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# The Ridge

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Issue 33

Winter 2017

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## A NOTE FROM THE PRESIDENT

We've reported the progress, during 2016, across our expansive list of projects, but there are other changes that I wanted to highlight as well:

- Sadly, during November, we lost a very dear friend and valued Board member, Ray Brunelle. Ray was actively involved in Darlington Ridge for over 20+ years. He served on the Darlington Board and was our expert ByLaws and Master Deed historian and interpreter. Over the years, he also served on Darlington's committees: ByLaws, Social, ADR, Traffic Calming and Landscaping committees. Ray will be sorely missed.
- Previously we reported that Gail Reynolds resigned from the Board after 16+ years. Gail was not only actively involved in the Darlington Board of Trustees, but also with ByLaws and Landscaping committees. We also appreciate Gail's contributions over the years in making Darlington Ridge a great place to live.
- Bob Smith joined Darlington's Board of Trustees. Bob was on the ADR as well as the Traffic Calming committee over the last few years. Please join us in welcoming Bob to the Board.
- Our Landscaping and Snow Removal contractor changed. BrightView, aka Brickman, terminated their contract with Darlington Ridge during September. We

quickly established a Landscaping & Irrigation contract for the remainder of 2016 with Horticultural Services. In addition, we awarded a contract to RFC Excavating & Landscape Construction for their Snow Removal bid. These 2 new vendors are welcomed changes to Darlington's service contracts.

- The Board Meetings, open to homeowners for attendance, are now quarterly rather than monthly. Open sessions will occur during the February, May, August, November meetings at 8pm.

We are always looking for homeowners to get involved in Darlington's committees. Please let Linda Courain, DR's Property Manager, know if you are interested to participate in any of our committees.

## 2017 Budget and Maintenance Fee

The 2017 Budget was approved at the December Board Meeting.

Please note the Maintenance Fee for 2017 increased to \$315.00. Payment coupons have been sent to all Unit Owners who pay by check. If you are signed up with the ACH payments through Yes Property Management, the payment has been automatically increased. If you have payments set up through your personal bank, in which the bank mails a check for you, please make the adjustments accordingly.

## SNOW PATROL

The snow removal contractor for the upcoming winter is new to our community. RFC Contracting has been performing the winter snow and ice removal this season.

RFC Contracting will be working very diligently in the winter to keep the community clean of snow and ice. In order to do this efficiently, they need your help as homeowners. To clear the parking lots properly, RFC Contracting needs your help.

Please be aware of your surroundings, use extreme care when walking on the property and entering and leaving your home.

While you may be willing to shovel your own spot out, and choose not to move your vehicle when the horn is honked, you are hindering the car next to you from being shoveled out. RFC needs a minimum of two spots on either side of you open to shovel one out. Therefore if you don't move your vehicle when RFC blows their horn (as noted in the Snow Protocol), you will be fined for each occurrence.

Avoid parking in the end parking spaces as they are needed for snow over-flow.

Additionally, by moving your vehicle too early onto a street which has not yet been cleaned, you are changing the protocol that has been established to best clean the area quickly and effectively.

If you are going to be away, contact the management office. There are parking areas that are designated for residents who will be out of town.

Please respect the contractors and their work schedule. Refrain from waiving down/talking/directing the contractors. Doing so will interfere with their progress. They are following the protocol and cannot deter from the schedule.

As in the past, orange buckets of Calcium Chloride will be available to the community. They are at your disposal to help remedy icy conditions. Contact the office for an orange bucket or stop by the Clubhouse for pickup. Ice melt is also available at the clubhouse. . If you

notice the buckets are low, contact the office during office hours.

The Snow Protocol can be found on line and in Administrative Resolution 40, Regarding Snow Removal, copy enclosed. Administrative Resolution 40 will be strictly enforced.

Should you have questions or concerns, please call the office at 201-327-3665.

Thank you for your anticipated cooperation.

## PET PATROL

I would like to thank all of the Pet Owners who pick up after their pets. Not only are they responsible pet owners, *picking up their pets droppings*, they often pick up what others have left behind.

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.

Please keep in mind; even though we know it's cold and the days are shorter, you still need to pick up after your pets.

All pet(s) must be registered with the Association as per \*General Resolution 2.B, Regarding Pet Curbing Rules. Contact the Management Office for a DRCA application.

Annual Licenses are required by the Township of Mahwah for both Dogs and Cats no later than February 15 of the Licensing Year. Licenses may be obtained through the Mahwah Township Clerk, 201-5296-5757 ext. 230.

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

## Maintenance check

Exterior light out? Contact the management office for replacement.



## PARKING

Please, be considerate of your neighbors.

Parking is not an issue, unless residents fail to follow the Rules and Regulations of the Association.



Your anticipated cooperation is greatly appreciated.

This past December Residents stopped in or called the office to voice their concerns regarding parking.

### Residents are:

- ❖ Parking in other resident's assigned spaces.
- ❖ Driveways are left empty; Town Home residents are parking in blank spaces.
- ❖ Sycamore Lane residents are parking on Ash Drive.
- ❖ Families have more than 2 cars and they are monopolizing the parking.
- ❖ Cars are not moving when the plows come through.
- ❖ Residents are parking over the line taking up 2 spaces.

Per the Rules and Regulations of Darlington Ridge, Residents **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.

The Association does not offer vehicle storage. Unmarked parking spaces are available on a first come basis; they should not be used for vehicle storage. If you are going to park your vehicle for longer than 72 hours, you may park it in your numbered space. If you have more than 1 vehicle not used on a daily basis, the additional vehicle should be parked in areas within the association that has ample parking; there are several. Contact the Management office for locations.

Please remind your guests to park in unmarked spaces, the assigned parking spaces are reserved for residents.

It is the homeowner's responsibility to ensure their guests are parking in properly designated spaces.

## *Thoughts and Rules to Live By*

### BE A GOOD HOMEOWNER

1. Review the associations Master Deed, Bylaws and Rules and Regulations before you buy a home and read them again when you move in.
2. Pay your assessments on time.
3. Attend the annual meeting.
4. Read the newsletter...
5. Follow the rules.
6. Serve on a committee.
7. Serve on the board or, at a minimum, attend open board meetings.
8. Don't expect someone else to do it for you.
9. Help organize a community event—a food drive, holiday gift drive, or social event.
10. Vote in community-wide referendums.
11. Volunteer to serve your community.
12. Consider how your particular knowledge, skills, and experience can help the community.
13. Remember that you are a member of the community association. What is good for the association is good for you.

### BE A GOOD NEIGHBOR

14. Welcome new neighbors into the community.
15. Share a smile with a neighbor.
16. Nurture relationships
17. Talk about problems. A polite conversation is more effective than sending a letter.
18. Run laundry and dishwashers before 9 PM.
19. Offer to lend a hand.
20. Keep TV and electronics at reasonable volumes.
21. Take care of your property.
22. Keep hallways and common areas clean and clear of items, such as shoes, sports equipment and toys.
23. Walk softly.
24. Be a good driver.
25. Treat people the way you want to be treated.

**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, etc. Modification Requests are the Home Owners responsibility, contractors do not submit the forms to the Management Office.

- ✓ The Association’s Policy Resolution 27 requires all washing machines have flexible stainless steel hoses and that the Unit’s water heaters are within their warranty period. It is up the Unit Owner to ensure that their appliances and equipment are safe and running properly. It may be time to change your water heater and/or washing machine hoses. They do not last forever and always burst at the worst possible time. If you replace your washing machine hoses and/or water heater, please provide a copy of the receipt to the Management office.
- ✓ 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.

**Did you know?** 50% of all residential heating-related fires are reported during the months of December, January and February.

Keep the following safety tips in mind to help reduce your risk of a heating-related fire.

- ❖ Keep anything flammable at least three feet away from heating equipment, like the furnace, fireplace, or a portable space heater. Have a three foot "kid free" zone around open fires and space heaters.
- ❖ Make sure the fireplace has a sturdy screen to stop sparks from flying into the room. Ashes should be cool before putting them in a metal container a safe distance away from your home.

- ❖ Remember to turn portable heaters off when leaving the room or going to bed.
- ❖ Have heating equipment and chimneys cleaned and inspected every year by a qualified professional.
- ❖ Have a qualified professional install stationary space heating equipment, water heaters or central heating equipment according to the local codes and manufacturer's instructions.
- ❖ Check your smoke and carbon monoxide detector weekly.

**2017 BOARD MEETING DATES**

Below please find the tentative date for the Board Meeting Open Session which will be held at 8 PM on the fourth Monday of the following Months:

- ❖ **February 27**
- ❖ **May 22, Annual Meeting and Elections**
- ❖ **August 28**
- ❖ **November 27**

**BOARD OF TRUSTEES**

President.....Deb Conway  
 Vice President.....Carrie Longson  
 Treasurer.....Rosalind Leonessa  
 Secretary.....Rhoda Erbstein  
 Trustee.....George Westcott  
 Trustee.....Linda Dominick  
 Trustee.....Bob Smith

**MANAGEMENT**

Property Manager:  
 Linda Courain  
 1225 Mulberry Drive  
 (201)327-3665 fax (201)327-4478  
[lcourain@yespmgroup.com](mailto:lcourain@yespmgroup.com)

Professionally Managed by:



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