

The Ridge

Issue 37

www.darlingtonridge.com

Spring 2019

Project Updates

Hello Homeowners,

There are many key projects that have been the focus at Darlington Ridge. We are very pleased to say that 2 projects will be complete during 2019 with our current plans. Check out our progress:

Projects Planned for 2019:

- Remaining 14 steps will complete the step project
- Remaining 14 brick walls and the clubhouse will complete this project
- 36 Town plex units, will have the waterlines replaced.
- Condo buildings will be power washed and painted after the step and wall project on Ash Drive. Please keep this in mind, for your balcony or patio to be washed you will have to remove all plants.
- Pool resurfacing to be done before May opening
- Planting beds at building 51 and throughout community

Completed during 2018:

- 25 town home entrance steps replaced
- 20 brick walls
- 14 condos had railings installed at the entrances
- 33 unit waterlines were replaced

- 5 - 2" inch water main lines replaced
- Purchased 49 new garbage dumpsters
- Added an annex to the recycling center for cardboard and newspapers
- Purchased New recycling dumpster
- 6 wood steps were replaced
- MacArthur entrance was repaved
- Tennis court maintenance included crack repairs
- Added speed humps at Hickory Drive and Mulberry Drive
- Buffer maintenance included tree plantings
- Tree pruning was done throughout community
- Painted and power washed corrals, town homes, town plex buildings plus 2 condo buildings
- Completed NJDCA Hotel and Multiple Dwelling inspections for green card



Clubhouse rental

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

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Property Manager 201-327-3665 or checks the Association's website.

COMMERCIAL PARKING

Commercial vehicle Parking is prohibited throughout the community.



The Association **does** **allow commercial vehicle daily parking to the left of the Clubhouse only.**

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 before it will be moved, you need to park it in your numbered space.

The Courts have very limited space for parking which adds complexity to our homeowners and it is essential for everyone to follow the rules.

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If a vehicle not used **daily**, it should be parked in an area within the association that has ample parking. Moving vehicles from one vacant space to another simultaneously within the courts is unfair to other residents. Please be a courteous neighbor.

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

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

All renovations affecting plumbing or electrical must have town approval. Contact the Town, if you have any questions.

Outdoor Plantings

We love the enthusiasm of DR Residents and their love of plants and blooming flowers.

The Association Policy Resolution No. 6, Hanging Planters, Planter Boxes and Planting Pots, outlines the requirements and

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procedures. Please keep in mind: All Planter Boxes may be hung on the Inside of the balcony or stoop railing. Hanging planters must not be permanently affixed to any soffit, trim or other exterior building surface. Flower pots must not be larger than 12 inches diameter for condominiums and 4 inches for town home units, if it does not obstruct the entrance way.

When watering your plants be mindful of the Units below you, all flower pots are to have a plastic base to catch the extra water.

A copy of the Resolution can be found on the DR website.

PET PATROL

When walking your dog in our community, remember that it is required to be leashed. It is also important to remember to



immediately clean up after your pet. Take along a bag with you to pick up the dog waste and then dispose of it properly in the dumpster.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also toward the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

Maintenance Payments

Association Payments are due on the first of the month with a 15 day grace period.

There is a \$25.00 late fee for all Payments received after the 15th of the month.

There is an additional late fee of \$25.00 if payment is not received by the 30th of the month.

All accounts that become past due by 2 months or in arrears by \$600.00 or more, are referred to Legal for Collection or Lien processing with the NJ courts.

Note that once attorney letters are sent to past due owners, the legal fees are assessed and are required to be paid by the Unit Owner in addition to all late fees.

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 their tenants; this includes but is not limited to any violation(s) 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.



Action Reminders

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



- **Bird Feeders, Bird houses and feeding the wildlife is not allowed** within the community due to the rodents that are attracted to the free food. Homeowners may also be fined for not following the bylaws.
- 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**

BOARD MEETING DATES

The Board of Trustees meets the fourth Monday of the Month. **With Open Session Quarterly. Marked in bold**



*May 28th	September 23 rd
June 24 th	October 28 th
July 22 nd	November 25th
August 20th	December 17 th

*Annual Meeting and Elections

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.

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

MANAGEMENT

On Site Property Manager:
 Linda Courain, CMCA
 1225 Mulberry Drive
 (201)327-3665 fax (201)327-4478
 Linda.courain@cp-management.com
After Hours Emergency: (844)479-2676

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:



