



The Villager

The Official Newsletter of
Bald Eagle Village
Summer 2007

Landscaping Update

As you may have noticed, many of the Village junipers are dying. The seemingly sudden condition of these shrubs is due to a variety of factors including old age, rust disease, and winter burn. The winter of 2006-7 was especially hard on most of our older and/or disease compromised junipers. In the spring their condition became very evident when masses of juniper hedges and ground cover turned brown and died.

Management, the Landscaping Committee and the Board consulted with Lawns by Yorkshire, our landscaping contractors to alleviate the areas left barren by these conditions. Areas that are most visible were selected to be cleared of dead brush by the landscapers. These areas will be mulched where erosion is not a mitigating factor. Where erosion comes into play, the areas will be mulched and then in the fall be planted with material that will cut down on any possible erosion. These restoration projects will take place over several years as the expense is costly and the process time consuming.

When other singular and small areas of shrubs die back due to old age, weather, and disease, a volunteer takes a photo of the area in question. This photo and accompanying narrative is evaluated by the site manager, the Board, and, at times, the landscaper for disposition. Some shrubs are treated and nursed back to good health. Others are trimmed and pruned. A few here and there are removed, and the area mulched in permitting interested residents to plant annuals in place of the shrubs. Shrubs that are removed by the Association are not being replaced as a routine practice since our landscaping budget is already taxed by the massive removals and restorations already cited above. To cut back on the costs, our maintenance staff is doing singular and small area shrub removals. In addition, volunteers and staff do the treating, trimming, and pruning of these diseased shrubs. At present owners are welcome to replace at their own expense any dead shrubs that have been removed by the Association from beds adjacent to their units after consulting with Village garden volunteers for selection of plant material variety and quantity.

To paraphrase Hillary Clinton, it takes a Village to raise our gardens.

Linda Schoeppler

Keep the Village beautiful and green, please water plants and lawn around your unit.

BE BEAR AWARE!

Please keep garage doors closed when not entering or exiting.

A bear has been sighted daily in the development and reported to have entered garages to get garbage.

Enjoy the outdoors but be alert that bear, deer, snakes, turkey, coyote and other wildlife live among us.

UNIT MAINTENANCE NOTES

Chimney and Dryer Vent Cleaning

Dryer vent cleaning is mandatory every three years and Chimney inspections are mandatory every two years. Please supply the office - if you have not already done so with a copy of your invoice to show you have had this done.

Thank you to all of you that have.

Know Your In-Unit Water Shutoff

Every unit owner should know where the water shut off is in their unit. In most units it is located by the meter in the utility room, garage or crawl space.

Sump Pumps

Unit owners with sump pumps in basements or crawl spaces should check them from time to time to see they are working properly.

Garbage/Recycling

Garbage/Recycling must be in covered cans:

- Cans and lids must have your unit #
- Kitchen garbage must be in tied bags
- Excess garbage may be bagged and put next to your cans (2 bags maximum)

Cardboard must be bundled/tied or in covered cans.

Pets

All dogs and cats must be registered with the Township.

All pets must be curbed: pick up after them immediately. Walk pets on mulched or wooded areas and on asphalt. Do not walk pets on lawn areas, it ruins the lawns.



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

The BEVCA Board

Your Board Members are:

- Pete Ban, President
- Linda Dolan, Vice Pres.
- Ed Saade, Treasurer
- Stew Barnes, Secretary
- Margaret Carroll, Trustee
- Roderick Gammon, Trustee
- Jim VanderWall, Trustee

Open Board Meetings

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

Mail Drop

You can leave a note for the site manager, the Newsletter, or any Board member by dropping it in the Meeting Hall drop-box. Please make sure to address it to the intended recipient.

Emergency Contact Information

In an emergency please call CMC at 973-773-6274. There will always be a manager on-call who can handle the situation, or who can contact Dawn Bukaj directly.

Fee Arrears

Recently, the Board discussed the possibility of publishing the names of those homeowners who owe an extremely large amount of money to the Association. The Board decided against doing this. I think this is a mistake.

While the Board and our attorneys have done an excellent job over the last few years in reducing the total amount owed to the Association, we still have several homeowners who owe more than \$5,000, and one or two who owe over \$10,000. These are not people who have had problems with their jobs for a few months, or have missed a payment or two by mistake. There are people who have broken payment agreements, refused to return phone calls or letters, who have ignored legal action taken against them. They have decided to try to game the system and avoid paying the rest of us what we are owed.

We can sue them, put a lien on their house, even garnish their wages. If we cannot find out where they work, or if they are retired, we cannot do much to get the money that is owed to us. They can put off paying indefinitely, knowing that they can eventually declare bankruptcy and leave us holding a nearly empty bag.

Every dollar we are owed is a dollar we have to raise by raising the fees on the rest of the homeowners in the Village. Someone who is not paying their dues may get a new driveway rather than you.

In general, I think it would be great for the homeowners to know what the Office and Board are doing for them. We put liens on units that don't pay, we send out notices of complaints and collect fines from unit owners. I think it would be best if all of this was publicized so people could understand what is being done in their name. However, I respect the privacy concerns this raises in some people's minds. I don't want to publish the name of everyone who misses a payment or two, but shouldn't we know who owes us over \$2,000, which would mean they have not paid us maintenance fees for at least 6 months, and who refuse to talk to us about why they are not making their payments?

The above is entirely my own opinion.

Yours,
Stew Barnes
Trustee

LETTER FROM THE Trustee is a personal commentary.

Watch Out for Children

School will be back in session soon, please watch for children walking to, from and at school bus stops. Do not park in fire lane at meeting hall and do not block mailboxes.

Speed limit is 25mph – please watch your speed – keep everyone safe.

A Special “Thank You!” to All Beautification Volunteers

A huge thank you to all the volunteers who weathered the chill and the rain during the weekend of May 18 to install plant pies in the eighty-two ½ barrels located throughout the Village and annuals in the planter boxes on the wagons and sleigh. Volunteers, headed by Linda Schoeppler, include Stew Barnes, Diane Biss, Charlie and Mary DeKoning, Kevin Ferrick, Karen Fitzgerald, Nadine Hoffmann, Bert Kobylarz, Kim and Ed Saade, Fran Schubert, Matt Shipkey, Jim Vander Wall, Dick and Kathy Williams, and John and Janet Zacco.

Have Comments? To provide feedback about the newsletter, just drop your written comments into the Village mailbox located in the parking lot side of the Meeting Hall. Please address the envelope to the attention of The Villager.

**Bald Eagle Village
Condominium Association
1 Beacon Hill Road
West Milford NJ 07480**

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