

The Ridge

Issue 40

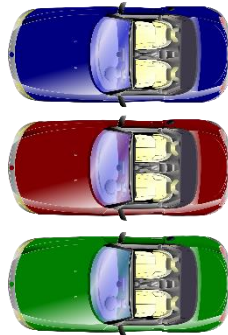
Spring 2021

www.darlingtonridge.com

UPDATED PARKING RESOLUTION

To address the increased number of vehicles parked in our complex and the resulting increase of parking complaints received, the Board of Trustees amended Parking Administrative Resolution No. 36B to include restrictions on the parking of under-utilized vehicles, oversized and commercial vehicles. Our community has a limited number of unnumbered guest parking spaces, especially adjacent to the buildings. Many residents (and guests) complain about the inability to park adjacent to their building due to vehicles parked in unnumbered spaces for extended periods of time.

The amended resolution limits parking adjacent to buildings to **one actively used vehicle per licensed resident**. For example, if there are two licensed residents, up to two actively used vehicles may be parked adjacent to your building. If you have more than one vehicle per licensed resident, you must contact the management office immediately for a designated parking area for your under-utilized vehicle. As these under-utilized vehicles are transitioned to other designated parking areas over the next few weeks, we expect that parking will see relief. Please also note that the association prohibits vehicle storage and any vehicle not utilized within five days (without having notified the management office prior) is subject to violation and may be towed.



All Resident vehicles parked on property must be registered with the Association's Management Office. Registration of the vehicles will occur when you complete the census forms. If your vehicle is found to be unregistered, it will be subject to violation, fines and towing at the owner's expense.

Please read the entire resolution to be sure you are in compliance. Also, please notify the management office of violations any vehicles parked in your area (please include a photo). Note the following:

- Cars parked overnight (10pm–7am) in an unnumbered guest spot without utilizing their assigned numbered spot or driveway
- More vehicles parked adjacent to a building than licensed drivers
- Vehicles with an expired inspection sticker
- Vehicles longer than 18 feet or with commercial plates must be parked in the designated commercial vehicle area by the clubhouse
- Vehicles parked hanging over the grass or sidewalk area
- Vehicles being repaired on the premises (oil change, brakes, etc.)
- Vehicles parked in fire lanes on Hickory or Pin Oak during snow removal

Should you have any concerns, please contact the management office.

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 the Community Manager stay current on the Condo rules and share best practices as they attend webinars and training classes through CAI, Condominium Association Institute, National, New Jersey, Hudson Valley; Association Help Now, The Cooperator and various vendor educational classes.

- ✚ We recognize you are very busy with family and work responsibilities. The Darlington Ridge Board has set up an email drcaboard@gmail.com and they welcome your feedback!

Landscaping

Spring is finally upon us! Enjoy the daffodils and soon to be blooming trees!!

Please be mindful while out on a walk especially with your dog to refrain from using the gardens in front of the condos and townhouses.

Keep your pet on a 6ft. lead and pick up afterwards!!

Warmer weather, plantings will begin to bloom soon!

Stay safe!

Landscape committee



Modifications

APPROVED

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. Modification Request forms can be found on the Darlington Ridge Website, www.darlingtonridge.com

Projects & Homeowner Concerns

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

It is proper protocol for homeowners/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.

Action Reminders

All Owners have the responsibility to maintain the property according to established standards and to live in a community where the property is maintained according to the established standards.

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 will be fined for not observing the bylaws.

✚ **Bird Houses, Bird Feeders and feeding the wildlife is not allowed** within the community due to the rodents that are attracted to the free food.



✚ **Storage on patios and in the buffer areas is prohibited**. No coolers, boxes, storage containers, ladders, mops, brooms, etc.

✚ All screen/screen doors are to be properly installed to windows, sliding patio doors and entrance doors.

- ✚ All patio storage doors are to be securely closed.
- ✚ If you have a light out in front of your Unit or in your building, please call the management office for replacement. 
- ✚ **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.
- ✚ **Bicycles, toys, strollers, chairs** cannot be left on the grounds, gardens, common areas, stairways, under stairways or hallways. These items must be kept in your Unit. The Association has Bicycle storage. Contact the Management office for more information.
- ✚ **Fire pits, Chimineas and ANY open fire is not allowed**
- ✚ 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
- ✚ **Decorative lighting and string lighting** are not permitted in the community, this includes balconies and privacy fencing.
- ✚ **Fruit and Vegetable plants are not permitted** within the community; this includes tomato plants, as they attract rodents

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...”

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 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.

PET PATROL

Please respect your neighbors & the community grounds, curb your pet. With summer in full swing this is a reminder to always walk your pet on a leash, pickup after your 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.

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 towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

Exterminator



The Association is on a monthly plan for pest control. Aardvark Pest Control sprays the outside of all building, trash corrals and the Recycling Center on the first Monday of the month. They also maintain rodent stations. throughout the complex and are on call for bees, wasps and birds that are nesting in or on the buildings.

BOARD MEETING DATES

The Board of Trustees meets the FIRST Monday of the Month. Due to COVID restrictions the meeting is held on the ZOOM platform. The agenda and zoom link are emailed to Unit owner the week before the meeting. If you are not receiving



emails, please update your email address with the management office.

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..... Janis Schwartz
- Vice President.... Carrie Longson
- Treasurer..... George Westcott
- Secretary..... Linda Dominick
- Trustee..... Deb Conway
- Trustee..... Jamie England
- Trustee..... Robin Ginsberg

MANAGEMENT

On Site Property Manager:
Linda Courain, CMCA, AMS
1225 Mulberry Drive
(201)327-3665 fax (201)327-4478
Linda.courain@cp-management.com

Due to COVID Restriction the onsite management office is closed.

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

Professionally Managed by:



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