



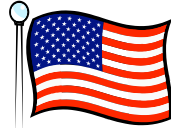
# The Villager

First Quarter, 2005

The Official Newsletter of  
Bald Eagle Village

**Reminder:** To provide feedback about the newsletter, just drop your signed written comments into the Village drop-box located in the Meeting Hall wall on the parking lot side of the building. Please address the envelope to the attention of The Villager.

**Please note: *The Villager* has gone quarterly! (March, June, September, & December)**



## Long May She Wave!

Recently our Village was featured on the cover of the West Milford 2005 Calendar. As noted in the last issue of this newsletter resident Barry Sachais' stirring photo of 4 US flags flying proudly on one of our Bunker Hill buildings during a snowstorm last winter captured the essence of the patriotic fervor that has again taken root not only in our small Village but in every community across this great land of ours. US flags adorn private homes, commercial businesses, and governmental buildings as a show of pride and a symbol of freedom. Barry's photo captures the emotional feeling that America stands tall through any daunting situation.

Although America and Americans do stand tall and weather even the most catastrophic events dealt us throughout our brief history, unfortunately our star spangled banners may not fare as well. Bald Eagle Village residents who fly Old Glory from their homes must take notice of the condition of their flags. US flag etiquette states that flags in worn condition must be repaired or replaced. With the harsh snowy winters, strong winds, and strong summer sunlight prevalent in our climate, many flags become faded beyond recognition, ripped, or even partially disengaged from their flag staffs. As soon as you notice your flag is in disrepair or not flying properly, please replace it immediately or remove it completely until a replacement can be made. Flags that need to be retired can be taken to the West Milford Post Office or the West Milford VFW for proper disposal.

Sad to say that there are US flags flying in the Village that are in need of retirement or repair...flags having shredded fields or stripes, flags permanently impaled on their staffs, flags hanging by one grommet, or flags faded beyond recognition. It is our right as Americans to fly our colors but with this right comes the responsibility to assure that those colors are being properly displayed with due respect and dignity. Don't wait for a neighbor to tell you that your flag needs replacing. Don't wait for the Association to send you a letter advising you of proper flag etiquette. Take action as soon as necessary. Let's keep the spirit engendered on that calendar cover photo alive!



## Garbage and Recycling Notice

The Township of West Milford provides garbage and recycling pick up services through a contract with Blue Diamond. The Association or management is not involved with these services except to return your containers to your garage door after pick up occurs. Management has been advised that each unit is limited to two 32 gallon cans (the equivalent of four garbage bags) of household garbage or recycling per pickup. Each can should not weigh more than 50 pounds. If you need to put out more recycling or garbage than the amounts described above, you need to contact Blue Diamond at 973 366 8100 or the Township Recycling Center on Lycosky Drive at 973 728 2724 depending on your needs.

If Blue Diamond overlooks your garbage or recycling, it will be brought back to your garage door by our maintenance men. You should then call Blue Diamond or the Township Recycling Center to register your complaint and attempt to arrange for another pick up. You may also choose to store the garbage or recycling in your garage until the next pick up date.

If you are moving or having interior work done such as carpet replacement, you must make arrangements directly with Blue Diamond for pick up of the resulting waste materials. It is possible that they will instruct you to place the materials out in small bundles, a few each week, until the materials are completely collected.

In any event, please cooperate with the Township Recycling Center or Blue Diamond's instructions so you and our Village do not suffer the consequences of your garbage or recycling being intentionally left behind or accidentally overlooked.

## Committee News

### Buildings and Grounds (Chair: Craig Leidig)

To the Buildings and Grounds Committee, spring is just around the corner, and with that in mind several members have begun plans for this year's garden bed plantings throughout the Village. In addition to the perennial beds planted last spring, there are perennial bed plantings scheduled for the Bunker Hill, Concord, and Manchester circles to complement the shrub and ornamental tree plantings done last fall. Wave petunias will again be planted in the almost 50 ½-barrels that dot the Village lawns, and annuals will be installed at the various farming implements and wells located throughout the Village as well as in the Lexington, Salem, and Plymouth circles, and the last circle on upper Beacon Hill. Annuals will also be used to fill in at some of the established perennial gardens and in the front beds at the Meeting Hall.

Planting of the annuals and perennials will take place throughout May, perhaps into June depending upon the night temperatures. Anyone interested in volunteering to assist with this task should contact Karen Foster at the Meeting Hall office (973 728 5778) before April 15. Work will be done on week days as well as weekends so please tell Karen what days of the week you are available. A limited amount of tools are available to those in need. No gardening experience required...only a willingness to get down and dirty.

The second phase of shrub replacement is scheduled as well with attention again being given to the tops of driveway medians, mailbox areas, and beds directly in front of units. A team headed by Linda Schoeppler will do a walk through before the summer weather arrives to determine the areas most in need of replacement shrubs. Shrubs will again be installed in the early fall to eliminate the problem of vigorous summer watering for staff and owners.

That brings us to fall...believe it or not, the mum order is already in place, designed to provide the Village with a variety of autumnal tones. Plans are to replant every ½ barrel in the Village with this lovely harbinger of fall along with the traditional array of pumpkins and shocks of corn stalks.

Some Buildings and Grounds committee people are researching different brands of replacement windows and sliders. They will make a recommendation to the Board in the near future. This project will hopefully facilitate the window replacement process for those residents who choose to do so at their own expense.



**Anyone interested in joining one of our Village committees, which include the Welcome and Hospitality (Kim Saade, Chair), Buildings and Grounds (Craig Leidig, Chair), and ADR Committees, should call Karen Foster, site administrator, at 973 728 5778. The committee chair or Dawn Bukaj, site manager, will contact those interested residents with details about meetings and current projects.**



### A Sense of Community

- The Hospitality Committee (Chair: Kim Saade) extends appreciation to the following business partners for their generous donations which helped to fund our annual holiday party in December: our landscapers, C&M Landscaping; our management company, Community Management Corporation; and our attorneys, McCarthy and Jennerich. Their contributions helped to make the affair more festive and bountiful.
- The Municipal Utilities Authority (MUA) provides water and sewer services for Bald Eagle Village. They own several pieces of property within the Village to facilitate their work for us. These sites include the sewage treatment plant on the corner of Beacon Hill and New Bedford, the pump houses on the corner of Concord and Union Valley and near the intersection of Quincy and Plymouth, the water storage tank off Bunker Hill, and the leaching fields, one off Beacon Hill near the basketball courts and the other behind Buildings 14, 15, 35, and 37. These sites are the private property of the MUA and are off limits to Village residents. Some residents are known to let their dogs use these areas to relieve themselves. Other residents use these areas for additional parking space. MUA employees should not have to be subjected to soiling their work boots or shoes with dog feces nor being blocked from their work entrances by residents' vehicles. If these thoughtless practices continue, the MUA will have no choice but to take legal action against those residents involved. Please cooperate and allow the MUA employees free access to a clean work environment.
- As our Village ages, so do residents' hot water heaters. Residents, especially those with hot water heaters on the second floor or just off carpeted or wood floor areas, may want to consult their plumbers about installing drained drip pans. Doing so might help to avoid severe damage to living areas if a water heater leak goes unnoticed until it is too late. Be sure to have the anode rod checked on a regular basis and replaced as needed.
- Residents with washing machines in similar locations may also want to consider the installation of drip pans. All Villagers should investigate having steel wrapped supply hoses installed to their washing machines to avoid costly damage caused by ruptured rubber hosing. Residents should also make it a practice to turn off washing machine hoses between washings to relieve the pressure in the supply hoses.
- Battery powered or electric alarms designed to detect water leaks and overflows are available at home stores like Home Depot. Prices start at about \$10. More expensive alarms can be programmed to call you at work or if you are away from your home on vacation or trip.
- In addition to keeping US flags in acceptable condition, be a good neighbor and discard or replace any display banner which becomes tattered or overly faded. Time worn and weather beaten displays of any kind tend to detract from the beauty of our community.



## MEETING HIGHLIGHTS

### January 2005

- **Approval of the 2005 Association insurance package proposed by A.C. Marmo and Sons at a cost of \$121,248.33 to be charged to the 2005 Budget, Line 5810, Insurance. (Includes Condominium Package/Travelers @\$103,800, Commercial Auto/Travelers @ \$2041, Workers' Compensation/Guarant Ins. Group @ \$4597, Directors' and Officers' Liability/Continental Ins. Group @ \$1804.87 Crime/CNA @ \$955.46, and Umbrella Liability including boiler and machinery/Chubb Ins. Group @ \$8050, reflecting a savings of \$14,269.67 over the 2004 package)**  
**Yes:** Ban, Barnes, Saade, Schoeppler, Vander Wall    **Absent:** Dolan

### February 2005

- **Meeting postponed due to snow storm. Postponed meeting agenda will be combined with the March meeting agenda.**

## Mark Your Calendar



- **Monday, March 28**      Monthly Association Meeting, 8 PM, Meeting Hall  
(with special presentation by a representative from A.C. Marmo, Association insurance agents)
- **Monday, April 25**      Monthly Association Meeting, 8 PM, Meeting Hall

## Fireplace Safety

Make sure your fireplace habits are safe and will not pose a danger to your home or your neighbors'. Remember the following:

- Clear the area around the fireplace. Debris too close to the fireplace could cause a fire.
- Open the flue before lighting the fire, leaving it open over night to assure that any carbon monoxide will be vented out.
- Always use a fireplace screen. Close the glass doors before going to bed at night.
- When building a fire, place the logs at the rear of the fire box on the grate designed for the prefab fireplaces in Village units.
- Never overload the fireplace with too many logs. Clean the ash from the fireplace on a regular basis.
- Don't use the fireplace as an incinerator for garbage, cardboard, waste paper, and other flammable items.
- Never leave the fire unattended.
- Keep a fully charged fire extinguisher on hand and know how to operate it.
- Make sure your smoke detectors are in working order...replace batteries on a yearly schedule.
- Install carbon monoxide detectors in appropriate locations. If battery operated, replace batteries on a yearly schedule.
- Keep the wood neatly stacked outside, covered, and away from the house and off the ground (see Association Rules 1.4 and 1.5).
- If using manufactured logs, make sure to use ones lowest in creosote and make sure to follow the directions on the packaging.
- In line with Association policy, you must have your fireplace and chimney inspected and cleaned if necessary every two years.

[Some of the above information is courtesy of Duraflame, Inc.]

**LETTER FROM THE PRESIDENT**

Greetings everyone,

Well, winter is almost over and we got pretty lucky. It was bitterly cold, but we didn't get all that much snow. Once again, we are in pretty good shape regarding our snow removal contract. We welcome your comments as to the performance of the people doing this work for us.

Once again, we found the community in need of someone to fill an open Trustee seat. And once again, few people were willing to interview for the position. We often get e-mails from people who seem to know exactly what the Board should do to make this a better community. We also get the same message from people who attend open meetings. It amazes me that with all of the people out there, and with all of their ideas, we can only get 2 or 3 people to actually come down to interview for a Board position or sign up for a committee. With that said, I would like to thank those who did interview, and I look forward to appointing our new Trustee at the monthly Association meeting in March.

The Association Board and management recently negotiated our insurance contract and saved some money (more that \$14,000 over the 2004 contract). We are currently interviewing landscapers and hope to have a decision soon so we can get a jump on the spring season. We want also to have the roads swept as soon as we can to avoid the delay we had last year and have put out RFPs to that end.

The harsh winter weather experienced in our location has caused the roads to deteriorate over a period of time. The Board is actively looking into the issue of road repair and replacement. Several paved areas have not lasted as long as we expected based on information given to us in the most recent reserve study engineering reports. We are also continuing efforts to get all of the mailboxes in the community changed to front-loading units.

I hope you are all well and look forward to seeing you at the next meeting.

Regards,  
Jeff Dolan

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

**Village Projects Update**

As our President mentioned in his letter above, the Board of Trustees in concert with CMC, the Association management company, are currently engaged in interviewing candidates for the annual landscaping contract. It is anticipated that a decision will be made in time for a vote at the monthly meeting on March 28. Requests for proposals are currently being solicited from street sweepers for cleaning our streets of the grit that has accumulated over the winter. The landscaper will be responsible for getting the grit from the lawns to the street curb for collection by the street sweeper. RFPs are also being gathered for the biennial application of mulch to garden beds and tree rings.

C&M, our current landscapers, will be responsible for replacing turf, shrubs, and Belgian block that has been damaged or moved due to snow removal this winter.

Look for more updates in the next newsletter...outdoor projects scheduled to begin or continue with the advent of snow melt and warmer weather include inspections of driveways, roads, decks, and walkways; spring clean up; siding replacement where necessary on those buildings scheduled for staining; mailbox replacement; shrub replacement; and the planting of annuals and perennials.

**By the Board**

Dear Fellow Villagers,

Seems like an eternity. Just six months ago I was a somewhat concerned resident with 17 years of ownership in Bald Eagle Village. Now I'm a member of the Board of Trustees, and I'll bet you expect me to say, "What a wonderful experience it has been." *Wrong!*

It has been a revelation. It has been an education. It has been a involving and committing evolution into someone I never knew I could be. All in just six short months.

Where the heck was I for 16 ½ years? Letting someone else worry about me and my property!

I couldn't believe what was involved in running this place. It's more involved and challenging than running a business 10 times its size. Jeannie, my wife, and I have done that for almost 30 years.

Then I got "sucked in". It is always in my mind and on my heart. What's going on at BEV? From road maintenance to garbage collection to homeowner problems and feelings of mistreatment to working with contractors, insurance issues and people that make it all happen.

And speaking about, people... there is us! And that, dear reader, is what this is all about. Sitting on the board on the window side of the table has opened my eyes very wide.

There is only one word when it comes to describing the people of Bald Eagle Village. US! The only difference between Trustees and non-Trustees is that Trustees have to *try* to plan and act for all of US. And thanks neighbors for being there each meeting.

So where the heck was I for 16 ½ years? What was I thinking when I took exception to the decisions made particularly when I wasn't present at the open meetings listening and asking? Where was I when some people tried to take advantage of the disinterested and uninvolved? What about those who would try to manipulate and abuse the structure of the community? Why? Why is it now so all-encompassing?

Because WE are Bald Eagle Village on a Beautiful tract of land that is a welcoming home that makes me feel so good when I turn off Union Valley Road into MY community. It's been my community for almost 18 years now. It is getting better as most things and people should as they grow older. We (the us of BEV) must hang together to make sure we don't grow old as opposed to older and we don't grow apart. It is after all, OUR home and one of the best in all of New Jersey. Hey, maybe in the whole wide world.

Yours,  
Pete Ban, Trustee

***By the Board*** is a personal commentary written by a different Trustee each issue.

### **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.

### **Drop-Box**

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. Also remember to indicate your name and unit number on your correspondence.

## **The BEVCA Board**

Your **Board Members** are:

Jeff Dolan, President  
Jim Vander Wall, Vice President  
Ed Saade, Treasurer  
Linda Schoeppler, Secretary  
Peter Ban, Trustee  
Stew Barnes, 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 2005 are scheduled for:

March 28  
April 25  
May 23  
June 27  
July 25  
August 22  
September 26  
October 24  
November 28  
December 19 (third 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 reached by email at [bukaj@communityservices.com](mailto:bukaj@communityservices.com)

**Important reminder:** All dogs residing in Bald Eagle Village aged seven months and older should have been registered with the Township of West Milford during the month of January 2005. Residents not having done so should complete the process immediately to avoid the possibility of a fine by both the Association and the Township. Residents having moved in from another municipality in New Jersey which has a different licensing expiration date are exempt until their current license expires. They must register their dog with West Milford within ten days of that expiration date.

### **Barbeque Grill Reminder**

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.

### **Please help with Spring Clean-up!**

Residents who have been remiss with keeping the areas around their units tidy over the winter months need to clean up around their patios or decks (under decks as well, please) and front lawns, disposing of dog feces, litter and debris, leftover holiday decorations, 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. The landscapers are not responsible for picking up these items during the spring cleanup.

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

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