



# The Villager

Fourth Quarter , 2005

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

**What to Expect from Snow Removal...**the Association together with Management and the snow removal contractor make every effort to clear snow from driveways and walks in a timely and orderly fashion. There are several conditions that determine the process and overall perception of snow removal. Below we have tried to explain in some detail what each resident can and should expect from snow removal at Bald Eagle Village. We trust that with a better understanding of the process you can work with us to alleviate typical concerns that arise during and after a storm.

All roadways within Bald Eagle Village (BEV) are plowed and salted by the Township of West Milford. Residents should call the town if plowing and salting of the streets is not satisfactory. The number is 973-728-2850. If there is no answer at this number try the police **non emergency** number, 973-728-2802.

BEV does not provide ice control and ice removal for walks and driveways. In the 20+ years that BEV has been operating, residents have always been responsible for spreading their own ice melt. BEV provides each owner with a 10 lb. bag of calcium chloride in November of each year. Residents with new concrete walks should refrain from using even calcium products when ever possible as they can damage a new walkway.

Snow removal by the BEV contractor will take place only if there are 2 or more inches of snow accumulation from one storm. That is, if the average measurement of snow throughout the Village is 2 inches or more the contractor will respond to plow driveways and shovel walks. Snow removal for a snowfall less than 2 inches is the responsibility of the unit owner.

Snow removal by the BEV contractor does not start until after snow has stopped falling. However, if a storm is predicted to drop an excess of 10+ inches, snow removal will be done twice and shall begin at 8 inches of accumulation.

Snow removal begins in a different section of the Village for each storm and removal for the entire development is expected to take approximately 8 hours, depending on the conditions.

Timing of a storm is critical to the perception of the contractor's service. If a storm ends at 11 am, for example, many residents who left for work with their driveway not cleared will return to the same conditions. BEV and the contractor are not responsible should a resident be unable to get out of their driveway by a certain time of day or night. Storms that end early in the evening are received better by residents as the contractor will work through the night to clear driveways and walkways.

If snow removal occurs in the dark please leave on your porch lights to enable workers to see your front walks, entrance decks, and driveways more clearly. If you or your guest use guest or Meeting Hall parking during a storm you must clear and move the car immediately after the snowfall stops so those parking areas can be cleared by the contractor.

Residents should call the Management Office Emergency Line at 973-773-6274 (or 973-773-6262 and follow the emergency prompt) if they feel their driveway or walkway was missed by the contractors or for an update on snow removal. The service is in contact with the Property Manager and can update you on when the contractor arrived on site and where the contractor currently is on site. The Property Manager will notify the contractor if your unit was missed.

The property is inspected after each storm, and the contractor is called back for any issues noticed during the inspection or reported by residents. **(Continued on page 2)**

### Village Projects Update (cont'd from page 1)

What is the contractor responsible for by each unit?

- All concrete walks and entry decks shall be cleared the full width.
- Driveways shall be cleared to the width of the garage. Single car garages with double car driveways will be cleared double width.
- Mailboxes shall be shoveled front and rear (if applicable).
- Fire hydrants shall be made accessible.
- Snow shall be placed over the curbs on dedicated areas whenever possible.
- The contractor shall widen streets during general clean up.

BEV provides help to elderly and disabled residents for snowfalls less than 2 inches. However, this service is only provided to those residents who have met the qualifications and only during regular business hours, M-F, 7 am –3:30 pm.

Many units within the Village have inherent problems with ice build up on the front walks. This is a result of several circumstances including the design of the buildings and ice damming at the gutter/roofline over the walks. This condition can be greatly reduced by roof raking these areas. The Village employees will rake these areas upon request by residents but only during regular business hours (see above) and to the extent that the maintenance crew is not handling work orders of a higher priority. The Association encourages residents to rake this area of their roofs prior to snow removal. Snow pulled off the roof prior to the walk being cleared by the contractor will be removed in general cleanup by the contractor. Roof rakes can be purchased at most hardware stores.

This year snow removal is being performed by Lawns by Yorkshire (LBY), the Village's new landscape contractor. There is a learning curve with each new contractor at the Village, although perhaps none is more visual to the residents than snow removal. LBY had a difficult start for their first storm at BEV on December 9<sup>th</sup>. The timing and amount of the storm worked against them. Combine that with machine operators not familiar with snow removal at the Village, and we were left with a storm that took far longer to clean up than any of us would have liked. We were pleased, however, to see LBY pull workers from other sites to help the clean up efforts at BEV. We were also pleased to have LBY return in the days after the storm to widen driveways and walkways. The most recent storm was cleared in a much better fashion than the first. We look forward to continuing to work with LBY to improve their service to Bald Eagle residents.

### Village Projects Update (cont'd)

- **Gutter Cleaning:** After many stops and starts due to earlier than usual snowy weather, all of the Village gutters were cleaned by the early part of January.
- **Road Repaving:** The Association's engineers have been on site to begin their work in preparation for our road repaving project.



### A Sense of Community

- The annual winter holiday party was held on Friday, January 13, 2006. Over 60 residents enjoyed a hot and cold hors d'oeuvre buffet, beer and wine, conversation with neighbors, and meeting new friends. This year door prizes were enjoyed by those lucky enough to be selected from a random drawing of those in attendance. Prizes included gift cards to local merchants, wine, and a grand prize of four "on the glass" tickets to a Devils hockey game and VIP parking which were generously donated by Lawns by Yorkshire, our landscape and snow removal contractor! The Association extends their sincere appreciation to the following merchants and vendors for supporting our holiday party through donations or discounts:
  - **Abby Cinemas, West Milford**
  - **A.C. Marmo and Sons Insurance**
  - **Blockbuster Video, West Milford**
  - **Community Management Corporation**
  - **Lawns by Yorkshire**
  - **Lighting Emporium, Ringwood**
  - **McCarthy and Jennerich, Attorneys at Law**
  - **Mountain Lakes Auto Spa, West Milford**
  - **Uncorked Wines and Spirits, West Milford**
- Next time we experience a heavy wet and/or icy snowfall, take time to shake off shrubs near your unit to prevent the branches from snapping or permanently bending. The shrubs at the tops of the driveway medians and other tall shrubs are particularly vulnerable.
- Please remember that moving trucks should not park in driveways. If a moving truck causes damage to the sewer or water pipes which are under the driveway, the unit owner and the mover will be responsible for all damages and repairs.
- Residents who have propane gas grills on patio areas must remember that the grills must be at least 5 feet from any wooden structural element of the building. Management has noticed several that are too close to the building/s. Propane grills are also not permitted on or near decks or on Common Property.



## MEETING HIGHLIGHTS

### October, 2005

- **Motion:** to approve the contract as proposed by Garden State Gutter Cleaning to clean the gutters and leaders on 59 buildings at a cost of \$3180.00 including tax to be charged to Line 5108, Building Repairs of the 2005 Budget  
**Yes:** Unanimous **Absent:** Saade
- **Motion:** to approve the contract as proposed by Lawns by Yorkshire for snow removal from November 1, 2005 through October 31, 2006 at a cost of \$60,000.00 to be charged to Line 5430 of the 2005 and 2006 Budgets  
**Yes:** Unanimous **Absent:** Saade
- **Motion:** to accept the resignation of Jeffrey Dolan, Trustee, effective immediately  
**Yes:** Unanimous by acclamation **Absent:** Saade

### November, 2005

- **Motion:** to appoint Linda Dolan to the open seat on the Board of Trustees of Bald Eagle Village which runs through June, 2007  
**Yes:** Unanimous
- **Motion:** to approve the proposed budget of the Bald Eagle Village Condominium Association for 2006  
**Yes:** Ban, Barnes, Fitzgerald, Saade, Schoeppler, Vander Wall **Abstain:** Dolan
- **Motion:** to approve the management contract between Bald Eagle Village Condominium Association and Community Management Corporation from January 1, 2006 through December 31, 2006 as proposed in the amount of \$86,960.00 to be charged to the 2006 Budget, Line 5870, Management Fees  
**Yes:** Ban, Barnes, Fitzgerald, Saade, Schoeppler, Vander Wall **Abstain:** Dolan

### December, 2005

- **Motion:** to approve the insurance contract with Travelers Insurance for 2006 as proposed by A.C. Marmo and Sons, insurance brokers, in the total amount of \$115,212.09 [coverage and costs to include: package (\$98,324.00), crime (\$993.33), D&O (\$1,894.76), umbrella (\$8050.00), WC (\$3,718.00), and auto (\$2,232.00)] with a savings of \$6,461.78 over 2005  
**Yes:** Unanimous **Absent:** Saade

### 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 House parking lot.**

**Yes:** Unanimous **Absent:** Vander Wall

**Residents:** Please find enclosed in this newsletter mailing the revised Bald Eagle Village Association Rules and Regulations which reflect the above amendment.

### Important to All Bald Eagle Village Dog Owners Re: Dog Licenses

West Milford Health Department would like to remind dog owners that January is the month to re-license dogs. Rabies vaccinations must be good until 10/24/06 to obtain a 2006 license. [2005] dog licenses expired on 12/31/05. Applications for renewal have been mailed [by the township] to each dog owner. The fees are \$11 for a non-neutered and \$6 for a neutered dog. When owners receive the application, they need to mail it back during the month of January or stop by the Health Department between 8:30 am and 4:30 pm Monday through Friday. To avoid the late fee of \$6, all renewals must be postmarked by 1/31, the deadline for renewal. For more information, call 973 728 2849 (AIM West Milford)

**All BEV residents must license their dogs aged 7 months and older by the above deadline or risk a fine by the township and the Association. Remember that Bald Eagle Village is a one pet per unit community. West Milford Township cat licensing takes place in July of each year.**

## LETTER FROM THE PRESIDENT

January, 2006

We got 2006 off to a rousing start last Friday night when Friday the 13<sup>th</sup> became a lucky day for all who attended. Some more lucky than others! There was a prize drawing for 10 items that ranged from tickets to the local cinema to four seats on the glass at the February 7<sup>th</sup> Devil's game on.

If you weren't there, you missed out on a great party. More are planned for the rest of the year. Keep an eye on the mail box bulletin boards. And how about those mail boxes? The new ones have been greeted by rave reviews.

After a tough first snow storm and a tougher first crack at plowing, LBY our snow removal contractor handled the second storm much more effectively. They'll get even better. With the prediction of a snowy February, I'm sure you'll agree that we need them to perfect their approach to our community's unique snow removal needs.

The budget for 2006 reflects another year of hard work and outstanding planning on the part of your Board of Trustees resulting in another year that brought only a small increase to our monthly fees. By the way, if you use a bank debit transaction, please be sure your bank is aware of the change in your fee.

2006 will be a year of major undertakings including the beginning of our roadway repaving. The plans are being worked on now. More information will follow. I promise all of you that you will know everything there is to know about the project as it affects each and everyone one of us.

Many of you have either read about or heard of a townhouse development under consideration for a site directly across Union Valley Road from our community. The Board of Trustees is closely monitoring the situation. Be assured that we take our responsibility to the integrity of our community very seriously.

A meeting of the West Milford Planning Board was scheduled for Thursday, January 26. The BEV trustees and many of the BEV homeowners who were at the party on January 13 planned to attend. We were there to represent everyone.

Have a great winter. Stop by one of our open meetings soon. You'll meet your neighbors and hear first hand what's happening in Bald Eagle Village.

Peter Ban, President

**LETTER FROM THE PRESIDENT is a personal commentary.**

**PDQ**

In most circles, the acronym **PDQ** stands for **pretty darn quick**. However, Pete Ban, Association president announced during his monthly report at the January open meeting that **PDQ** stands for the newly adopted vision statement for the Board of Trustees. In Bald Eagle Village, **PDQ** now stands for **prepared, determined, and quality**. Prepared and determined describe the mindset of the Trustees. Quality describes the community in which we Villagers live! **PDQ** is a pretty darn quick way of relating the outlook of the Trustees and their vision for our Village.

**Emergency Contact Information**

In an emergency please call Community Management Corporation 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 2006 are scheduled for:

- January 23
- February 27
- March 27
- 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](mailto: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 contacted via email at [bukaj@communityservices.com](mailto:bukaj@communityservices.com)

**Dangerous Practice!**

**Do not warm up your car while the car is in the garage even if the garage door is open. Dangerous and life threatening carbon monoxide fumes can enter your home or your neighbor's home even if the garage door is open. In many cases a bedroom is located over the garage where sleeping children or adults could be overcome by your car's fumes.**

**Attention All Village Drivers**

There are times when resident drivers stop at curbs to pick up or discharge passengers at neighbors' homes, school bus stops, the Meeting Hall, and other sites within the Village. Sometimes these drivers block the street access to mailbox areas either by stopping directly in front of the mailbox/es or stopping directly across the street. In either situation, our mail carriers cannot park their trucks in close proximity to the mailbox/es. This makes mail delivery a more difficult task. Please be aware of where you stop to pick up or discharge passengers within the Village. Try to make everyone's life a little easier by not blocking the roads with your vehicle. Also, remember it is against posted regulations to park any vehicle (other than government vehicles) on the streets of the Village. Doing so can pose a potential safety hazard as emergency vehicles cannot navigate our roads if cars are parked in the streets. Drivers also risk a parking citation and a fine.

Village drivers should not stop and stand nor park in the fire lane which runs the entire length of the Meeting Hall parking lot adjacent to the Meeting Hall. Doing so prevents other people from driving up to the snorkel mailbox and also blocks other drivers from entering and exiting the parking lot safely.



# Announcing Scrapbooking Classes at Bald Eagle Village

We're happy to announce the start of scrapbooking classes here at the Village, hosted by Villager Dawn Barnes, a Creative Memories consultant.

Whether you're an experienced scrapbooker or you have tons of photos all over your house (or on your hard drive) that are just waiting to be organized and put into albums, these classes will show you how easy, fast, and fun it can be to preserve your memories for future generations—and they'll be a great way to meet other Villagers who share your interests!

Come to the first introductory class on **Wednesday, February 22<sup>nd</sup> at 7pm at the Village Meeting Hall**, where you'll learn how you can:

- Organize ALL of your photos and memorabilia
- Complete beautiful, meaningful family albums quickly and easily
- Take better photographs and enjoy them
- Tell your story through your albums
- Use the right albums and tools to safely preserve your memories
- Create a lasting legacy for your family

Plus, you'll also learn about upcoming classes, workshops, and special events!

There is no fee for this beginner class—simply **bring 2 to 3 photos** of a special person (or persons) or a special event with you for a fun hands-on. All tools will be supplied. Hope to see you there!

**Please RSVP to Dawn Barnes by February 17.**

Call Dawn at 973-851-5911 or e-mail her at [barnesd@optonline.net](mailto:barnesd@optonline.net).



