

October 2021 News Blast



Completed

Aeration and seeding of the property has been Completed.

In progress:

One 2" water line servicing and Five 1" water the North side of Building 63 are in the process of being replaced.

The painting of patio/deck railings of Townplex and Condo will start beginning of October. A calendar schedule will be emailed and posted on doors. Please be advised that items on railings will need to be removed.

Planned:

Drainage project on the South side of the tennis courts.

Notices

An overview of the Associations Budget process, projects and upcoming projects scheduled for 2022-2023 was presented by Evan Simon, Darlington Ridge Finance Committee chair, after the October Board of Trustee meeting.

Dryer vents inspection and cleaning are due October 15th. Please provide the original receipt to the Management Office. The vendors do not submit receipts on homeowner's behalf.

The 2021 pool season was a success. We appreciate everyone following the mandates this year. Hopefully next year, we can have your guests join you.

TOPS [One] Portal New [Owner Portal](#) to assist with most owner needs. Corner Management Company sent out an email this month with links to help navigate their systems portal, Tops <https://comwebportal.com/login>. Once homeowners are registered, they can make payments online, update personal information and submit service requests. If you have any further questions, please contact Linda Courain at linda.courain@cp-management.com or 201-327-3665.

The Clubhouse is available for daily rental. The cost is \$150 for the rental and \$250.00 for a deposit. The Clubhouse rental Agreement can be found on the Tops [One] Portal.

Landscaping services are scheduled for Fridays, weather permitting.



Pumpkins, gourds, dried corn decorations - Please be mindful of the wildlife at Darlington Ridge. Fall decorations are festive but squirrels and chipmunks come away with a belly full! MSN had some crafty humane solutions. Here is the link to keep your decorations intact. [Solved! How to Keep Squirrels Away From Pumpkins \(msn.com\)](http://www.msn.com) As a reminder, **all decorations** are limited to the front doors of your Unit and balconies. Refrain from decorating any hallway, sidewalk, stairway or common area.

Safety - All common areas including front entrances and condominium hallways are to be kept clear of any items, including but not limited to shoes, toys, bicycles and stroller/carriages.



Pets - Darlington Ridge is a proud pet friendly community. Please always keep your pets on a leash. Refrain from walking your pets on the grass and garden areas. Always pick up after them.

Parking – 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 Resolution can be found on the Tops [One]Portal



Follow the updated parking resolution. Violation letters were sent to 15+ residents for improperly parking. Key violations included

- Cars parked overnight (10pm–7am) in an unnumbered guest spot without utilizing their assigned numbered spot or driveway.
- More vehicles parked adjacent to the building than licensed drivers.

Winter Prep

- Furnaces should be cleaned and checks by a HVAC Contractor no less than every 2 years.
- Change your furnace filter at least every 3 months.
- Never turn off your furnace when you are going to be away. Set it at 55 degrees
- Townhome Owners should winterize the faucets in your garage. Turn the water line to the garage off, then open the faucet to relieve the pressure and leave it open till spring.
- Many of you have heat pump type heating systems. If you leave the thermostat in “normal” position, you are using expensive and inefficient electricity to heat your home. Switch to “emergency” which is the preferred gas burner in your furnace, and a lot more efficient.



Firewood - The use of artificial fire logs is prohibited. Storage of firewood varies by Unit type.

- **Townhomes** may store firewood adjacent to their air-conditioning units, in the gravel but must be a minimum of one foot from the divider fence and one foot from the siding of the unit. Wood must be limited and contained to a firewood ring/rack not to exceed 42 inches.
- **Townplex middle Units** will be limited to inside storage of bundles.
- **Townplex end units and condominiums** will be limited to balcony storage. Wood must be limited and contained to a firewood ring/rack not to exceed 42 inches.

The Onsite Management office will be closed this Friday and Monday and will reopen on Tuesday October 12th.

If you have a true emergency, including safety and property damage, please call Corner Property Management After hour emergency number at 844-479-2676 after calling 911.

For account information, accounts payable and closing information, please contact Corner Property Management at 973-376-3925.

The next Board of Trustees Meeting will be held via Zoom on November 15th, 2021.