



# UPDATE FROM THE BOARD

*May 2021*



## **Projects:**

- Building 71 waterline repairs have been completed. Also Building 66 2-inch water lines were replaced after a leak.
- Power washing projects will begin with Townhomes and Townplex buildings during the first week of June. The community manager will notify homeowners when their specific unit is on the schedule.
- We ask that all dog owners increase their efforts to avoid the gardens and grass when walking their dogs. There is lot of time and money being spent to keep our grounds beautiful, however dogs and their owners must treat our grounds with respect! The Pet Committee will be holding a meeting soon to come up on ways to resolve this problem.



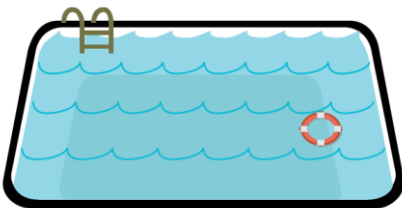
- The results of the May election of board of trustees were the election of Janis Schwartz, Linda Dominick, Robin Ginsberg, Jamie England, and Elissa Kingsley. This is Elissa's first time serving on the boarding. Please join us in welcoming her to board. The trustees are looking forward to working with her. The officers will be elected by the board of trustees at the June 7<sup>th</sup> board meeting.

**Thank  
YOU!**

Please join us in thanking Deb Conway for her more than a decade of outstanding service and dedication to the Darlington Ridge board. Deb decided not to seek re-election this year, but she will continue to be an asset to our community by serving on the Finance committee.



- The water sprinklers were turned on the week of May 15. Please report any sprinkler issues to our community manager Linda Courain at [linda.courain@cp-management.com](mailto:linda.courain@cp-management.com) or 201-327-3665 during work hours.
- **DO YOU SEE SOMETHING UNUSUAL OR CONCERNING HAPPENING IN THE COMMUNITY AFTER HOURS OR ON THE WEEKEND? DO NOT HESITATE TO call the emergency number (844)-479-2677 and they will follow up immediately on the issue. PLEASE do not rely on after hours emails or phone messages to the Community Manager's office providing timely notification! When in doubt, call the EMERGENCY NUMBER!**
- During the last week of May you will be receiving and asked to complete our first electronic census form. Homeowners will have the additional option to get a printed copy from the community manager office or print it from our website [Darlington Ridge – Condominium Association](#). The Census form is due June 30<sup>th</sup>. If the community manager office has not received the Census form by the due date, there will be a fine of \$25.00 assessed.



The pool is scheduled to be open for July to Labor Day. Only residents will be allowed. The reason for the shorter season is the increased costs associated with the hiring of a pool liaison and other pool expenses due to COVID-19. The liaison will be checking people in, taking temperatures, monitoring the 6 feet requirement, and cleaning between session. More details on pool protocols and scheduling will follow as soon as we receive finalized guidance from the state and municipality.

- With the warmer weather upon us, residents will be wanting to display flowers. Please have only two flowerpots on one side of the stairs on townhouse and townplexes. Also keep condo hallways clear of clutter. It can be hazardous for emergency workers or guests who are entering your unit.



- Residents have reported sightings of litter throughout the community. Please refrain from disposing things like coffee cups, wrappers, and cigarette butts on our grounds! Use trash receptacles or garbage bins whenever possible. Let's keep Darlington Ridge beautiful and safe!



As you may know, we are unable to open the Darlington Ridge clubhouse, tennis court, tot lot and fully open the pool due to the threat of uninsured lawsuits as a result of COVID 19. Community Associations Institute (CAI) is hoping that New Jersey would change this with an update on liability protection legislation with bill S3584. The bill would allow safe reopening of our facilities. CAI and the Darlington Ridge Board is hoping community homeowners would support this by completing the form and submitting it so that legislation might have better chance of passing. [Click Here](#) to complete the form or visit <https://p2a.co/TzeMoFl>.



Please feel free to contact our community manager Linda Courain at [linda.courain@cp-management.com](mailto:linda.courain@cp-management.com) or 201-327-3665 with any questions. If you are looking for forms or any other information, please look at our website: [Darlington Ridge – Condominium Association](#). You can reach the board by attending our monthly meetings or emailing us at [drcaboard@gmail.com](mailto:drcaboard@gmail.com). Our next board is June 7<sup>th</sup>, 2021 7:30 pm. Agenda and the Zoom link will be sent to Unit owners.



**We wish everyone a Happy and Safe Memorial Day weekend!**

**The Darlington Ridge Board**

**Janis Schwartz  
Carrie Longson  
Linda Dominick  
George Wescott  
Robin Ginsburg  
Jamie England  
Elissa Kingsley**