

The Ridge

Issue 36

Summer 2018

www.darlingtonridge.com

A Note from the President

We should ALL be aware how Darlington Ridge is a very sought after community in Mahwah... just ask your Realtor friends and neighbors! It is commendable and not without a lot of hard work and diligence that our Board of Trustees and Committees are focused on the upkeep of our community. DR is known for proactively addressing key projects to keep the community safe and beautiful. This behavior obviously reaps its benefits and strengthens the value of our homes.

We heard from many homeowners that it is quite impressive as to how many projects are tackled at Darlington Ridge at any given time. Linda Courain, our Property Manager, has been amazing at orchestrating our Expert Contractors to address all these jobs.

There are many Projects scheduled for 2018; many already in process.

- **30 brick walls (Assessment funded)**
- **45 new dumpsters throughout DR**
- **30+ water line replacements to proactively replace the 30 year old 1" & 2" pipes which are at their useful life limit**
- **26 Front entrance step replacements**
- **Painting of the condominium railings**
- 3-4 flat roof replacements on Condo buildings where AC units are stored
- Painting and power washing of the Town Home and Townplex
- Wood step replacements on Condo buildings
- MacArthur Entrance/Exit replacement of the damaged pavement
- Continued waterproofing of Ash project
- Carpentry work on the condo buildings

Jobs in Process noted in bold

While it was never expected that we would have to replace brick on the buildings, I am pleased that the community recognized the importance of the safety aspect and many opted to take advantage of the discount to pay the assessment fees up front. This allowed the Brick project to stay on track to complete within 2 years.

We are Very Proud of our community and our healthy schedule of repairs and replacements. As these jobs are scheduled in your area, Linda will provide the details to homeowners regarding the process and timing that the projects will occur. To the Credit of the Finance Committee and the Board, we have addressed all the remaining projects within our Operating and Capital budgets.

There are many projects going in the complex. With all of the inconveniences due to project activities, our residents have been wonderful and extremely cooperative.

Thank you for all of your understanding and flexibility throughout each project.

Insurance Seminar

The Board of Trustees sponsored a meeting with our USI Insurance Company on May 5th at the Clubhouse to explain the Darlington coverage as well as recommend coverage that Homeowners and Renters should have on their HO6 policies. Fifteen homeowners attended and enjoyed the seminar along with coffee and donuts provided. As well, they were able to have the Insurance experts review their policies to see if there were recommendations for additional coverage or potential savings. Feedback was well received by attendees.

PARKING

Please remind your guests to park in unmarked spaces, the numbered parking spaces are assigned to other residents. It is the homeowner's responsibility to ensure that guests are parking in properly designated spaces.

All 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.

It has come to the Management's attention that residents are parking their vehicles in unmarked parking spaces for extended periods of time and leaving their assigned space/driveway vacant. As a courtesy to your neighbors, please park your vehicle in your assigned space before utilizing the unmarked spaces.

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.

If you have a vehicle not used on a daily basis, the additional vehicle should be parked in areas within the association that has ample parking. Unmarked parking spaces are available on a first come basis; they are not to be used for vehicle storage. Moving vehicles from one vacant space to another simultaneously is unfair to the other residents.

Motorcycles should be always have a board under the kickstand to protect the asphalt.

COMMERCIAL PARKING

The Association allows commercial vehicle parking to the left of the Clubhouse only. Parking throughout the community and/or in front of the clubhouse is not permitted.

The Darlington Board welcomes your feedback

It is extremely important that our Darlington Board of Trustees remain impartial to manage our property and projects in the best interest of the entire community, to be within budget and in compliance to our Bylaws. The current Board takes this very seriously. As part of our continuing education, Board members and Property Manager stay current on the Condo rules and share best practices as they attend "The Cooperator Expo" which is a yearly event in Secaucus, NJ.

We recognize that folks are very busy with their families and work responsibilities. We seldom see homeowners attend meetings, however please feel free to drop your constructive suggestions and observations into the mailbox in front of the Clubhouse. In the spirit of Transparency, we want to make sure that your interests or concerns are being addressed. Thank you for your help.

Projects and Home Owner Concerns

As with all projects, Home Owners may have questions. Please direct all your questions or concerns to the **Management office**.

It is proper protocol for home owners/residents to contact our Property Manager only, with your concerns. It is extremely important that we have a single point of contact and linkage with our vendors to eliminate any confusion or miscommunication problems.

Modifications

If you are planning a home improvement project and you are not sure if you need to submit a Modification Request for approval by The Board of Trustees, please call the Management Office .

No modification or structural alterations on the inside or outside of any Unit are permitted without prior written approval of the Board. Under no circumstances are modifications to be made without Board approval.

Modification Approval is required but not limited to:

- Kitchen/Bathroom Remodeling
- Replacement of furnaces and HVAC Units.
- Water heater replacement
- Plumbing and Electrical work
- Replacement windows, exterior doors, patio doors, screen doors, skylights
- Installation of wood/engineered flooring

No interior plumbing or electrical modifications can be made to any Unit without proper State, County and/or Local Township permits and inspections.

Action Reminders

If you have a light out in front of your Unit or in your building, please call the management office for replacement.

Some 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.
- **Bird Feeders and feeding the wildlife is 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 the Management office for more information.
- Refrain from storing items in the gardens and under stairwells, this would include but is not limited to bicycles, chairs, children's toys, carriages/strollers, etc.
- **Balconies** can store:
 - Bicycles permitted March 1st - December 1st
 - 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 after use
- **Fruit and Vegetable plants are not permitted** within the community; this includes tomato plants, as they attract rodents.

PET PATROL

Please respect your neighbors & the grounds, Curb your pet. With summer in full swing this is a reminder to always walk your pet on a leash, pickup after you pet and dispose of the bags properly.

Please refrain from allowing your pets to relieve themselves on front lawns, in the flower beds and under resident's windows.

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. Large glass items, that are not recyclable, shower doors and mirrors are to be left outside the dumpsters; the garbage men will pick up and place in a special area on the trucks.

Contractors are to take all construction debris. Construction debris is not to be left in or around the corrals. This includes windows and doors as well as cabinets, flooring and bathroom fixtures.

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. The Township Recycling regulations include the following items:

All glass, plastic, tin and aluminum recyclable items can be placed in the same recycling trailer/container for pickup by the Township Recycling Department. Newspapers, magazines, cardboard are to be tide bundled and placed at the Recycling Depot next to the recycling trailer/container. Please take the time to tie up the items. Maintenance spends an average of 6-8 hours a week cleaning up the recycling center. All items must be placed in the proper container/area **without plastic bags. Please do not put cardboard in the recycling trailer, set it along the side. Do not leave garbage, plastic containers or packing material.** All recycling material can also be dropped off at the Township Recycling Center.

1. **Newspapers:** Newspapers must be bundled and string tied. NO brown bags, magazines or junk mail are to be included

in the bundles. Bundles should not be more than 30 pounds in weight.

2. **Magazines:** must be bundled and string tied. No newspapers, brown bags or junk mail are to be included in the bundles. Bundles should not be more than 30 pounds in weight.
3. **Corrugated Cardboard:** Shipping boxes only. Cardboard should be folded or cut and string tied in bundles weighing no more than 30 pounds. For large amounts of cardboard, call the recycling center for special arrangements. **Do not leave cardboard in the recycling center unless it is tied up.**
4. **Aluminum & Metal Cans:** Food and beverage cans only. All labels must be removed and insides should be rinsed clean.
5. **Glass:** All glass goods should be rinsed clean and unbroken. No mirrors, plate glass, china, light bulbs, ceramic or porcelain goods will be collected.
6. **Plastic:** Only plastic beverage containers **WITH CAPS REMOVED** will be collected.

Please help keep the recycling area clean and clear of debris. All cardboard is to be broken down and bundled. Moving Boxes and larger boxes can be dropped off at the Mahwah Recycling Center.

The Township does NOT pick up any type of Junk mail or cardboard that has had food in it. This includes PIZZA Boxes, cereal, rice, pasta, etc. If you would like to recycle junk mail and food boxes you must bring it to the Township Recycling depot.

The Township Recycling regulations are listed in the Darlington Ridge Website and on the Township of Mahwah website.

Balconies and Patios

As a Unit Owner you have full access to your balcony and patio area, these areas are reserved for your use and are exclusions to others. Per the Master Deed 3.04 Limited Common Elements, patios (enclosed and unenclosed), porches, decks or balconies are considered Limited Common Elements.

3.04 Limited Common Elements.

Portions of the Common Elements are hereby set aside and reserved for the restricted use of the respective Units to the exclusions of the other Units and such portions shall be known and referred to herein as "Limited Common Elements."...

"Each Unit Owner shall be responsible for maintaining, at their individual cost and expense, all areas designated as Limited Common Elements. However, maintenance of the structural components of all Limited Common Elements shall be the responsibility of the Association. Each Unit Owner shall be responsible for any improvements or maintenance in and to patios (enclosed and unenclosed), porches, decks or balconies including any glass, glass doors, screens, screen doors, none of which shall be the responsibility for maintenance by the Association. All Limited Common Elements, however, shall be in compliance with all governmental rules and regulations, as well as all rules and regulations of the Association, as provided for herein, or in the Bylaws."

What this means to you as an Owner:

Maintenance and repair of the balconies and patios are the responsibility of the Unit Owner. Cleaning, maintaining and repairing/replacing the deck boards of a patio/balcony are the responsibility of the Unit Owner.

We are asking that all residents/Unit Owners with a patio or balcony inspect their outside areas. You should be looking for any cracked,

lifting or loose boards of the balcony flooring or columns, popped nails, loose railings, signs of rust, and proper connection of the ceiling lattice. The Management office can help coordinate the work of all patio balconies needing repair at any given time in order to achieve best prices and to assure the use of certified contractors performing the work. Invoicing would be made directly to the Unit Owner with payment due directly to the contractor.

Renting Your Unit

Owning a unit in Darlington Ridge is an excellent investment, and many unit owners take the opportunity to rent out those units.

Landlords must follow the DRCA Third Amended Administrative Resolution 26C Regarding Rental Procedures and Fees. The following documents are required to be submitted to the Management Office within 7 days of Lease signing:

- Current Lease
- Signed Lease Rider
- Township of Mahwah Fire Dept. Inspection Certificate
- Completed Census Form
- Current Renters Insurance Policy

Provide tenants with a copy of the rules and regulations. Owners are responsible for violations by tenants.

Let your tenants know who to contact in case of problems. Tenants are encouraged to call the landlord with concerns, but are also welcome to contact the management office, especially in an emergency

Planning a Party?

If you are planning a party for a special occasion, why not consider your community clubhouse? We have enough room for up to 55 people. For information, contact DR's Property Manager 201-327-3665 or check the Association's website.

Fire Places

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 15, 2018. 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.

DRCA will provide a list of vendors who have their insurance paperwork on file for your consideration. Homeowners are responsible to schedule their fireplace cleaning.

BOARD OF TRUSTEES

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

BOARD MEETING DATES

The Board of Trustees meets the fourth Monday of the Month. With Open Session Quarterly. The next Open Meeting will be held at the Clubhouse on August 21st and will begin promptly at 8:00 PM.

Some meetings may be moved with respect to vacation and 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

On Site 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 - 8:00 PM
Tuesday & Thursday	9:00 AM - 5:00 PM
Wednesday & Friday	9:00 AM - 2:00 PM

You can always call for an appointment or

Walk in Hours are:

Monday	5:30 to 7:30 PM
Tuesday and Thursday	1 PM to 3 PM
Wednesday & Friday	10 AM to 2 PM

Professionally Managed by:



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