

1225 Mulberry Drive, Mahwah, NJ 07430
(201)327-3665 fax (201)327-4478

November 17, 2014

Dear Homeowner,

I would like to take this opportunity to wish you and your family a happy and healthy Holiday Season.

As a reminder, The Brickman Group works 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 Brickman needs you to please move your car when asked. Administrative Resolution 40 will be strictly enforced.

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. The buckets are checked weekly, should you notice buckets are low please call the office and we will have them filled promptly.

The Snow Protocol can be found on line and in Administrative Resolution 40, Regarding Snow Removal Protocol/Parking. Should you have questions or concerns, please call the office at 201-327-3665.

Thank you for your anticipated cooperation.

Sincerely,

Linda Courain
Property Manager

Enclosure

Snow Removal Protocol

Snow removal will begin with main streets when snow has reached 2+ inches. There is a set snowplowing schedule in place. DO NOT stop drivers to try and divert them from their schedule, they will not respond.

Residents are responsible for digging out and moving their own vehicles to facilitate the plowing of the parking areas. The association's contractor will beep snowplowing truck's horn in front of each building to notify residents when to move their vehicles, so parking spaces can be cleared of snow. Any vehicle not moved in a timely manner when requested by contractor may be towed at owner's expense. You will be directed by contractor, management or a board member where to relocate your car.

All main roads will be cleared first and then the clearing of parking spaces will begin. Snow will be removed from sidewalks, walkway entrances, stairways and stoops once snow has stopped or has accumulated to 3+ inches.

Contractor will de-ice walkways, stairs and stoops after snow has been removed. Calcium Chloride, sand and grit are the only approved materials to be used by residents for de-icing purposes. DO NOT use rock salt yourself it destroys concrete and grass.

Town home driveways will be cleared first along with Condo walkways including all paver locations for access to the street. Town home walkways and stoops will be cleared afterwards (Owners will use their garages to get out while their stoops are being cleared). This will be followed by the clearing of all parking spaces on the main streets and courtyards.

Any storm over 12" total accumulation over a 3 day period, may cause a snow emergency, limiting access to all but essential or emergency vehicular operation. At that time, a snow emergency policy may take effect, including the designation of roads to be blocked off for plowing, one-way streets, and moving vehicles from parking spaces, to plow the parking areas.

Vehicles not moved from their parking spaces during the time the contractor is on site plowing will NOT have parking spaces plowed at a later date.

Residents must make sure they and their children stay clear of all equipment when in use. PLEASE DO NOT permit children to play outdoors unattended while snow clearing operations are in progress.

Stakes for snow removal and locations of drains and hydrants have been placed for the winter. DO NOT remove these stakes, as they are required for safety.

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Darlington Ridge Condominium Association

Icing Conditions

Condominium building residents have orange buckets of Calcium Chloride located on the first floor landing of each stairwell. Whenever stairs landings or hallways become icy, residents are to use the Calcium Chloride provided to sprinkle on icy areas.

Townplex and Townhouse residents must contact the office for an orange bucket or stop by the Clubhouse. Orange buckets of Calcium Chloride will be available to the community. They are at your disposal to help remedy icy conditions. The buckets are checked weekly, should you notice buckets are low please call the office and we will have them filled promptly. Also, additional orange buckets will be available at the Clubhouse for resident pick up.

Townplex and townhouse RESIDENTS WITH STOOPS -- DO NOT use rock salt on stoops or risers to melt ice. It will damage the concrete and any damage will be repaired at the owner's expense. Use calcium chloride, sand or grit only.

NOTIFY THE ASSOCIATION'S MANAGEMENT OFFICE OF ANY ICING CONDITIONS OR IF YOUR BUCKET IS OUT OF CALCIUM CHLORIDE IN YOUR STAIRWELL! WE CAN BE REACHED AT 201-327-3665

DRIVE AND WALK SAFELY!! RESIDENTS ARE RESPONSIBLE FOR
THEIR OWN DUE CARE DURING SNOW AND ICING CONDITIONS!!!