



# The Villager

May 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. The next round of inspections will take place in late summer or early fall.
- **Landscaping:** Members of the Board of Trustees and the Buildings and Grounds Committee are conducting inspections of the Village after the annual spring clean up and on a regular basis throughout the warmer weather to help pick up on any oversights by the landscaper. C & M is in the process of correcting these oversights. A C&M Landscaping crew is replacing the Belgian block curbing that was displaced over the winter by snowplows. **In order to maintain the current beautiful condition of our grass, residents must take care to water the lawns adjacent to their units on a regular basis. Regular watering will help prevent the lawns from turning brown (a state of dormancy in response to hot and dry conditions) during the summer months (June through late September).**
- **Driveways:** Our site manager, a trustee, a member of the Buildings and Grounds Committee, and a professional in the paving business will begin a walk through of the Village to inspect driveways in a few weeks. After driveways are evaluated for replacement, a prioritized list will be developed keeping the total cost within the amount budgeted for this year. Replacement is scheduled to begin mid summer.
- **Patios and walkways:** After the driveway inspections are completed a similar team will inspect the concrete walkways and patios. The replacement process follows that of the driveway replacement process. Replacement of selected walkways and patios areas should begin by late summer.
- **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 and will continue ahead of the course of the painting and staining schedule.
- **Fences:** A fence will be installed between the Meeting Hall deck and the woods bordering the east side of Pette Pond by Village volunteers as soon as the maintenance crew procures the materials and supplies. This fence will help to keep the water fowl off the grassy area around the Meeting Hall and tennis courts. It will also provide a safe barrier from the water's edge for those residents who feed the ducks and geese
- **Street sweeping:** Street sweeping by the private contractor hired by the Association took place on May 11. Before May 11 roads were prepared for sweeping by C&M Landscapers who blew and swept the grit from lawn areas into piles in the road gutters. The Association maintenance staff did a heroic job of removing the huge piles of grit from the gutters to make way for Prism Maintenance to accomplish a thorough cleanup of Village roads and those parking areas that could be accessed. They removed the remaining grit and other debris from the gutters and the sides of the roads with little dust and little disruption of Village traffic.
- **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.
- **Plantings:** The Board and the Buildings and Grounds Committee planned and implemented an annual spring planting that has helped to maintain the beauty of our lovely natural surroundings in Bald Eagle Village. For more details see the Committee reports section on page 2. In addition to the those areas planted the weekend of May 15 and 16, there will be a perennial garden planted in the beds on the parking lot side of the Meeting Hall by the end of May. The Buildings and Grounds Committee is also organizing the replacement of bushes which are missing from garden beds in front of each unit. The committee, management, and Trustees are currently getting bids for the installment of these shrubs so that they will possibly be in place before the hot summer weather. If this deadline cannot be met, the installation will be put off until fall when cooler weather prevails. Those residents who are scheduled for shrub installation will be notified by the management in case residents' flowers have to be transplanted to make way for the new shrubs.



## Committee Highlights

### Buildings and Grounds

The weekend of May 15 and 16 brought fair weather just right for the massive planting effort that took place throughout the Village. The project was spearheaded by Bill Hargreaves, Board liaison to the committee, who was assisted by committee members Heather Baggs-Watson and Diane Biss. During the planning stages these three were guided by Annette from Eden Farms who advised on the selection and placement of annuals and perennials which now grace 7 beds and over 40 barrels throughout the Village. Villagers volunteered their time and efforts to assist with the planting of over 880 individual plants ranging from small begonias to large perennials like astilbe and liatrus. These volunteers included Bob Haftek, Christine Hargreaves, Ed Saade, Linda Schoeppler, Carol Sturm, and Dick and Kathy Williams as well as Bill, Diane, and Heather. The volunteers appreciated the offer of cold drinks from Dave Sturm as well as from the residents of 58G. All of these volunteers and Annette from Eden Farms deserve the gratitude of our community for their efforts to improve the beauty of our natural surroundings.

### More Volunteers Needed!

Two important committees are now being formed. 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.

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 are interested in serving on either committee, call Karen Foster at 973 728 5778.



## A Sense of Community

- Important Safety Information:** Spring and summer bring out the fauna which usually inhabit the wooded areas of our Village. Bears and snakes are the animals which raise the most concern among residents. Please read the articles about living safely among black bears that appear frequently in the township's local publications **AIM** and **THE MESSENGER** or go online or to the library for information about black bear behaviors. Our biggest problem with bears in the Village is their affinity towards our garbage cans which are put out for collection on Wednesdays. Bears do not like the odor of cat urine so if you put used litter out in your garbage it will likely go untouched. If not, why not pour some ammonia on some papers towels and place them directly on top of the garbage before closing and securing the lid(s) tightly. Try not to place garbage out for collection before until Wednesday mornings as bears tend to forage for food in the night and early dawn hours. Our Village is home to two species of poisonous snakes, copperheads and timber rattlers. You can get information on the identification of these snakes online or at the local library. Be especially cautious when gardening, working around shrubs and ground cover, and walking by rock walls as these are favorite haunts of snakes especially during the heat of the day. Keep children away from these areas and review rules for dealing with bear encounters with your family. Keep pets secure on leashes to ensure their safety as we had one pet tragedy last year when a bear encountered a dog off leash. Call the township Animal Control Officer at 973-728-2849 if you need assistance with snakes or bears that have entered your garage, patio, deck, etc. Call 911 immediately if someone is bitten by a snake.
- If you live near an Association barrel that has been planted with Wave Petunias, why not pitch in and help to keep these plants healthy and thriving by watering the barrel thoroughly if it appears dry! Our maintenance staff will water them on a regular basis, but the barrels dry out faster than the garden beds in the hot weather. Many hands make light work and spread a sense of community. Thank you!



## MEETING HIGHLIGHTS

April 2004

- **Approval to accept the resignation of Frank Cannella as Trustee**  
Yes: Unanimous by acclamation
- **Approval of the improvement of the Concord Road entrance at a cost of \$8768.32 which includes stone walls and hosta beds similar to those at the main entrance the cost of which will be charged to the working capital account**  
Yes: Barnes, De Koning, Saade, Schoeppler **Abstain:** Hargreaves, Heck
- **Approval of an amendment to the revised rules and regulations to read "Section 1.2.4 Flowers may be placed in containers at front entrances and walkways. All containers must be removed by December 1 each year." and a correction to Section 6.2 from "(Subject to Rule 17)" to "(Subject to Rule 6.1)."**  
Yes: Unanimous
- **Approval of an amendment to the minutes of the January 26, 2004 meeting to strike the remarks attributed to Richard Krak and to insert the written message read by Mr. Krak at the aforementioned meeting.**  
Yes: Unanimous

## Mark Your Calendar



- **May 24** Regular Monthly Association Meeting, 7:30 PM, Meeting Hall
- **June 7** Candidates Night, 7:30 PM, Meeting Hall
- **June 28** Election of Board of Trustees (4 open seats), 7:30 PM, Meeting Hall

**Attention Residents:** If you lose a personal item in and around the Village, please check with Karen Foster in the Meeting Hall office. Many times Villagers will find keys, eyeglasses, or other lost items on lawns or in driveways or streets and turn them in to Karen.

### Recycling and Garbage Reminder (Again)

**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 can be attached to containers by nylon fasteners or wire ties. Paper recycling may also be placed in paper bags or cartons **which should then be 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 some residents do not package garbage and recycling properly and securely, our beautiful Village becomes littered with trash. Picking up all this trash takes precious time away from our maintenance staff's other duties. 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 ever growing number of residents who are complying with these guidelines!**

### 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.

### Important Communication Announcement

Bald Eagle Village has upgraded their online services through Cablevision Optimum Online to help serve our residents more effectively and efficiently. The new email address for Karen Foster, Property Administrator, will be posted on mailboxes soon and will appear in future issues of this newsletter. In addition this upgrade also means that the Meeting Hall is now wired for cable so you can now schedule events like Oscar, Kentucky Derby, and Super Bowl parties for the Meeting Hall. Just remember it is BYOTV!

## The BEVCA Board

Your **Board Members** are:

Stew Barnes, President  
Bill Hargreaves, V. President  
Doug Heck, Treasurer  
Linda Schoeppler, Secretary  
Charles De Koning, Trustee  
Ed Saade, Trustee

### Open Board Meetings

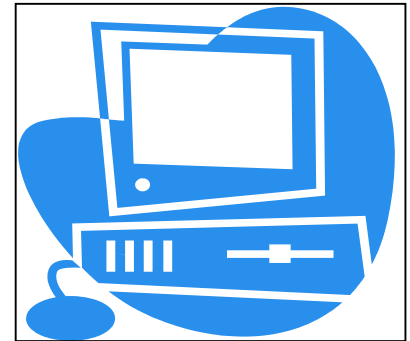
The board meets at 7:30 pm on the fourth Monday of each month unless otherwise noted. The meetings for the remainder of 2004 are scheduled for:

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 Friday 9am to 3pm. You may reach her by phone at 973- 728-5778 or by email at [bevca@warwick.net](mailto: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](mailto:bukaj@communityservices.com)



### Special Offer on Dell Computers From Our Management Company

For the past several years we at Community Management Corporation (CMC) have found the quality, service, and competitive pricing of Dell strong enough for us to buy our computers from Dell almost exclusively. We are happy to announce that we recently established an association with Eric Ostlund, an account manager with Dell, and can now offer unit owners advantageous pricing on computer systems. Community Management Corporation gets no direct benefit from your purchase other than the same pricing for us. We anticipate that depending on the specials Dell has running at the time and based on the configuration you select your price may be up to 15-20% less than it would be otherwise. In addition in Eric you get a specific person at Dell to call for guidance with your computer needs.

If you would like to take advantage of CMC's association with Dell, I suggest that you log onto Dell's website at [www.dell.com](http://www.dell.com), configure the system you want, and save it in an online cart. The website will walk you through the process. You will then know what Dell's price is to an ordinary online customer. Then call Eric Ostlund at 1 800 456 3355, extension 88390, and mention Community Management Corporation. Eric will then price the same system by referring to your online cart. Alternatively if you don't know what system you need or want, you can have Eric help you configure it. You'll arrange for payment and shipping directly with him. The only thing I ask is for you to let us know whether you received the price and service indicated above by emailing me at [cirkus@Community Services.com](mailto:cirkus@Community Services.com).

Bill Cirkus, President, Community Management Corporation

## LETTER FROM THE PRESIDENT

Dear Villagers,

Elections are upon us, so this will likely be my final President's message. I want to thank everyone who has worked hard to make the Village such a pleasant place to live. Though we haven't always agreed, most of our disagreements have been civil and enlightening.

If I may make suggestions regarding what to look for in candidates, I urge you to consider:

1. **Temperament.** The Board members you elect will be ambassadors for the Village, and should be expected to be level-headed and respectful of others. Remember, we pay for any lawsuits against the Board!
2. **Staying power.** The Board experiences high turnover, both from owners selling their units and Board members who quit due to their inability to work with 6 other independently minded people. Make sure the people you vote for will serve out their 2-year terms as the Board has the power and duty to fill vacant seats with people THEY consider the best qualified. New Board members should also be people willing to discuss their ideas, compromise with others, and accept the inherent limitations of our form of government.
3. **E-mail.** E-mail is our primary means of communication nowadays. It saves having to repeat the same thing in seven or eight phone calls. It allows everyone to be involved in the process of decision-making. The Board meets at most 4 to 5 times per month, while we exchange an average of almost 10 e-mails a day. Some residents do not have e-mail, and their inability to stay involved slows down the decision-making process and creates extra work for our management company employees preventing them from doing more important things.

**Board by the Numbers (Jan. 2003 to May 2004)**

Thinking of running for the Board? Here are some numbers to consider. I was appointed to the Board in January, 2003. Since then, I've seen:

4345	Board e-mails
200	Board-related phone calls (approx.)
150	Units sold (approx.)
28	Board meetings
5	Board member resignations
4	Threatened lawsuits
3	Times I was called a Nazi
2	Threats to dump garbage/dog feces on Board members' lawns
1.2	Million dollars in maintenance fees collected (approximate)

As a board member, my hope has been to improve the Village by making decisions based on what I believed was best for all of us in the long run. It has been my honor to serve as your President.

Stew Barnes  
May 17, 2004

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

