

Happy Holidays

The Darlington Ridge Board of Trustees wishes our entire community a Happy, Safe and Healthy Holiday Season!

We hope that you will get more involved in our community by volunteering to serve on a committee. Currently, we have openings on our newly organizing Pet Committee and need volunteers for our Alternative Dispute Resolution Committee. Please contact Linda at the Management Office for more information.

Keep Current on our Homeowners Portal

Please be sure to register for our new online Homeowners' Portal for important community documents, to make payments, get updated account information and submit maintenance requests. Check it out by going to <https://comwebportal.com/login> to register.

Community Maintenance Projects

As the seasons change, the following community maintenance projects are in progress or have recently been completed:

- Fall Clean-up
- Gutter clean-out
- Drainage work near tennis courts
- Snow removal preparation including distribution of ice melt buckets, delivery of salt and calcium chloride and snow removal equipment.

New Charge for Delinquent Accounts

As of January 1, Corner Property Management will charge delinquent accounts a one-time administrative fee of \$150 to cover collection costs. Please note that this charge will not include attorney's fees.

Pet Courtesy

Darlington Ridge is a pet-friendly community, and we ask that all owners observe the following rules to respect our neighbors and keep our grounds clean:

- Curb your pet. Pick up dog waste and dispose of it properly.
- Pets must ALWAYS be leashed and in full control by their owners when outside.
- Do not walk pets near windows and planting beds.

All pets must be registered with the Township of Mahwah. Contact the Township at 201-529-5757 for more information. In addition, all pets must be registered with the Association in accordance with General Resolution 2.B, Pet Curbing Rules. Contact the onsite Management Office to register your pet with the community.

Parking Refresher

Parking Resolution 36B was updated in February 2021. Please respect our parking protocols to avoid fines:

- No unit owner resident shall park on the site more than one (1) vehicle per licensed driver residing in the unit. Parking areas may be made available for additional underutilized vehicles. Accommodations for additional vehicles must be requested in writing and approved by the Board of Trustees any vehicle not utilized within 5 days is subject to violation unless the management office is timely notified of a special situation i.e. Vacation, illness comment etc.
- Unit owners/residents must park in their designated driveway or numbered parking space before utilizing a unnumbered guest space.
- Do not park in any numbered parking space other than your own!
- Unmarked spaces are not to be used for vehicle storage. Vehicles parked for more than 72 hours should be stored in overflow parking as designated by the Management Office.
- All residents must park on the street that matches their home address. If your address is 1225 Mulberry Drive, you must park on Mulberry Drive.
- Motorcycle owners must place boards no smaller than 6 inches under their kickstands.
- It is your responsibility to ensure that your guests are parked in unmarked spaces.

Here Comes Winter!

Winter weather will be here before we know it! The Darlington Ridge Snow Removal Protocols will be distributed shortly. In the meantime, this information is available on our website, www.darlingtonridge.com.

Furnace Tips

- Extend the life of your furnace and be sure to have an HVAC contractor check it out no less than every two years. Be sure to 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 garage faucets. Turn off the water line to the garage and open the faucet to relieve the pressure.
- For those with heat pump systems, note that by leaving your thermostat in the "normal" position, you will use expensive and inefficient electricity to heat your home. The "emergency" setting will much more efficiently utilize the gas burner in your furnace.

Recycling Reminders

Please observe the following procedures for utilizing our recycling depot on the corner of Cranberry Court and Mulberry Drive:

- Please do not leave cardboard boxes at the recycling center unless they are broken down and bundled. Pizza boxes are NOT recyclable!

- Large boxes can be dropped off at the Mahwah Recycling Center located on 142 North Railroad Ave.
- ONLY Recyclable plastic containers, glass bottles and aluminum cans are to be deposited in the depot without plastic bags.
- Please leave fresh Christmas Trees in the designated area beside the Recycling Center and NOT in garbage corrals. Before drop-off, everything needs to be removed from the tree, including the stand, ornaments, lights and any type of wire or tinsel.

MARK YOUR CALENDAR FOR OUR BOARD NEXT MEETING ON

MONDAY, JANUARY 3 AT 7:30 PM