehicle for longer than 72 hours, you may park it in your numbered space. Unmarked parking spaces are available on a first come basis, they are not to be used for vehicle storage.

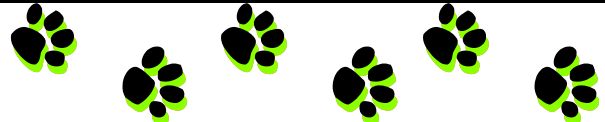


Home Owners must park on the street that matches their home address. For example, if your address is 1225 Mulberry Drive, you must park on Mulberry Drive.

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.

## PET PATROL



Please respect your neighbors & the grounds. Curb your pet.

Refrain from walking in front of Residents Units and on turf areas.

Walk your dog in the designated areas.

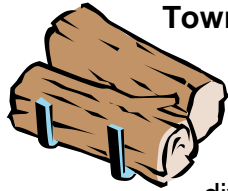
Pick up dog waste & dispose of properly.

Keep your pets leashed at all times.

THANK YOU!

**FIRE PLACES**

The use of artificial fire logs is prohibited. Storage of firewood varies by Unit type.



**Townhomes** may store firewood adjacent to their air-conditioning units, in 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 and contained to a firewood ring/rack not to exceed 42 inches.

**WINTER PREPARATION**

Furnaces should be cleaned and checks by a HVAC Contractor no less than every 2 years.

Change your furnace filter at least every 3 months.

Never turn off your furnace when you are going to be away. Set it at 55 degrees

Townhome Owners should winterize the faucets in your garage. Turn the water line to the garage off, then open the faucet to relieve the pressure and leave it open till spring.

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 to "emergency" which is the preferred gas burner in your furnace, and a lot more efficient.



**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:

- 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

**Office hours are as follows:**  
**Monday** 9:00 AM - 9:00 PM  
**Tuesday and Friday** 9:00 AM - 2:00 PM  
**Wednesday and Thursday** 9:00 AM - 5:00 PM

Professionally Managed by:



242 Washington Avenue, Nutley, New Jersey 07110  
 (973)542-8266 fax (973)218-8482