

# The Ridge

Issue 20

Winter 2010

## A NOTE FROM THE PRESIDENT

Are you counting the days until Spring arrives? I know I am. Looking forward to the warm weather, the Darlington Ridge Board has been planning some projects for less frigid days ahead.

First, we will be replacing a number of the utility closet doors which have suffered from the wear and tear of 20 years. Replacement of these doors will be done over a period of 3 years .

Secondly, we will be moving into the third phase of replacing the trash corrals. This year we will be doing the 4th and last corral on Sycamore and the 3 corrals on Mulberry. Several residents, who live on Sycamore and are using one of the newly replaced corrals, have requested an additional dumpster be placed in the first corral on Sycamore. That request is currently being processed by the Township's trash hauler in conjunction with the Township.

Next, Cornerstone will be working on Darlington Ridge sidewalks as well as phase 2 of stoop concrete repairs.

Lastly, the 2nd phase of our street repavement will be undertaken by SJP (South Jersey Paving) This phase will include the repaving and line striping of Sycamore, Cranberry, Heath, Hibiscus, Lavender, Persimmon and Sage. We will be meeting with the contractor soon to review the specs and establish a starting date.

On behalf of the Board, I would like to thank the Darlington Ridge Community for being cooperative and understanding during our project work during 2009, especially to all those residents who were involved in the repaving of 2 of our roads and the drainage project. I would also like to thank members of the Board: **Ray Brunelle, Deb Conway, Linda Dominick, Rhoda Erbstein, Roz Leonessa, and George Westcott** for the time they have spent in working on behalf of our community. Please accept our wishes that the year 2010 will be a good one for our Darlington Ridge Community.

Gail Reynolds, President



## COMMUNITY NEWS

Our webmaster, **Steve Fine**, has decided to retire from this post. We want to thank Steve, who not only designed the Darlington Ridge Website, has kept the website up to date these many years. Steve has done a wonderful job, and we want to thank him for his service to the Darlington Ridge Community.

Darlington Ridge resident, **Nick Renda**, has volunteered to take over the management of the website. We thank Nick for volunteering and wish him the best as he steps into the webmaster position.

If your orange bucket is empty. Notify the office so we can add some more calcium chloride to help you during those icy times – it's not over yet.

## OFFICE HOURS

The Property Manager's office hours for January to May will be as follows:

Monday	12PM-8PM
Tuesday	9AM-5PM
Wednesday	9AM-5PM
Thursday	9AM-5PM
Friday	9AM-5PM

## HAVE YOU TUNED TO CHANNEL 78

Have you tuned in to Cablevision Channel 78? If so, you know it's the local Mahwah Township station, Mahwah Community News (MCN) . MCN announces current events occurring in Mahwah as well as coverage of some of these events, and some interviews with Township leaders. If you want to know what's happening in Mahwah, tune in to Channel 78.

## MANAGER'S CORNER

I would like to start off by letting everyone know a little about myself. My name is Richard Desmond. I guess I am the new guy in town. I think it is fair to say that I have been involved in many aspects of property management over the years.

I have worked on the development of affordable housing programs (with an emphasis on senior housing). I have managed numerous types of communities from some subsidized properties to some very "high end" communities all with one common characteristic; no matter what the cost of the unit, they always represent someone's home and need to be treated as such. I do believe in letting people live their lives but the rules are in place to make for a better "quality of life" for all and need to be enforced.

The Darlington Ridge management office has been working on completing work orders as soon as possible. If you see something, call it in and we will work on getting it fixed for you. Light bulbs out or flickering are routine items. Just let us know.

If you notice an unsafe condition, give a call. With all the wind we have had, if you notice anything "blowing in the wind" give us a call and report it, we will not make you sing the song (unless you want).

Please don't forget to submit a Modification Request Form when you are ready to do some work on you home. Have an idea for a newsletter article? Would you be interested in reviewing a movie or a local restaurant? It would be fun to know what your neighbors have been doing recently. Do you have a favorite family recipe you would like to share, send it in to the office and we will put it in the next newsletter. Let's have some fun.

*Richard Desmond*  
Property Manager  
Community Management

## SNOW PATROL

The Brickman Group has been working very diligently to keep the community clean of snow and ice this winter season. But, in order to do this efficiently, they need your help as homeowners. 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 or cars next to you from being shoveled out; Brickman needs a minimum of two spots on either side of you open to shovel one out.

By moving your vehicle too early onto a street which has not yet been cleaned, you may be causing a problem for the plow driver who is attempting to best clean the area quickly and effectively.

We are placing those orange buckets by the steps in the condominium and townhouse areas. Please use this to make your steps safe if you should notice a slippery or ice condition. The snow removal contractors do not check the site every day for ice so it is very possible that the buckets with the calcium chloride will come in handy. Please keep the lids closed to prevent water from entering the bucket and ruining the product. If there is no scoop in the bucket, you can use a coffee can or cup to spread the calcium. The buckets have been placed around the community to be used as your may need to help remedy the icy conditions we have been experiencing this winter.

It is obvious this season that residents have worked hard and cooperated to make this snow and ice removal less of a pain. This type of team work also keeps the community safer so thanks and keep up the good work.

If you need another copy of the protocol, or have any other questions or concerns, please contact Richard, at the clubhouse, at 201-327-3665.

## MONEY MONEY MONEY: HAVING A PARTY

If you are planning a party for a special occasion, why not consider your community clubhouse as a site for the party. We have enough room for up to 55 people at a time and hope to hear from you soon. For information contact DR's Property Manager for details 201-327-3665.

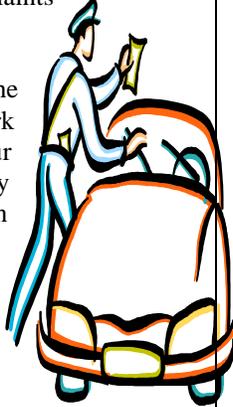


## PARKING

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. Please note, it is your responsibility to ensure that your guests are parking in unnumbered spaces.

If you or a guest is parking in one of the Association's handicapped spots, it is imperative that you handicap ID be visible from outside your vehicle.



## RECYCLING

The recycling area is getting better. Our maintenance crew spends some of their day just straightening up the area of unbundled newspaper and magazines, and bags of recyclables just thrown in the area. But overall it looks cleaner and less messy. Please don't forget that newspapers & magazines are to be securely tied with string in bundles, no heavier than 30 lbs. The bundles are to be placed in the recycling shed. Do not dispose of these items in bags of any kind.



Aluminum & Tin food and beverage cans are to have the label removed and should be rinsed clean before discarding them in the recycling center. This is important to keep insects and animals away.

Glass must be unbroken and rinsed clean prior to disposing of them in the recycling bin.

## PET PATROL

Having a pet is a very big responsibility. It is up to us as the pet owners to make sure our pets are in good health and kept warm and protected on very cold days.

It is also our responsibility to be mindful of other in our community and make sure that we clean up the droppings our dogs deposit throughout the community. As the snow melts and signs of spring appear, one bad sign is the numerous piles of dog droppings that have been left by a few irresponsible owners.

If you see something, call the office and ID the dog and owner as best you can. Don't forget, it is not just for a healthy environment, it is the law that you "curb your dog".

Just because it gets dark earlier does not mean we do not have to be responsible and clean up any droppings. Please consider your neighbors and respect the property. Have a safe winter.

**Rhoda Erbstein, Pet Committee.**

## Thoughts and Rules to Live By

### BE A GOOD HOMEOWNER

1. Review the covenants, conditions and restrictions (CC&Rs) and other association documents before you buy a home.
2. Read them again when you move in.
3. Pay your assessments—on time.
4. Attend the annual meeting.
5. Read the newsletter and the minutes of association meetings.
6. Follow the rules.
7. Serve on a committee.
8. Serve on the board or, at a minimum, attend board meetings.
9. Don't expect someone else to do it for you.
10. Help organize a community event—a food drive, holiday gift drive, or social event.
11. Vote in community-wide referendums.
12. Volunteer to serve your community.
13. Consider how your particular knowledge, skills, and experience can help the community.

14. Remember that you are a member of the community association. What is good for the association is good for you.

**BE A GOOD NEIGHBOR**

- 15. Curb thy dog.
- 16. Keep televisions and music at reasonable volumes.
- 17. Park in your own space(s).
- 18. Take care of your property.
- 20. Walk softly.
- 21. Share a smile with a neighbor.
- 22. Offer to lend a hand.
- 23. Welcome new neighbors into the community.
- 24. Nurture relationships.
- 25. Talk about problems. Direct conversation is more effective than sending a letter or banging on a wall.

**BOARD MEETING DATES**

Below please find the tentative dates for the monthly Board Meeting which will be held on the third Monday of the Month. Open session begins at 8:00PM:

- February 15, 8:00PM
- March 15, 8:00 PM
- April 19, 8:00 PM
- May 17, 8:00 PM
- June 21, 8:00 PM
- July 19, 8:00PM
- August 16, 8:00 PM
- September 20, 8:00 PM
- October 18, 8:00 PM
- November 15, 8:00 PM
- December 20, 8:00 PM

For those of you who have e-mail, we will be sending an e-mail reminder.

**BRIGHT IDEAS**



- As a great reminder – this one is worth re-printing with all the new GPS users out there.
- In recent news, more cars are being broken into containing GPS systems. The GPS is programmed to store the owner’s home as home, and criminals are

using this to break into homes because many people also have a garage door opener within the vehicle. Use an address a block or two away.

- It may be time to change your washing machine hoses. They do not last forever and always burst at the worst possible time.
- Think about turning off and unplugging some of those battery chargers that we have been leaving plugged in all the time. Every little bit helps!
- Instead of moth balls, try using dried lavender blossoms, dried mint leaves, or cedar shavings (the kind available as pet bedding works well).

The odors of these natural materials are pleasant, yet they repel moths, and there are no dangers involved as with moth balls. Moth balls are poisonous and are considered a pesticide. Avoid inhaling moth ball fumes and do not use them around young children and pets.

- Got a helpful hint – send it in and share your good experience. You may not solve all the world’s problems but you may just solve some of the little ones and then we can work on the big ones.

**BOARD OF TRUSTEES**

- President..... Gail Reynolds
- Vice President..... Debra Conway
- Treasurer..... Ray Brunelle
- Secretary.....Rhoda Erbstein
- Trustee..... George Westcott
- Trustee..... Linda Dominick
- Trustee..... Rosalind Leonessa

