

The Ridge

Issue 26

Summer 2013
www.darlingtonridge.com

A NOTE FROM THE PRESIDENT

Hello Darlington Ridge Community,

Some Points to Ponder from the President:

As we welcome the colorful beauty of Fall, we are reminded that October is Fire Awareness month. Our Darlington Ridge community is 23 years old and the Board of Trustees recognizes the need to confirm that the Electric smoke detectors in each Condo/Town-home are in good working order. We are working with a fire safety company to inspect each home within DR. As well, Fire Place Inspections are due this Fall. More information regarding these programs will be distributed shortly.

It is very important that DR homeowners take interest in the community. Over the last few months, we have been distributing the Updated Bylaws for the community to review and vote upon. **Are you aware of the updates and how they affect you?**

The majority of the changes were to the old reference of Hovnanian's sponsorship/interest. The other basic changes were:

- To allow homeowners in good standing (no outstanding debt) and resident owners to be on the DR Board
- To have the majority carry a vote rather than 2/3 vote of the DR homeowners
- To have the annual meeting changed to May rather than August

We have a lot of apathy in our community and it is difficult to elect board members or institute changes within the community without 244 'approval' votes. It becomes extremely expensive for DR to continually send letters with self-addressed stamped envelopes to non-resident owners and doing door drops to stimulate homeowners to vote. Something so simple like voting for board members becomes a tedious, time consuming and expensive process.

We seem to be successful at acquiring votes during the pool registration timing. By moving the Annual meeting to May, we would avoid the Summer, vacation season (August) when at that time of year, families are focused on back-to-school. If you have not already done so, please drop off your vote into the Mailbox outside of the clubhouse or go to Darlington Ridge's website and send your vote via email to manager@darlingtonridge.com to cast your vote. We truly appreciate your Vote and interest to help control DR's expenses.

Other 2012 Projects pending at DR:

- Building 70 needs new wooden entry steps
- The Capital Reserve study is under review for updates
- Utility Door replacements will continue this Fall
- The Courts, Mulberry and Hickory re-paving will move to the Spring 2013

Completed projects:

- All the Garbage Corrals have been replaced
- New playground structure was installed
- Painting and power washing condos and their hallways were completed

Reminder from the May Newsletter.....

- Bird Feeders are not allowed within the community due to the rodents that are attracted to the free food.
- 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.
- We encourage our homeowners ...**if you See it, Report it.** Keeping watch in the neighborhood will keep our community safe and preserve its value.

Landscaping

The Landscape Committee has been hard at work! If you haven't noticed their tireless efforts stop by the Club House. The new plantings and rock garden are beautiful.

New Bylaws

If you registered for the 2013 Pool Season chances are you received the new Bylaws. If you did not receive the New Bylaws, please stop by the Management Office.

Census Forms and Pool Registration

Census Forms were sent to all Unit Owners in April. They were due June 30th. If you have not returned your Census Form please complete and send to the Management Office. Failure to submit the form by July 31st will result in

2

a \$25.00 fine. Please note all pets must also be registered with the Association. Failure to register your pet may also result in a fine.

If you were unable to register for the Pool there is still time, stop by the Management Office Wednesday or Thursday afternoon between 1 PM and 4 PM. Forms can be found on the Darlington Ridge Web Site or at the Management Office.

PET PATROL

Please respect your neighbors and the grounds. Curb your pet; pick up dog waste & dispose of it properly. Please keep your pet leashed at all times when out walking.

As a reminder, PLEASE pick up after your pets

Annual Licenses are required in Mahwah for both Dogs and Cats. Licenses may be obtained through the Mahwah Township Court, 201-5296-5757 ext. 230.

If you see someone not picking up after their dog, please report them to the management office and Mahwah Health Dept. (201)529-5757.

Weight Watchers

If you have any interest in joining Weight Watchers don't hesitate! We can have the Weight Watchers At Work Program right here at the Clubhouse. All we need are 15 to 20 people. The cost is \$42.95 a month for a Monthly Pass. That's less than \$11 a week! Meetings would be on Wednesday at 7:00 PM. Contact Linda at the clubhouse (201) 327-3665

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:

THE RIDGE

- **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.
- Electric Grills are permitted on the balconies throughout the year. When in use the 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.**
- Real Estate Signs are **NOT** Permitted on the property at any time.
- Please walk on the sidewalk.

Please always lock the Tennis Court and Tot Lot. The Tennis Court lock was stolen last month, the code has changed. For the new code please call the office.

RECYCLING

Darlington Ridge is a multiple family residences which has "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 or the Township website.

DO NOT LEAVE BOXES & CARDBOARD IN THE DUMPSTER AREAS.

Recycling material can also be dropped off at the Township Recycling Center on North Railroad Avenue, which is open Monday through Friday 7:00am to 3:30pm and on Saturdays from 7:00am to 1:00pm. If there are any questions, please call the Department of Public Works - 201-529-3344.

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. Should you have any questions on bulk pickup, please contact Suburban Disposal 973-227-7020. **PLEASE DO NOT THROW PAINT/PAINT CANS AND RECYCLING ITEMS IN THE DUMPSTERS.**

Please do not leave garbage bags in front of your Unit or on your patio for any length of time.

Planning a Party?



If you are planning a party for the Holidays or a special occasion, why not consider your community clubhouse? We have enough room for up to 55 people. InFor information, contact the office 201-327-3665 .

www.darlingtonridge.com

The Association Web Site is updated monthly with all current mailings and important information. There are a number of Resolutions posted along with helpful community forms. Nick Renda is our webmaster and he does a great job keeping track of all of the information and updates. Thank you Nick! The Association truly appreciates all of your hard work!

FIREPLACE INSPECTIONS

If you have a Fire Place, whether you use it or not, it must be inspected and cleaned. This includes gas fireplaces. Please provide the Management Office with the original receipt no later than October 31, 2012. All Contractors must provide the management office with a copy of their NJ License and a COI naming Darlington Ridge Condominium Association and Yes Property Management as additional insured.

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.



Please note it is your responsibility to ensure that your guests are parking in unnumbered spaces. Please remind your guests to park in unmarked spaces, the number parking spaces are assigned to other residents

Please park in your numbered space and within the parking lines. We are receiving an increase in the numbers of complaints regarding Unit Owners parking in free spaces leaving their reserved spaces vacant. It is unfair to knowingly leave your numbered space free. This is an ongoing problem especially on Boxwood Court where parking is very limited.

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:

- July 22nd
- August 26th
- September 23rd
- October 28^{ht}
- November 25th
- December 16th – 3rd Monday of the Month

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
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