



The Villager

April, 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. Delay in issuance of permits by the town held the work over until this spring. Those residents notified of deck replacement in buildings 9 and 18 can expect the work to begin shortly. Every effort will be made to complete the decks quickly so as not to interrupt their use during the warmer weather.
- **Landscaping:** Spring clean up by C&M Landscapers and our maintenance crew began on Monday, April 19. Spring clean up includes lawn sweeping, mowing, collecting winter debris, and removing road grit (the main ingredient in the township's winter road treatment) from the lawns and mulched beds. The piles of grit at the curbs will be collected by our maintenance staff as C&M finishes each area of the Village. Members of the Board of Trustees and the Buildings and Grounds Committee will conduct inspections of the Village after each major landscaping effort and on a regular basis throughout the warmer weather to help pick up on any oversights.
- **Tree removal:** Recent 40 to 50 mph wind gusts took down a healthy tree on Beacon Hill Road. Thankfully no one was hurt and damage was minimal. The root system of a second tree growing nearby was compromised by the falling tree and had to be removed as a precaution for the continued safety of residents and neighbors.
- **Snow removal:** The Board's selection of a contract for an unlimited amount of snow to be removed saved the Association over \$24,000 as compared to a per storm snow removal contract. C&M will 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 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 should be reported to the management office as soon as possible.
- **Building Staining:** Buildings 1 through 12 will be power washed, stained, and painted this year. Replacement of damaged siding on these buildings is in progress.
- **Fences:** A stronger gauge fence was installed along the shore of Pettet Pond behind Buildings 1 and 2. This will help prevent the water fowl (especially the Canada geese) from gaining access to the lawn areas around Buildings 1 and 2, thereby reducing damage to the grass and soiling of the driveways and walkways.
- **Street sweeping:** Street sweeping by a private contractor will take place after the grit from winter road treatment has been removed from all the lawn areas. The target date for street sweeping to begin is May 11. The township street sweeper will make a pass of Village roads later in the season.
- **Roofs:** The Association is nearing a settlement to have any deficiencies repaired in the replacement roofs which installed in Buildings 4 – 47 and 57 during the spring and summer of 1995. Residents of these 45 buildings are asked to watch their US mail and mailbox notice areas for announcements about forthcoming required inspections and mandatory repairs.



Have a green thumb or a desire to give back to our community? Why not volunteer to assist in planting the annuals and perennials that help to beautify our Village each year? This year there are plans to plant more flowers at more locations than ever before. Volunteers will work under the guidance of a representative from Eden Farms and two of our Buildings and Grounds Committee members. Call Karen Foster at 973 728 5778 to sign up now. Planting will begin on or about May 15.



Committee Highlights

Buildings and Grounds by Craig Leidig

Your recently formed Buildings & Grounds Committee has been very busy over the past several weeks. The walk through the village was completed on April 3rd by volunteer members of the community and members of the Buildings & Grounds Committee. The main purpose of the walk through was to take a comprehensive survey of the landscape in the Village. The teams identified areas that were missing shrubs, and a list has been forwarded to Committee Chairperson Bob Haftek. Bob will prepare a long range plan to replace the missing shrubs. There is a massive amount of data to be compiled and additional inspections of problem areas may be necessary. You may see some of the committee members walking around the Village with cameras. Please do not be alarmed by this as they are documenting the areas that need to be upgraded. Based on recommendations from the experts it is too late to plant shrubs now so the planting of the replacement shrubs will take place in the fall. There are residents who have no shrubs in front of their homes, and these units will take priority in the replacement project. We have a very limited budget, and unfortunately, due to years of neglect, this is an immense project that may take years to complete.

A letter mailed out to the residents in December 2003 included the approved budget for 2004 which indicates that \$18,000 is budgeted for flowers and shrubs. Of that, \$3,000 has been earmarked for the spring planting and an additional \$500 was spent for river stone. The river stone will replace any nonconforming existing stones that have been placed over the years by residents around their front walks in some unit models. The river stone is what was originally placed in these areas by the developer. This effort will help bring the Village back to the uniformity once enjoyed by all. Our maintenance team will be doing the work which will begin soon. Please make sure areas needing this attention are cleared to facilitate the installation to the river stone.

Flowers will be planted around the Village on or about May 15th. The locations for this project include the wagons on Salem Alley and Beacon Hill, the gazebo at the intersection of Bunker Hill and Beacon Hill, the main entrance, the corner of New Bedford and Concord, and the Meeting Hall. Anyone wishing to volunteer to help plant the flowers should contact Karen at the BEVCA Management Office on 973-728-5778. Your help will be greatly appreciated.



A Sense of Community

- The recently revised 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 March and again in April 2004. Anyone who does not have the most recent copy should call Karen Foster, site administrator, at 973-728-5778. A copy is also posted on one of the bulletin boards on the front of the Meeting Hall.
- For the safety of your building and your immediate neighbors, please make sure you comply with state laws and Village rules regarding the use and installation of propane gas grills. Anyone who must dispose of their propane gas grill must call the township recycling center to arrange for pick up of the grill only. Propane tanks must be taken to either Ace Hardware in town or to Eastern Propane in Jefferson Township for proper disposal. Ace is accepting tanks without a charge at the present time. If their supplier initiates a charge it will be passed on to those customers turning in tanks. Eastern charges a nominal fee for the service. Under no circumstances should propane tanks be stored in the basement, garage, under decks, or in any other location inside the units.
- If you want to advertise a service, sell an item, or are in need of a service, there is a bulletin board at the Meeting Hall for this purpose. Please submit postings for this bulletin board to Karen Foster in the Management Office at the Meeting Hall. Postings will be rotated on a regular basis and cannot be any larger than 5.5" x8.5" due to space limitations. Business cards are preferable for service related announcements. Please keep the building mailbox posting areas free of unauthorized announcements and fliers. These areas are for Association postings only.
- The garden beds are professionally mulched every other year; they are due to be mulched again in the spring of 2005. If residents plant flowers in the garden beds adjacent to their units and want to add mulch after they plant, they should use dark brown hard bark mulch only. If you can't locate a vender selling this kind of mulch, please inquire at the Management Office. Please do not use any other color or type of mulch when adding mulch to garden beds or other mulched areas.





MEETING HIGHLIGHTS

March 2004

- **Approval to accept the resignation of Charles De Koning as Vice President of the Board of Trustees**
Yes: Unanimous by acclamation
- **Approval to appoint Bill Hargeaves as Vice President of the Board of Trustees**
Yes: Barnes, Cannella, De Koning, Heck, Schoeppler **Abstain:** Hargreaves
- **Approval to appoint Ed Saade as Trustee until the next election is certified**
Yes: Barnes, De Koning, Hargreaves, Schoeppler **No:** Cannella, Heck
- **Approval of an amendment to the revised rules and regulations to change Section 7.1 to read..."and one (1) cat or one (1) dog housed per unit."**
Yes: Unanimous
- **Approval of a contract for street cleaning awarded to Prism Maintenance at a cost of \$2600 to include all streets and parking areas**
Yes: Unanimous

Mark Your Calendar



- **April 26** Regular Monthly Association Meeting, 7:30 PM, Meeting Hall
- **May 15 ongoing** Village flower planting begins; volunteers see page 1 for details
- **Early May** Miscellaneous shrub replacement
- **Early May** Belgian block curb repair
- **May 24** Regular Monthly Association Meeting, 7:30 PM, Meeting Hall
- **Spring/summer** Annual inspections of decks, driveways, patios, and walkways

Need Garbage Cans or Tarps?

If you have just moved into the Village or if you need replacements, Ace Hardware in town is once again carrying Rubbermaid Roughneck 32 gallon garbage cans with locking lid, double lock-handles, and wheels in the preferred Bald Eagle brown color. They also carry tarps in a variety of sizes in the required Bald Eagle brown color. Their prices are competitive with other area hardware and home stores.

Volunteers Needed

- Resident volunteers are needed for an ADR (Alternative Dispute Resolution) Committee. Members of this committee will be involved in mediating between the Association and those residents who select ADR after being notified of violations of the revised rules and regulations (with the exception of pet related issues). Members of this committee listen to both sides of the dispute and then make a non-binding recommendation for settlement of the dispute. Any one interested in serving on this very important committee or needing more information should call Karen Foster at 973 728 5778 as soon as possible so the committee can be up and running by the middle of May.
- The Association needs volunteers to start up the Welcoming Committee again. Wouldn't it be nice to welcome new residents to the Village with a packet of helpful information about the community and the township as well as a housewarming remembrance? If you would like to give your talented efforts to this cause, call Karen Foster at 973 728 5778.

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
Bill Hargreaves, Vice President
Doug Heck, Treasurer
Linda Schoeppler, Secretary
Charlie De Koning, Trustee
Ed Saade, 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:

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

Recycling and Garbage Reminder

Please take care to prepare your recycling and garbage for pickup each week. All items for pick up must be placed in covered containers. Covers may be attached to containers by nylon fasteners or wire ties. Paper recycling may also be placed in paper bags or cartons which are then secured closed with string or tape. Do not place items curbside for pick up before 6 PM the evening before collection. Recycling and garbage placed out for collection improperly will be returned to the residents' units by the maintenance staff.

When care is not taken to package garbage and recycling properly and securely, our beautiful Village becomes littered by trash. Picking up all this trash takes precious time away from our maintenance staff's other duties and tasks. This time is money out of your pocket in the form of a portion of your monthly maintenance fee. Don't waste your money or the maintenance staff's time with picking up after your carelessness on garbage and recycling days. **A big thank you to the growing number of residents who are complying with these guidelines!**

Hardware Hints

- Are you remodeling your kitchen or bathroom? If you are putting in new cabinets, why not donate your used original cabinet hinges to the Association for replacement parts for other residents who have not remodeled? Simply put them in a zip lock baggie and drop them off at the Meeting Hall office where they will be stored for future use by other residents. The same can be done with Silverline window hinges if you are replacing the windows in your unit.
- If you wish to purchase new matching hinges for the cabinets in your kitchen or bathrooms, call Kuiken Lumber in Ogdensburg at 973 827 9110 and ask for John in Kitchens. Tell him you need the hinges for the Homecrest Cabinets (installed by builder) at Bald Eagle Village. You can order burnished brass (usually in the kitchen) or polished brass (usually the bathrooms). John was kind enough to take the time to locate these hinges for purchase by unit owners.
- Have those white nylon tabs on your screens broken off just as you were lifting the screen from its grooved channel? Sun and cold weather make nylon brittle causing it to snap with little pressure applied. Unit owner Frank Cannella has a better replacement for these tabs. Go to a local hardware store and ask for OOKS picture D rings (part # 50206, single screw). You'll need two per screen, but they are sold in packs of 3. Also purchase (two per window) 3/8" self tapping screws (the shortest length made). Simply screw the picture D rings to the inside of the screen frame below the location of the broken off nylon tabs taking care not to place the screw too high so that it does not pierce the spline on the outer side of the screen. The spline is the nylon or latex cord in the channel around the outer side of the screen that holds the screen material in place. **Caution** - the metal rings on your newly installed tabs must remain in the upright position tilted outward towards the screen material in order to close and lock your Silverline windows.

LETTER FROM THE PRESIDENT

Dear Fellow Residents,

As you may or may not know, Bald Eagle Village includes three types of property: individual units, Common Elements, and Limited Common Elements.

Individual Units

The long legal explanation for what each unit owner individually owns is located in Article III of the Master Deed. With some exceptions for pipes and wiring, the individual unit includes the interior of the unit from the exterior drywall in. Individuals also own the windows, skylights, and entrance doors. Unit owners are generally free to do what they like on the interior AS LONG AS IT DOES NOT AFFECT THEIR NEIGHBORS. This means the Association can regulate things such as:

- Anything that could possibly cause the building to fall down, explode, implode, catch on fire, or slide down a hillside.
- Making noises, causing odors, or doing other things that unduly affect your neighbors. This includes stereos, TVs, your son's heavy-metal band, loud or smelly pets, or an indoor bowling alley.

Interesting fact: The definition of a unit includes "space between the upper face of the concrete floor or basement slab and the plane or planes touching the lower surfaces of the roof joists". So technically we do not own our individual attics!

Common Elements

Everything outside of the individual units is a Common Element (see Article IV of the Master Deed). The Common Elements are shared in ownership by all of the unit owners in the Village. So the driveway, walkway, stairs, deck/patio and lawn in adjacent to your unit is actually owned by over 440 people who have selected to join the Bald Eagle Village Condominium Association. The Association chose to vest the power to control this legal bond in an elected Board comprised of seven members and instructed them to make rules to cover how this common property can be used.

Other Common Elements include the roads, the parking areas, the mailboxes, trees and shrubs, the Meeting Hall, and the tennis courts, playground, and basketball courts.

Limited Common Elements

Limited Common Elements are a sub-set of the Common Elements. The Limited Common Elements are still owned by everyone in the Village but are reserved for the use of specific people. For example the driveways are Limited Common Elements. The driveways are owned by everyone but reserved for the use of one unit's owner. Therefore the Village Association can make rules about what types of vehicles can be parked in driveways (because everyone has to pay for the driveways' replacement if they are damaged by oversized vehicles), but only a unit owner can park the allowed vehicles in the driveway assigned to that unit. Just because I'm part owner of the driveway in front of your unit doesn't mean I can park there.

Limited Common Elements include the driveways, walkways, entryways, decks, front and rear steps, and front and rear yards immediately adjacent to the individual units. The Limited Common Elements are under the control of the Association, because the Association pays for the upkeep and replacement, but the Limited Common Elements are reserved for the specific unit owner's use.

These definitions guide the Board in the decisions we make regarding maintenance, repair, and construction of the rules & regulations. Our attorney is tasked with informing the Board of our obligations in specific instances or when questions arise about whether an item is owned in common or by an individual unit owner.

Yours,

Stew Barnes, President
April 13, 2004

Letter From the President is a personal commentary.