



The Villager

February/March, 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:** Spring clean up by C&M Landscapers and our maintenance crew will begin shortly. In addition, Trustee Bill Hargreaves will be heading a crew of resident volunteers to inspect the shrubs and bushes in front of each unit. This event will take place on Saturday, April 3, from 8:30 AM until 1:30 PM. Volunteers will catalog the shrubs and bushes in front of each unit. This data base will help the Buildings and Grounds Committee and the Board of Trustees make decisions about shrub and bush replacement now and in the future. If you want to volunteer for this walk through of the Village, please call Karen at the office (973-728-5778).
- **Tree removal:** The landscapers removed 25 trees that were designated as dying and endangering buildings or other areas where a naturally falling tree would present a hazard to property or life. Cut wood from the hardwood trees was stacked for residents to remove for fire wood on a first come basis. Wood from pines and other resinous trees was 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:** Hopefully the snow removal season is over. The Board's selection of a contract for an unlimited amount of snow to be removed saved the Association about \$12,000 as compared to a per storm snow removal contract. C&M will begin to repair lawns, curbs, and other areas that were damaged by their snowplows. Our maintenance crew will repair curbing damaged by township snowplows.
- **Driveways:** Many driveways have experienced heaving during the winter months due to precipitation and extremely cold temperatures. Any driveway which does not settle to the lip of the garage apron by April 15 should be reported to the management office.
- **Building Staining:** Buildings 1 through 12 will be power washed, stained, and painted this year. Replacement of damaged siding on these buildings will begin on or about March 15.



Reminder: Please continue to check the postings on the mailbox areas for updates about maintenance, repairs, meetings, and emergencies. Please make sure you read these notices as they directly affect your quality of life in the Village. If you pick up your mail after sunset, bring a flashlight!

Additional volunteers are needed for the Buildings and Grounds Committee as well as for the Welcoming Committee. Please call Karen Foster in the Village office to sign up as a volunteer (973 728 5778).

Committee Highlights

Covenants Committee Report

The Covenants Committee, at the request of the Board of Trustees, had reviewed the existing Rules and Regulations in an attempt to make them clearer and more user friendly. The Committee consulted the governing documents as well as the Municipal Code to ensure that we were interpreting the requirements appropriately. After several Committee meetings we met with the Board and reviewed our progress. At this meeting with the Trustees we were given further direction which the Committee incorporated into our final recommendations to the Trustees along with a recommendation to submit these reorganized and revised Rules and Regulations to the community for consensus before they were adopted. The Board, as is their right, made additional changes to our recommendations and have voted on this version to be adopted as the current Rules and Regulations for the community. On the whole we believe this finished product will make it easier for the residents to comply with the Rules and Regulations so that we can continue to enjoy this community.

As a committee we believe that the Board has made one revision that is so general that its application may not be totally understood. We refer to Rule 1.2 (see enclosed copy of recently adopted revised Rules and Regulations). The intent of this rule is to maintain a sense of uniformity within the community. To achieve this end the rule will be applied so that:

1. No decorations will be allowed on any exterior walls of the units.
2. Plant containers (pots, urns, etc.) may not be hung on the front railings or the side entrance railings.
3. Statues or plant containers may not be placed on the steps, walkways or driveways.
4. Plant containers may not be hung on the front or side of any unit.
5. Edging of gardens, plant beds, or trees with rocks, plastic, wood or metal is prohibited.
6. Lawn ornaments (including seasonal holiday lawn ornaments) are prohibited.
7. Unit designations (numbers/letters) cannot not be altered, replaced or duplicated.
8. One decoration may be hung on the door but the Board reserves the right to make the final determination on the appropriateness of that decoration.

The members of the Covenants Committee believe that the concept of Rules and Regulations were intended to maintain a sense of order but should also reflect the will of the majority. The Committee believes that Rule 1.2 goes too far to sterilize the community in a way that may not... **Report Continued on page 4**



A Sense of Community

- The Village rules and regulations were recently revised and reorganized to facilitate a better understanding by Village residents. A copy of these updated rules and regulations is enclosed for your review. Our 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. Please take time to read the enclosure over carefully. The revised rules and regulations will go into effect on May 1, 2004.
- The guidelines for the installation of satellite dishes are enclosed. If you are thinking of installing a satellite dish or if you have already installed one, please review the enclosed guidelines. Understanding the guidelines will help to facilitate the process or assure that you have installed your dish correctly.
- Another reminder to dog owners: you must pick up after your dogs and deposit the waste in the appropriate containers located throughout the Village. Muddy and wet conditions are no excuses for leaving dog waste on mulched areas and roads. Dogs are to be confined to mulched or wooded areas and road way curbs when relieving themselves.
- Please take care when putting out your recycling. Paper, cardboard, and boxes must be secured 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. **Please note that the township identifies all forms of Styrofoam as garbage, not recycling. Packaging materials such as bubble wrap and shrink wrap are garbage as well.** No recycling or garbage should be put out any earlier than **6 PM** the day before the scheduled pickup. Residents must call the township 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 pickup.
- Please do not feed the wild animals (including but not limited to bears and deer) that wander through our Village from time to time. Feeding these kinds of animals can set up potentially hazardous situations for Village residents as they walk and drive around the community. It is also not fair to these animals to make them dependent on humans for their food.



MEETING HIGHLIGHTS

January 2004

- Approval to appoint Dave Sturm and Heather Baggs to the Buildings and Grounds Committee:
YES: Unanimous
- Approval to remove two additional trees, a split pine near the playground and a hemlock on Beacon Hill Road:
YES: Unanimous

February 2004

- Acceptance of resignation from Mark Sims, Treasurer, due to sale of unit:
YES: Unanimous (by acclamation)
- Appointment of Douglas Heck as treasurer:
YES: Barnes, Cannella, Hargreaves, Heck **ABSTAIN:** De Koning (phone vote), Schoeppler
- Approval to lease a Panasonic DP 2310 Digital copier for 39 months at a cost of \$182.22 per month:
YES: Unanimous
- Approval for a contract with J.M. Stapleton and Co., CPA, to perform the BEVCA 2003 audit at a cost of \$4300:
YES: Unanimous
- Approval of the revised and reorganized rules and regulations for BEVCA:
YES: Barnes, Cannella, Hargreaves, Heck **NO:** De Koning (phone vote), Schoeppler

Mark Your Calendar



- **On or about March 15** Spring clean-up begins*
- **On or about March 15** Siding board replacement begins for Buildings 1 - 12
- **March 22** Association Open Monthly Meeting, 7:30 PM, Meeting Hall
- **April 3** Bush and shrub walk-through, **volunteers needed**
- **May 1** Revised rules and regulations and enforcement go into effect

***Residents who have been remiss over the winter months need to clean up the areas around their decks or patios and front lawns of dog feces and cigarette butts. As the snow melts, more and more of these waste items are being revealed in large quantities in proximity to certain units. Violations will be issued to those owners who have not picked up after themselves and/or their pets.**



**Committee Highlights
Covenants Committee Report (cont'd. from page 2)**

...be acceptable to the majority of the residents. It may turn out that the majority of the community may feel that these restrictions are necessary, but residents have not been given a preview of the revised Rules and Regulations nor an opportunity to express support or dissatisfaction before the revised Rules and Regulations were adopted at the February open meeting of the Association. While we unit owners have elected 7 people to represent our communal interests, we have not vested them with the right to control our interests without our input. We encourage the community to make their sentiments (pro and con) known to the Board of Trustees.

Herb Druckman, Covenants Committee

This Committee report is a personal commentary.

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
Doug Heck, Treasurer
Linda Schoeppler, Secretary
Frank Cannella, Trustee
Bill Hargreaves, Trustee

Open Board Meetings

The board meets at 7:30 pm on the fourth Monday of each month unless otherwise noted. The meetings for the remainder of 2004 are scheduled for:

- March 22
- April 26
- May 24
- June 28
- July 26
- August 23
- September 27
- October 25
- November 22
- December 20 (third Monday)

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. Dawn can also be reached by email at bukaj@communityservices.com



~~~~~PLEASE TAKE NOTE~~~~~

**1. Correspondence**

Correspondence and written work requests should not be sent with monthly maintenance fees as these fees go directly to a lock box. All correspondence and written work requests should be put in the drop box near the office entrance of the Meeting Hall or mailed to Bald Eagle Village Condominium Association, 1 Beacon Hill Road, West Milford, NJ 07480. Correspondence may also be mailed to Community Management, 1030 Clifton Avenue, Clifton, NJ 07013.

**2. Important Safety Information**

Do you have a carbon monoxide (CO) detector? It's the law in multi family dwellings, and it protects your family! The detector should be located on the bedroom level of your home and can be purchased in any hardware store for under \$30. It's also smart to locate another CO detector near your heating unit.

**3. Important Fire Safety Information**

Propane gas grills and tanks are not permitted by State law 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 must be secured from the Township. No grills of any type may be stored **or** located on Common Property.

### By the Board

At its meeting on Monday, February 23, 2004, the Board, by a margin of 4 to 2, voted to adopt a clarification and revision of the rules and regulations governing, among other things, what homeowners may attach to the outside of a unit. A copy of these rules is enclosed with this newsletter.

The revision of the rules and regulations that was recently adopted tries to remove any ambiguity from the existing rules. This task was accomplished by the Covenants Committee which worked extremely hard to come up with a proposal that focused on the various issues that needed to be addressed. It has always been the rule at Bald Eagle Village that homeowners may not attach items to the exterior of their units nor display decorative items such as statues in the Common Element areas. Unfortunately, over the past several years the enforcement of the rules in general has not been as consistent as it should have been, and many homeowners began disregarding the existing rules. The current Board of Trustees, however, feels that it is very important that all of the rules be enforced fairly and equally in all respects. Enforcing the existing rules is important as it helps to limit conflict between neighbors, to promote the uniformity of the Village, and, most importantly, to maintain and enhance property values.

To this end, the Board adopted a proposal clarifying and revising the existing rules, and it is the intention of the Board to enforce these rules going forward. Therefore, as of May 1, 2004, the rules governing the Village will be enforced. Among other things these rules permit the following:

1. Residents may have one decorative item attached to the front entrance door.
2. Residents may attach one flag to the exterior of their unit
3. Residents may display and/or plant flowers in the flowerbeds surrounding their immediate area.
4. Residents are permitted to have one pet per unit.

Items that will be removed by the Association from the front and side facades of the buildings, the entrance walkways and entrance decks, and Common Elements include, but are not limited to, statues, bird baths, hoses, name plates, garbage cans, plaques, electrical cords, rocks around plant and tree beds, more than one flag attached to a unit, pictures, posters, advertising signs (such as for an alarm system), lawn lights, benches, tables, chairs, etc.

The Association respectfully requests that you remove all unauthorized items prior to the May 1 enforcement date. If you need assistance with the removal prior to May 1, the management company and Bald Eagle Village staff will assist you. There will be another reminder in the April newsletter to bring your unit in compliance with the revised rules as well as a letter from the management company to each homeowner. Thank you in advance for your cooperation.

Regards,  
Bill Hargreaves, Trustee  
3/2004

***By the Board* is a personal commentary written by a different Board member each month.**

## LETTER FROM THE PRESIDENT

Welcome to Spring (Knock on Wood)!

### Spring Clean-up

This time of year is a time of transition in the Village, as the snow finally melts and the ravages of winter are exposed for all to see. The Board and management are preparing for the spring clean-up, including the removal of gravel from our lawns and roadways, replacing broken Belgian-block curbing, and many other projects. Among them is the replacement of battered shrubs and bushes. Bill Hargreaves is coordinating a shrub inspection day for April 3<sup>rd</sup>, and he is looking for volunteers to help inspect the entire Village's shrubbery and to make a priority replacement list. If you are interested in volunteering, please contact the Management Office.

### Rules & Regulations Updated

Another transition the Village will experience this spring is the adoption of new Rules & Regulations and the beginning of their enforcement. Enclosed with this newsletter are the Rules and Regulations voted in by the Board during the February 23rd meeting. I want to thank the Covenants Committee and my fellow Board members for all their hard work in re-doing the rules. Our goal was not to change the existing rules as much as to re-state them in a clear and easy to ready format. They will go into effect on May 1, 2004 and will be repeatedly publicized until then. We welcome your comments.

### Enforcement

The Board is now turning its attention to the enforcement of the Village rules. As you know, all three Board members elected last year are for strong enforcement of the Rules & Regulations. This will be quite a change over the previous laissez-faire, and we hope that you will bear with us as we work out our new procedures.

There is a "By the Board" piece in this newsletter explaining the pet and decoration rules. I want to explain a bit about a few of the less controversial but still important rules.

### Propane Grills

As those who lived here last summer know, propane grills are not allowed within five feet of any wooden structure. This is a state law, not the choice of the Board. We must enforce the rule this year due to the severe insurance concerns raised last year. As propane grills on decks or near walls are illegal, insurance carriers may not pay for any damage caused by them. If a unit or building burned down, the Association could have to bear the entire cost of replacement as well as any lawsuits arising from death or injuries in the fire. The loss of a single building could cost all 440 unit owners \$5,000 to 10,000 each. This is not something we could bear.

Thus we are forced to ask everyone to discard their propane grills unless they have a patio where they can set the grill up more than 5 feet from any part of the building. Village personnel will be checking for illegal grills, and they will be reported to the town fire marshal for fining. Our staff may remove propane grills from any decks and from patios where they are not legally placed. This isn't something we enjoy - I myself had to get rid of my propane grill last summer and buy a charcoal-fueled replacement. However, to protect the Village we have to adopt a no-tolerance policy. I trust you understand.

### Trash

In a tightly-packed community like ours, trash and recyclables cause us a surprising number of problems. People don't want to stare at their neighbors' garbage for days on end, and they certainly don't want to pick up garbage and recyclables that have blown into their yard. After collection days with strong winds, our maintenance staff has to spend several hours picking up after people who did not cover their cans or tie their paper/cardboard. This is time they could be using to do more important things.

We intend to cut this down by enforcing the rules about not putting garbage out before 6pm the night before pick-up and placing everything in covered containers (or by securely tying paper and cardboard.) The Association reserves the right to move improperly placed garbage/recyclables back from the curb.

### Elections

Remember, the rules exist to serve the community. If you do not like the rules, or the way they are enforced, there will be an election of new Board members in June. A majority of Board seats (4) will be up for election at that time.

I look forward to seeing you outside!

Stew Barnes

***Letter From the President is a personal commentary.***