



The Villager

January, 2004

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

- **Deck repair and replacement:** Fall inspections resulted in a list of decks needing repairs and a list of those needing replacement. These repairs and replacements will be ongoing throughout the winter and early spring as town building permits and weather conditions allow.
- **Landscaping:** The landscapers returned to the Village to finish leaf removal in the beginning of January. Some small areas had been overlooked due to the blizzard in early December. The snow cover obscured some stray accumulations of leaves and fall debris. All areas of the Village are now cleared of fall debris.
- **Tree removal:** The landscapers will be working around the Village during the month of January to remove over 25 trees that have been designated as dying and endangering buildings or other areas where a naturally falling tree would present a danger to property or life. Cut wood from the hardwood trees will be stacked for residents to remove for fire wood on a first come basis. Wood from pines and other resinous trees will be removed from the Village by the landscapers. Only hard wood should be burned in a fireplace to avoid the buildup of creosote on the lining of the flue. Excessive buildup of creosote can cause chimney fires which can endanger the entire building.
- **Snow removal:** Please continue to remember to leave on your front outside lights after a snowstorm to facilitate night plowing and hand shoveling. This little gesture will enable the workers to see where the driveways and walkways are located, and decrease the chance that your driveway or walkway will be overlooked. To avoid confusion, residents should call the emergency number **(973-773-6262)** after hours and on weekends to report snow removal problems. Please do not call the Village office as your taped message may not be picked up until well after the snow removal contractors have left the Village. If you have a neighbor who works late and notice that your neighbor's walk way has not been shoveled and/or driveway has not been plowed after the shoveling and plowing has been completed on your street, please do management and your neighbor a favor by calling management to alert them of the situation. Use the same phone numbers and schedule as outlined above. This neighborly act is part of what it takes to be a community! Residents should make every effort to leave the orange fiberglass snow stakes in place. These stakes mark the parameters of driveways and median strips as well as mark the locations of fire hydrants, storm drains, and corner curbing. The stakes help the plow drivers to know the lay of the land and will help to cut down on damage done by the plows. If a stake in front of your unit falls over, take a screw driver (or railway tie stake or other sturdy pointed object) and hammer, make a six to eight inch deep hole in the ground where the stake should go, and replace the stake. If a stake in front of your unit or elsewhere breaks, call the Village office to report the location of the broken stake. Although these stakes may seem annoying when negotiating your driveways, the markers will in the long run help to cut down on spring repairs to curbs, lawns and garden beds.



Committee Highlights

Covenants Committee

The Covenants Committee is reviewing the present set of Bald Eagle Village rules and is consolidating and editing them for clarity and completeness. Due to the weather and the impending holiday members have been communicating by e-mail and telephone. The committee has also been reviewing the governing documents (master deed and by-laws) as well as the applicable local municipal laws and ordinances to coordinate and incorporate the intent of the law, where applicable. The committee members expect to be meeting several times in January and hope to have the first draft of the edited rules by the first week in February.

Herb Druckman, Covenants Committee

Buildings and Grounds Committee

By the end of January we hope to have a total of four committee members. We are still looking to add more members. The role of this committee will become even more important in the upcoming year as the new budget has made provisions for additional shrub and ornamental tree replacement as well as more extensive plantings and seasonal decorations. If you wish to give the gift of your time to this committee, please call Karen Foster at 973-728-5778.



A Sense of Community

- The Village rules and regulations were formulated to help residents have a better sense of townhouse community living. These rules were not constructed to burden individual residents with stringent, annoying laws but rather to lead to harmonious living in a community that has a reputation for its superb design and beautiful natural surroundings. To review the rules and regulations in total, residents should refer to the most recent publication of same sent to residents in May 2001. Anyone who does not have the most recent copy should call Karen Foster, site administrator, at 973-728-5778.
- Second reminder, dog owners must pick up after their dogs and deposit the waste in the appropriate containers located throughout the Village. Snow banks and mud are no excuses for leaving dog waste on mulched areas, roads, and lawns. With the advent of inclement winter weather, there has been a marked increase of dog owners' carelessness with this task.
- The town has contracted a new recycling company, Blue Diamond. They seem to be picking up recycling earlier than in the past. Regardless of pickup time, please take care when putting out your recycling. Paper, cardboard, and boxes must be securely in paper bags, cartons, or a covered 32 gallon garbage can. Too many residents are disregarding these rules, and our maintenance men are wasting valuable work time chasing after paper recycling blowing all over the Village. Commingled recycling (cans, glass, and plastics) must be put out in covered containers as well. The prevalent strong winds frequently carry these items about the Village when not put out in the prescribed manner, again wasting our maintenance crew's work time. No recycling or garbage should be put out any earlier than the day before scheduled pickup. Residents must call the recycling center to arrange for pickup of large items. Please refer to the recycling calendar that each resident received during the first week of January for details about recycling, garbage, and large item pickups.
- The maintenance crew will be picking up and disposing of Christmas trees on Tuesdays and Thursdays through Thursday, January 29. Please make sure your trees are curbside for the pickups. Do not put trees out for town recycling or garbage pickups. Please do not discard trees in the wooded areas of the Village. If you wish to recycle your own tree, please bring it to the town compost center.





MEETING HIGHLIGHTS

December 2003

- The Board voted to approve the 2004 budget and the resulting increases in the monthly maintenance fees. **Yes:** Barnes, Canella, DeKoning, Hargreaves, Schoeppler, Sims **No:** Heck

Mark Your Calendar



- January** Winter tree removal begins weather permitting
- January 26** Open meeting at the Meeting Hall, 8:30 pm, please attend!

Fireplace Chimney and Dryer Vent inspections

Due to the overwhelming demand placed on the Association recommended inspectors, appointments for the inspection and cleaning, if necessary, of fireplace chimneys and dryer vents have become backlogged. The due date for proof of these inspections was November 30, 2003. **If you have not yet scheduled an appointment(s)** for these inspections, please do so immediately as you are in violation of Association policy. **If you have an appointment(s) scheduled** for the inspection(s), please send or bring a letter stating so to Karen Foster in the Meeting Hall office. Please be sure to include your name, unit number, day phone number, the date of the appointment(s), and the vender(s) with who you have made the appointment(s). **If the inspection(s) have been completed**, please make sure you have submitted proof of completion of the inspection(s) at the Meeting Hall office. Thank you to all who have complied in a timely manner!



Important Request from Management

Please find an emergency contact form enclosed with this newsletter. Kindly complete this form as soon as possible and return it to Karen Foster in the Meeting Hall office. It is extremely important that the management company has this information on file in case of an emergency involving your unit or your building while you are at work or away from your home. The completed forms are due by February 15, 2004.



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.

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:
Stew Barnes, President
Charles De Koning, V. President
Linda Schoeppler, Secretary
Mark Sims, Treasurer
Frank Cannella, Trustee
Bill Hargreaves, Trustee
Doug Heck, Trustee

Open Board Meetings

The board meets at 8:30 pm on the fourth Monday of each month unless otherwise noted. The meetings for the first half of 2004 are scheduled for:

- January 26
- February 23
- March 22
- April 26
- May 24
- June 28

CMC Management

Karen Foster, our Property Administrator, is in the Village office Monday 9am to 5pm and Tuesday through Thursday 9am to 3pm.

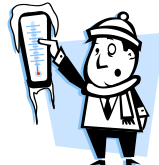
You may reach her by phone at 973-728-5778 or by email at bevca@warwick.net

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 or by email at bukaj@communityservices.com

Congratulations to Bald Eagle's maintenance foreman Brian DeGroat and his wife Anne on the birth of their first child, Dylan Brian, born on 1/14/04. Brian has been a part of the Bald Eagle Village staff since 1988.

Final Reminder!

Community Management accepts direct payment for monthly maintenance fees by direct deposit. Residents may obtain an application form for this type of maintenance fee payment from Karen Foster, property administrator, in the Meeting Hall office, or they may apply online at www.communityservices.com where there is a link to the application process.



WITH THE FRIGID WEATHER OF LATE, THESE WINTER REMINDERS BEAR REPEATING:

- Turn off and drain water to outside and garage faucets.
- Open sink cabinets during extreme cold to allow heat to flow to pipes.
- If you have experienced frozen pipes before, allow faucet to drip overnight during extreme cold.
- Keep garage doors closed.
- Check weather stripping around doors and windows.
- Move glass top deck furniture away from gutter line.
- Store fireplace wood outside away from building.
- Do not use propane or kerosene heaters indoors.
- Turn your heating trunk line to winter to blow more heat on the lower levels.

By the Board

Your Board of Trustees and your Covenants Committee are currently working on a project that will have a direct effect on each and every resident. Their goal is to compile a readable and easily understood set of rules and regulations which govern our daily life here in the Village while maintaining the original spirit and intent of our rules and regulations. This is a difficult assignment and a variety of topics have arisen as a result, two of them being whether exceptions should be incorporated into some of our current rules and how all rules are to be enforced.

Members of the Board and the committee have varying views on these topics. While all members are of a mind that rules governing life in the Village should be enforced, thoughts on the exceptions/revisions if any to the current rules and methods of enforcement of the rules contrast dramatically. To illustrate, you will remember that the three most recently elected Board members ran on a platform of the enforcement of all the rules and regulations as they are currently written. Other Board members may want some of the current rules revised to reflect some commonly (though unofficially) practiced exceptions. Still others may wish for a more liberal interpretation of some of the current rules and regulations.

To the best of my knowledge we can expect a special open meeting of the Association to be scheduled in the near future to review proposals which will directly affect the quality of life here in Bald Eagle Village and to provide residents with a forum for their input concerning the proposals on the table. Make sure you check the message posting area at your mailboxes for upcoming information about this meeting. The Board and the Covenants Committee will listen to your feedback concerning these issues before reaching a final consensus. As homeowners we have the right and the obligation to make our voices be heard. Make every effort to attend this meeting as well as the monthly open meetings. When changes take place that affect the quality of life in the Village, it is better to have been part of the process than not. At the very least, residents who are active in data gathering and decision making will have a better understanding of the resulting outcomes. At best, we can take ownership of and responsibility for those outcomes.

Looking forward to seeing you and speaking with you at Association meetings!

Linda Schoeppler, Secretary, Bald Eagle Village Association
January 12, 2004

“By the Board” is an unedited feature commentary written by members of the Board of Trustees.

Letter from the President

As you may know, I was appointed to the Board in the spring of 2003 to fill the term of a Board member who moved out of the Village. Under the terms of our documents, the Board must fill the seat of a departed member by majority vote at the soonest opportunity. The replacement serves the remainder of the term that the departing member was elected to.

When Bald Eagle Village was founded, the initial documents had seven Board members each serving one-year terms. Every Board seat was elected each year. Unfortunately, it was apparently difficult to find seven people to run for the Board each year. As a result, the Villagers in 1992 passed an amendment that increased the term of Board members to two full years. Three Board members would be elected one year, four Board members the next year.

While I empathize with the difficulty of getting people in the Village to volunteer their time and was not here to suffer through the difficulties that led to the passage of this amendment, I think it is past time to revisit the issue. The entire Board should be elected each year.

The Village in 1992 was significantly smaller than it is today. Phases 9 and 10 had not been completed. With the addition of so many extra units I would hope it would be easier to get at least seven people to run for the Board each year.

This is just my opinion. If you agree, drop me a note at the Meeting Hall. If we have enough agreement we can see about putting it on the ballot for the June vote.

Yours,
Stew Barnes
1/12/04

“Letter from the President” is an unedited personal commentary.