



The Villager

First Quarter , 2006

The Official Newsletter of
Bald Eagle Village

Reminder: 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.

Village Projects Update

- **Landscaping:** Lawns by Yorkshire, the Association's landscaper and snow removal contractor has completed repairs of damage done by plowing during the winter. They repaired the Belgian block curbing and the bare spots on lawns and median strips created by the plow blades. Please help the new grass to grow by watering these spots and refraining from driving vehicles across the medians and the lawns bordering driveways. Residents who continue to do damage to medians and lawns with their vehicles will be charged for further repairs to these areas.
- **Look for more updates in the next newsletter and mini update issues...** outdoor projects scheduled to begin or continue with the advent of warmer weather include inspections of driveways, decks, and walkways; spring clean up; siding replacement where necessary on those buildings scheduled for staining (Buildings 25 and 28 through 37); mailbox replacement (upper Beacon Hill, Bunker Hill, and Manchester); shrub replacement (fronts of mailbox surrounds, several common areas, and several areas where shrubs had already been removed for sewer repairs, tree removal, or shrub overgrowth); and the planting of annuals and perennials.

Spring Reminders

- Bears are beginning to be seen out and about in West Milford. Please remember to secure all garbage cans and try not to place them out for collection until Friday mornings. It is also advisable to pour a small amount of ammonia on top of your garbage before securing the lid. If you have a cat, place the sealed bag containing the soiled litter on top of your garbage before securing the lid. The ammonia odor will help to keep bears from rummaging through your garbage.
- Obey the 25 mph speed limit when driving through the Village. Warm weather brings out more walkers and joggers as well children playing and riding bicycles.
- By State law, propane gas grills and tanks are not permitted within 5 feet of any combustible structure including (on) decks and (in) garages. Violators can be fined up to \$5000 by the State. Propane gas grills are permitted on patios as long as the grills are stored **and** located at least 5 feet away from the units' walls and privacy walls. Charcoal and electric grills are permitted on both decks and patios. Residents may have natural gas grills installed by a licensed plumber with the **advance permission** of the Association. Proper permits for installation must be secured from the Township. No grills of any type may be stored **or** located on Common Property.
- Skateboarding, rollerblading/skating, and similar activities are not permitted on the tennis courts. The tennis courts are reserved for the playing of tennis only. If residents wish to play tennis, they must obtain gate keys from the Meeting Hall office.
- When switching over from heat to air conditioning, remember to switch your trunk line/s from winter to summer to maximize the cooling of your home.
- Bird feeders on decks and patios attract bears and squirrels, both of which can do damage to your home. All bird feeders should be put away from April through November to avoid attracting bears into Common and Limited Common areas when residents are enjoying their decks and patios.
- The Meeting Hall is available for private parties and gatherings. The rental charge is \$100 per day for Mondays through Thursdays and \$200 per day for Fridays through Sundays. A refundable \$250 damage deposit is also required.

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Spring Reminders (continued from page 1)

- State law now requires all children under the age of 17 to wear approved helmets when riding a bicycle or utilizing in-line skates, roller skates, skateboards, or scooters of any type. The local police are now aggressively enforcing the law.
- Please pick up after your dogs. West Milford has a pooper scooper law as does the Association. According to municipal ordinance, those who fail to clean up after their dogs will be subject to a summons requiring their appearance in Municipal Court which may result in possible fines. The Association can fine for each occurrence as well.
- If any resident wishes to install satellite dish for TV reception, he/she must request permission in writing. When permission is granted, guidelines for installation will be provided. Anyone not following the prescribed installation guidelines is in jeopardy of having to remove or relocate the dish incurring extra expenses.

Committee News

The flower and shrub committee has met with Management and the landscaper to discuss shrub replacement for 2006 (fronts of mailbox surrounds, several common areas, and several areas where shrubs had already been removed for sewer repairs, tree removal, or shrub overgrowth). Some of the shrub replacement will be completed this spring. Planting of the shrubs in front of the mailbox surrounds will be put off until fall so that the new plantings will not be damaged by any paving that may occur in the interim.

There are plans to install several more perennials in the Bunker Hill circle garden bed. Two new perennial beds will be installed, one in the Salem Alley circle and one on New Bedford Road. Residents will see more barrel planters this year in lieu of some of the annuals that were planted in beds around wells and farm implements as well as in areas that had fewer barrels and beds in years past (e.g. Plymouth circle and Foxboro cul de sac). Barrel planters are easier to fertilize, plant, and maintain and will enhance the beauty of our community.

Any new volunteers who would like to help plant should contact Karen Foster (973 728 5778). Old and new volunteers will be contacted by the end of April as to our annual planting date/s.



A Sense of Community

Here is a list of vendors that the Association and individual unit owners have used recently to do repairs and perform services. This list does not represent a recommendation but rather a starting point for those in need of specific services.

CARPET REPAIR

| | |
|------------------------------------|--------------|
| Arty's Carpet (Arty) | 973-962-7092 |
| Anthony's Carpet | 973-728-8910 |
| Be Creative Tile, Marble, & Carpet | 973-728-4646 |
| G&C Carpeting | 973-728-8412 |

CHIMNEY SWEEP

| | |
|--------------------------------------|--------------|
| Mountain Chimney (George) | 973-764-3125 |
| Specialized Stove & Chimney Services | 973-209-2833 |

ELECTRICIAN

| | |
|----------------------|--------------|
| Eagle Electric (Ken) | 973-962-1060 |
| Gold Star (Phil) | 973-962-6757 |
| L. R. Stender | 973-728-6767 |
| Roberto Bertoa | 973-697-5606 |

EXTERMINATOR

| | |
|-------------------------------------|------------------------------|
| Abarb Termite & Pest Control, Inc. | 973-839-6228 800-464-1319 |
| Sentry Termite & Pest Control, Inc. | 973-697-7979 800-560-4284 |

GARAGE DOOR REPAIR/SERV.

| | |
|---------------------------------|--------------|
| McDaniel Entrance Overhead Door | 973-667-3943 |
| Morrissey | 973-728-8788 |
| Riverdale Overhead Door | 973-835-5055 |

GLASS REPAIR

| | |
|---|------------------------------|
| Auto/Windshield-Affordable Auto Glass (Ray) | 800-750-8043 201-933-9400 |
| Everything in Glass (Rick) | 973-283-0033 |

HOME REPAIR/HANDY MAN

| | |
|--------------------|--------------|
| Dave's Home Repair | 973-492-8543 |
|--------------------|--------------|

JUNK REMOVAL

| | |
|----------------------|------------------------------|
| Junk Be Gone (Brett) | 973-728-2993 973-600-9999 |
|----------------------|------------------------------|

LOCKSMITH

| | |
|-----------------------------------|--------------|
| Ace Security, Inc. (800-794-LOCK) | 973-595-6141 |
| JB Lock Service | 973-697-4998 |
| Ridge Lock Service | 973-728-2634 |

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MEETING HIGHLIGHTS

January, 2006

- **Motion:** to amend Rule 8.4 to read: Overnight parking or storage of the following on any portion of the Common Elements or Limited Common Elements is strictly prohibited:
 - Trailers
 - Boats
 - Unregistered vehicles
 - *Inoperable/disabled vehicles*
 - Recreational vehicles
 - Motor homes
 - Step vans, flatbed trucks, or dual axel trucks
 - Moving vans

Exceptions may be made by the management company for 2 day parking of in transit recreational vehicles, moving vans or motor homes at the Meeting Hall parking lot.

Yes: Unanimous **Absent:** Vander Wall

February, 2006

- **Motion:** to approve changing the health carrier for Village employees (total of 3) from Aetna to Oxford with a 20% increase over the 2005 premiums. It is so noted that Aetna's increase in the premium rate for 2006 would have been 60%, hence the change in carriers.
Yes: Unanimous

March, 2006 (None)

Mark Your Calendar



- **Monday, 4/24** Monthly Association Meeting, 8 PM, Meeting Hall **All are encouraged to attend!**
- **Saturday, 7/15** 2nd Annual Golf Outing followed by All Village BBQ & Picnic **Times and locations TBA**

Work Orders

If you need our maintenance staff to make repairs to Limited Common or Common property, please contact the Management Office by phone (973-728-5778...please leave message if no answer), by email (bevillage@optonline.net), or by placing a written request in the white drop box at the Meeting Hall. Be sure to include you name, unit number, phone number, and the nature of your request. If there are any questions, Karen Foster will contact you. After your request is submitted, a work order is issued for our maintenance staff. These work orders are prioritized by Management and stored in a data bank until completed. A notice will be placed on your front door knob when the request has been completed. Please give the maintenance staff adequate time to complete your request before doing any follow up.

Please do not stop management staff, maintenance crew, or Board members to give them a work order request while they are working on projects, in transit, or while they are out and about in the surrounding area on errands, work related assignments, or during off hours. Following the procedure outlined above will ensure that your work order request gets addressed in a timely fashion.

LETTER FROM THE PRESIDENT

It's the first partial week of spring as I write this letter. Everything is starting to come to life again. Soon the community will be all a buzz with clean-up, spring planting, and even road sweeping. Speaking of roads, we are getting deeper into the planning of the roadway resurfacing project. The Board has started the process of evaluating the options available to us. Within the next 60 to 90 days we expect to have a fully fleshed-out plan that will be presented to the community. I'll be sure that you know when we are ready to introduce it to you. That will be a great time to attend one of our open meetings to hear what's happening in Bald Eagle and be heard if you have suggestions.

I know it's still March, so maybe it's premature to say that we have had a fairly mild winter as it compares to others that have landed heavily on us. We expect that there will be less to repair due to the weather and more opportunity to enhance our already beautiful surroundings. The Board and the flower and shrub committee have great plans to dress things up here in 2006.

Spring sparks thoughts of outdoor activities. To carry on a newly started tradition, the 2nd Annual Bald Eagle Village Golf Outing is scheduled for July 15th. A party will follow in the Meeting Hall. I'm told that the party will be a real summer blast. So whether you play golf or not, mark the 15th of July on your calendar.

Budgeting and fiscal control continue to be the by-words of this Board of Trustees. Our planning continues to control costs and enhance services. I'm sure you feel the effect.

Have a great early spring. Peter Ban

LETTER FROM THE PRESIDENT is a personal commentary.

Gardens

Now that spring is here, many residents like to get out and do some gardening. Residents must remember to limit their planting to the beds located in their Limited Common property areas directly adjacent to their units. Before planting any flowers, please check with your immediate neighbor/s if you share any of these beds. The Association has mulch installed biennially with the next installation scheduled for 2007. Residents who install their own mulch in their Limited Common garden beds must use dark brown hard bark mulch (usually available at Sears). Other mulches (pine bark nuggets, pine straw, etc.) and/or other colors (red, black, etc.) are not acceptable. Also remember that the contour and size of the existing beds cannot be changed to accommodate your flowers. Please do not plant in Common beds in the roadway circles or in Common beds located between buildings. The landscapers are responsible for the beds between buildings. Resident volunteers are responsible for the circle beds as well as other perennial and annual gardens and the Association annual containers (1/2 barrels) located in Common areas throughout the Village.

Vandalism

Recently, our tennis courts have been vandalized on two occasions. If you witness any vandalism in progress anywhere in the Village, please call the West Milford police immediately. It is important the vandals are apprehended as the Association is wasting its limited financial and staff resources on repairing the damage after the fact. Also report the incident to the Management Office.

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.

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.

The BEVCA Board

Your **Board Members** are:

- Peter Ban, President
- Jim Vander Wall, Vice President
- Ed Saade, Treasurer
- Linda Schoeppler, Secretary
- Stew Barnes, Trustee
- Linda Dolan, Trustee
- Karen Fitzgerald, Trustee

Open Board Meetings

The board meets at 8:00 pm on the fourth Monday of each month unless otherwise noted. The meetings for the remainder of 2006 are scheduled for:

- April 24
- May 22
- June 26 (Election/Annual Meeting)
- July 24
- August 28
- September 25
- October 23
- November 27
- December 18 (3rd Monday)

CMC Management

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

Venders (continued from page 2)

PAINTING

- B. Nicholls Design 305-978-6573
- Brite Futures (Willie) 973-728-0465
- Jim VanderWall 973-728-5364
- Town and Country (Mark) 973-728-1730

PLUMBING, HEATING, A/C

- Climate Control (Larry) 973-839-6277
- Crest Plumbing (Gary) 973-838-2737
- Dave Griffith Plumbing 973-697-0650
- Porzio Heating and Cooling (Pat) 973-839-5599

VENT CLEANING (Air ducts, dryers)

- Mountain Chimney 973-764-3125
- Suburban Air Duct Cleaning 973-696-7521

Fight Fat on the Mat This Spring with Yoga for Weight Loss

Registration is now being taken for the spring session of Yoga classes offered at the Meeting Hall. Join friends and neighbors every Tuesday night starting April 18th for 11 weeks. Stretch and relax away your stress and build strength and flexibility with yoga. This class is open to all Bald Eagle residents (men and women) and is a mixed level class. All you need is a mat and a positive attitude. For more detailed information on the class check the flyer posted by your mailbox or call Kim Saade at 973-728-7035. Class size is limited to the first twenty applicants, so book your spot now. We hope to see you there!



Upcoming Classes at Bald Eagle Village

We're happy to announce that the scrapbooking classes recently held here at the Village were a success. Residents cropped photos, shared their stories, and learned how to create simple, meaningful albums.

Join us for the following upcoming classes at the Village Meeting Hall:

Power Sort Workshop—Wednesday, April 26th at 6:30pm

Are you overwhelmed with loose photos all over your house? Would you love to get them organized once and for all? This workshop will teach you a quick, easy way to safely organize and store all your photographs in one place. You'll receive the Power Sort Organizer (a completely photo-safe box that organizes up to 2,400 photos) as well as a photo-safe pencil and full-color handout. Bring all your photos in any state you have them—in boxes, bags, etc.—and don't forget those photos in your old albums that are starting to fade! **\$45.00. Please RSVP by Friday, April 21st.**

Spring/Easter Border Workshop—Thursday, May 4th at 6:30pm

Pre-made borders and journaling boxes are a simple way to spruce up your spring and Easter photos! Come make these colorful, fun borders that you can pop into your albums as needed for great-looking pages made easy. All supplies provided. **\$15.00. Please RSVP by Friday, April 28th.**

For more details and to RSVP, contact Villager Dawn Barnes at 973-851-5911 or e-mail her at barnesd@optonline.net.



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

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