



The Villager

April 2007

The Official Newsletter of
Bald Eagle Village

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LETTER FROM THE PRESIDENT

It's been a while since our last newsletter. A lot has happened. Mostly good! Perhaps the best is the soundness of our financial condition at this writing. Financial strength is an important measurement for many reasons. It shows our ability to function effectively and efficiently, but more important is what this does for your property as an investment. Fiscal responsibility is at the core of what this board has done throughout its tenure. That commitment is obvious when you consider the work that has been accomplished. The roadways were resurfaced without additional costs to individual homeowners! Our programs to maintain our physical structures are on target, schedule and budget. For the third year in a row, we operated our association below budget.

There is also the consistent high level of aesthetic enhancement of our community. Year after year, the look that has become Bald Eagle Village improves. Like a fine wine it has improved with age. A lot of planning and caring goes into keeping our place looking so beautiful.

We have introduced more opportunities to meet and greet. Our post holiday party was a blast. If you missed it, make sure you keep a lookout for next year's. Our golf outing is a few months away. I heard conversations at the post holiday party about trips to the city among other possible outings. Hopefully there will be even more chances to get to know your neighbors. They're great people.

Please come to one of our meetings on the fourth Monday of each month. It starts at 8:00 PM and rarely lasts more than an hour.

Peter Ban
President, BEVCA Board of Trustees

SPRING PLANTING

Please keep in mind

You may only plant in your front bed. If your bed is shared with a neighbor please discuss it with the neighbor before you plant anything. Planting anywhere else needs prior approval. The Association may remove plantings if it is necessary.

MULCH THIS YEAR

The Association has the property mulched ever two years. Mulch will be installed by hand this Spring (no more wilted flowers from hot air blowers).

Snow Removal

The Township of West Milford is responsible for plowing our roadways. The Township considers our roads as secondary/side roads. The hill portion of Beacon Hill Road is given greater importance. The Township also salts/sands the roads.

When service is unsatisfactory, and usually in response to resident complaint, Management will call the Township.

Residents are also encouraged to call the Township when the roads are not plowed. During regular business hours call the Department of Public Works at 973/728-2851. In wintry conditions they are often in office extended hours. After hours, call the Police at 973/728-2802.

The Association has sent letters to the Township and called them in for meetings with the Board in the past. And for the most part we had noticed an improvement in service, but that did not seem to be the case this season.

As a community, we have contracted for snow removal in the areas the Township does not cover, including driveways and walkways. However, because of poor service from the town, you may have seen contractors also clearing roads.

The BEVCA Board

Peter Ban	President
Jim Vander Wall	Vice President
Ed Saade	Treasurer
Stew Barnes	Secretary
Margaret Carroll	Trustee
Rod Gammon	Trustee



Karen Foster, our Property Administrator, is in the Village office Monday 9am to 5pm and Tuesday through Friday 9am to 3pm. You may reach her by phone at 973/728-5778 or by email at bevillage@optonline.net

Dawn Bukaj, our Property Manager, is on site from 12 to 15 hours per week. She does not have scheduled office hours. You may reach her at the Clifton office by phone at 973-773-6262x168. Dawn can also be reached by email at bukaj@communityservices.com

PARKING AT THE MEETING HALL

- When parking at the meeting hall you must park in a designated space.
- Do not park along the curb. Do not block the entrance, and do not block the US Post Office "blue box".
- If you are waiting for a school bus, park in a space and walk your children to and from the front walk.
- If you are coming into the office, even "just for a minute, you must park in a space. Do not park in front of the door.
- The first two spaces in the lot along Beacon Hill Road are designated handicap spaces.

Many complaints, including from the Post Office, have been made.

THANK YOU FOR YOUR COOPERATION.

Bumps Ahead?

The Board is considering adding speed humps to our roads to combat cars speeding through the Village. The area most commonly mentioned as a problem is the portion of Beacon Hill Road between Lexington Lane and Manchester Lane. Prior to the recent repaving we had “rumble strips” in this area, but everyone seems to agree that these did nothing to slow down speeding cars.

Speed humps are longer and less steep than the speed bumps used in parking lots. They are typically 12 to 20 feet long, are wide enough to cover the street from curve to curve, and rise gradually to a point about 4 inches above the road. They are usually placed in a series about 400 feet apart to discourage people from speeding up after going over the first hump. According to The Institute of Traffic Engineers, these types of speed humps reduce traffic speed to around 20mph. Speed humps are designed to cause the driver discomfort if they pass over them at higher speeds

I am hesitant about installing these speed humps for several reasons. While their effect on emergency vehicle response is less than speed bumps, speed humps slow fire trucks by 3 to 5 seconds per hump and slow ambulances even further. The cost is also a factor. Placing four humps (two sets of two) on Beacon Hill Road would cost over \$7,000 for the initial installation, and we would also bear the costs of maintaining them in the future. Finally, we would need to hire an engineer to study where to place them. My research online finds that most cities will not install them on hills for safety reasons.

We would also have to put up signs in both directions announcing the speed bumps, adding to the already busy signage in the Village. Some states and localities also mandate that the humps be painted with distinctive stripes to make sure oncoming traffic can see them.

Will cars hitting the hump, or breaking before the hump, cause a significant noise annoyance to the residents of nearby units? Speed humps are built from concrete and asphalt and cannot be moved without significant cost. How do we test how much noise they will produce?

Finally, I am worried about any liability we may incur by placing speed humps on our roads. What happens if a child is thrown from his bike and is injured while crossing the speed hump? Does the chance of this or something else happening outweigh the safety benefits of slowing traffic in the Village?

I am not dead-set against installing something to deter speeders in the Village (though my first priority is to get more police time on-site!) but I think we should proceed in a deliberative process to make sure the job gets done right.

Yours,
Stew Barnes
Secretary, BEVCA Board of Trustees

OpenBoard Meetings

The Board meets at 8:00 pm on the fourth Monday of each month unless otherwise noted.

Bald Eagle Village Condo Association Economic Report

The best way to measure economic status of Bald Eagle Village Condo Association is to look at the percentage funded of the reserves. The higher the funded percent, the lower the risk factor that resident would have to be “specially assessed” for funding of a major project.

As our property ages, the greater the exposure to risk and therefore the higher the funding percentage should be. As of January 31, 2007 the Association has \$1,092,064 in reserves, which is 25% percent of the recommended amount from the reserve study performed in 2004, meaning there is currently a 26% probability of incurring any special assessments.

As part of on-going fiscal responsibility, we are doing the following:

- Funding annual reserves at a rate of \$220,000 per year, approximately 20% of annual maintenance fees. Assets are invested in money market mutual funds, certificates of deposit and bonds with varying interest rates and maturity dates safeguarding the principal amounts invested.
- Focusing on the collection of delinquent maintenance fees, which are in excess of \$50,000. Any resident that is in arrears is encouraged to contact our attorneys to work out a repayment fee schedule to avoid further assessments of late penalties.
- Engaging an independent auditor for the year ending December 31, 2006. The audit is in progress, and once completed, copies of the report will be made available upon request.
- Scheduling a Reserve Study for April of 2007 due to the large expenditure towards the 2006 roadway project.

As you may or may not be aware, during the fall of 2006 the majority of the roadways were paved at cost of a little over \$500,000. Due to the financial strength of the Association’s reserves at the time this expense was incurred, a special assessment was avoided and the annual maintenance fee increase for 2007 was kept below 3 percent.

Healthy funded reserves have a positive effect on value of our homes. A seller can capitalize by increasing the asking price since a buyer can get a higher mortgage from a lender since the exposure to unforeseen capital expenditures by the Association is minimized by a healthy reserve. If you have any questions regarding our financials, feel free to email me at board@baldeaglevillage.net.

Ed Saade
Treasurer

Emergency Contact Information

In an emergency please call CMC at 973-773-6262. There will always be a manager on-call who can handle the situation, or who can contact Dawn Bukaj directly.