



The Villager

June 2004

The Official Newsletter of
Bald Eagle Village

Please note: To provide feedback about the newsletter, just drop your signed 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

- **Plantings:** The Board approved the purchase and installation of 78 shrubs to replace ones that are missing from front garden beds adjacent to units throughout the Village. The shrubs schedule for installation has been rescheduled from late May to September. The decision to revise the installation date was made to allow residents who have planted annuals and perennials in these beds time to remove or transplant their plants and also to give the newly installed shrubs cooler weather in which to become acclimated to their new surroundings. Residents scheduled for shrub installation will be notified in writing in the near future. For details about the shrub replacement program see Meeting Highlights on page 3.
- **Driveways:** Driveways were inspected during the week of June 14 by our site manager, a Trustee, a Buildings and Ground Committee member, and a paid paving consultant. After the data is compiled and evaluated, a prioritized driveway replacement list will be developed keeping the total cost of replacement within the amount budgeted for this year. Residents whose driveways are scheduled for driveway replacement should receive a notification letter on or about July 1. 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.
- **Landscaping:** The landscapers are in the process of repairing the Belgian block curbing throughout the Village. Trimming and pruning of shrubs is scheduled to begin in early July.
- **Roofs:** The Association is nearing a settlement to have any deficiencies repaired in the replacement roofs which were installed on 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.
- **Decks:** Six of eight decks on Building 18 were scheduled for replacement. When these decks were removed, there was dry rot evident in the ledger boards and building sheathing. These structures had to be repaired or replaced as well. It also became evident that the same areas for the two decks not scheduled for replacement were affected. Therefore these additional two decks had to be replaced. Work on Building 18 should be complete near the end of June. Scheduled replacement of two decks on Building 9 will begin after the work on Building 18 is complete. The next round of deck inspections will take place by late summer.
- **Building staining:** Buildings 1 through 12 are scheduled to be power washed, stained, and painted. Work on Buildings 1 and 2 is scheduled to begin on June 15 weather permitting. Residents of Buildings 1 through 12 should regularly check their mailbox areas for postings concerning the start dates for each of the steps in this project. Residents are responsible for removing all personal items from Common and Limited Common areas before the contractors begin work. Residents are cautioned to keep windows closed during the power washing and staining processes. Residents are also advised to draw curtains and lower blinds and shades to assure privacy while the contractors are working.
- **Fencing:** A wire and split rail fence is being installed between the Meeting Hall deck and the woods bordering the east side of Pettet Pond by Village resident volunteers. 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.
- **Mailboxes:** Our site manager has been instrumental in procuring mailboxes from the U.S. Postal Service at no cost to the Association. Each mailbox unit retails for approximately \$1200 so this is a huge savings for the Village. These mailboxes will be used to replace our current mailboxes with replacement scheduled in priority order as determined by the local postmaster. So far eight mailboxes have been replaced. The Association has just received another shipment of seven mailboxes. Installation costs are the responsibility of the Association.

Summer Notes

- **Summer is almost here, and school children will be on vacation. Please remember to observe the 25 mph speed limit throughout the Village to assure the safety of our children!**
- **Our tennis courts are for tennis only. Roller blading/skating, ball games, and other sports and play activities are prohibited in order to protect the surface of our tennis courts.**
- **If you use the Meeting Hall, picnic area, or playground please make sure you pick up and take with you your belongings and any trash resulting from your activities.**

Committee Highlights

Buildings and Grounds

Since the last newsletter those of you who have been by the Meeting Hall may have noticed the lovely perennial garden along the parking lot side of the building. Five varieties of low maintenance, sun loving perennials were planted including rudbekia (black-eyed Susans), sedum, liatris (gay feather), geum, and plumbago. Thanks to the five volunteers who installed the plants over Memorial Day weekend under the expert guidance of Annette from Eden Farms: Diane Biss, Ed and Kim Saade, Linda Schoeppler, and Heather Watson. Heather is also responsible for gathering plant and shrub donations and with assistance of the maintenance staff installing day lilies, PJB and azalea shrubs, and more rudbekia at various sites throughout the Village. Also appreciated is the mulch job for the perennial bed completed by Brian De Groat!



More Volunteers Are Still Needed!

Despite several Villagers volunteering their time, we continue to need more volunteers for two committees that are being formed. The Welcome Committee will be responsible for creating and distributing welcome packages to new residents of our Village. This gesture of neighborliness would help new residents settle in and become acclimated to the Village and to the township.

The ADR (Alternative Dispute Resolution) Committee is in need of volunteers who are willing to listen to disputes between the Association and residents who are seeking mediation after being notified of violations of our revised rules and regulations and to then make recommendations for the settlement of those disputes to the Board of Trustees. While these recommendations are non-binding, the Board of Trustees will carefully consider each and every suggested resolution made by the ADR Committee before making any final judgments.

Please call Karen Foster at 973 728 5778 if you are interested in serving on either of these committees. Help keep the art of volunteerism alive and well in Bald Eagle Village!



A Sense of Community

- Important Reminder:** Effective August 1, 2004, maintenance fees will no longer be accepted at the Meeting Hall. Monthly payments should instead be mailed to the bank lock box in the envelope provided for this purpose in your monthly statement. You may also sign up for automatic payments through you bank. You should have received a form for this purpose in your May newsletter. If you have misplaced this form, you may obtain one from Karen Foster in the Meeting Hall office or you may sign up online by linking through www.communityservices.com. If you have any questions about automatic payments, call Liz or Val at CMC accounts receivable at 973 773 6262. If you are already enrolled in the automatic payments plan there is no need to reapply. This new procedure will provide our on-site office staff with more time for other Association business.
- Be a good neighbor during the upcoming hot weather months. Although our maintenance staff waters our flower and plant areas, the Wave Petunias planted in 45 half barrels throughout the Village need to be watered more often than the garden beds. If you live near one of these barrels, why not consider watering it on a regular basis? Right now with all the wet weather we have been enjoying these barrels of flowers look healthy and lush. Let's work together to keep them looking beautiful!
- If you wish to keep your lawn looking like it does now, you must water it on a regular schedule (at least twice a week during hot, dry summer conditions). Lawns need between one and two inches of water per week to thrive. Watering your lawn for less than 20 minutes does not guarantee that the water will reach down to the roots especially on a hot or windy day. Try not to water during mid day. Early morning and late afternoon are best to avoid burning the grass. Don't water if your lawn appears soggy as fungi and diseases may develop.
- Based on input from residents who attended the April open session the Trustees directed Management to gather at least two more bids for improvements to the Concord Road entrance. The original bid was reconsidered along with three additional bids. The contract was awarded to Point View with a savings of \$1200 over the original amount of \$8768 approved at the April meeting. In addition, Point View's specs call for 60 feet of stone wall on both sides of the entrance whereas the other bids provided for only 40 feet on each side. More Villagers should make an effort to attend monthly open meetings so their voices are heard. This time those voices were heard and our Village saved some precious dollars as a result!





MEETING HIGHLIGHTS

May 2004

- **Approval of purchase of 78 shrubs from Conburso of Montville to replace missing shrubs located in 24 garden beds adjacent to 41 units as well as beds adjacent to 9 mailbox areas, 4 garage median beds, an island garden on the corner of Concord and New Bedford, and the Manchester circle bed at a cost of \$4320 plus \$200 for a supply of topsoil, the total of \$4520 to be charged to a line item in the current budget (Line 5415/Flowers and Shrubs)**
Yes: Unanimous by Trustees present
- **Approval of the installation of 78 shrubs by C&M Landscaping at a cost of \$20 per shrub plus an application of root stimulant at a maximum cost of \$80, the maximum total of \$1640 to be charged to a line item in the current budget (Line 5154/Flowers and Shrubs)**
Yes: Unanimous by Trustees present
- **Approval of PVC edging in either black or green to be used in garden beds adjacent to unit entrances for the purpose of soil retention only. Unit owners are responsible for the cost, procurement, and installation of the approved edging which is currently available at Sears.**
Yes: Barnes, De Koning, Heck, Schoeppler **No:** Saade **Absent:** Hargreaves
- **Appointment of Jeff Dolan as Trustee to fill the vacant seat which expires at the end of June, 2005**
Yes: Barnes, De Koning, Saade, Schoeppler **No:** Heck **Absent:** Hargreaves

Mark Your Calendar



- **June 25** Mailed ballots are due back to Community Management Corporation
- **June 28** Association Open Meeting and Election of Trustees, 7:30 PM, Meeting Hall
Note: Election ballots may be hand delivered to the Board Attorney at the Meeting Hall prior the meeting.
- **July 26** Association Open Meeting, 7:30 PM, Meeting Hall

Important Safety Reminder

Any residents who have removed propane tanks from their gas grills in compliance with State law should properly dispose of the tanks. Ace Hardware in town and Propane in Jefferson are certified to receive used tanks. Please remember it is against State law and local fire codes to store propane tanks inside your units, on decks, in garages, or anywhere within five feet of any combustible material. It is against Association rules and regulations to store tanks or any other items on Common Property.

Election Reminder! Elections are an important opportunity for unit owners to take part in the government of our Village. After reviewing the candidates' written statements that were enclosed with the ballots and having listened to the candidate's positions on Candidates' Night, every owner is strongly urged to vote so that the resulting Board comprises a representative cross section of our community. At least 221 unit owners must vote in order to accomplish the election of Trustees. If not the current Board will be held over until a simple majority of ballots is received. As an additional motivation a drawing for a month's free maintenance is conducted with the winner selected from all the returned ballots.

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, V. President
 Doug Heck, Treasurer
 Linda Schoeppler, Secretary
 Charles De Koning, Trustee
 Jeff Dolan, 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:

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

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



Written Communications

Recently the Board and the Villager each received an anonymous letter, each on a different topic and both of which necessitate replies. Residents are requested to sign their names and unit numbers when writing letters or email to the Board, Management, or The Villager. Anonymous letters cannot be given consideration. If residents wish anonymity from a public forum for their correspondence they should request so in their letters or emails. The Board, Management, and The Villager will respect all such requests with the utmost of confidence.

Recycling and Garbage Collections

As you may know our maintenance staff regularly leaves for the day at 3:30 PM. Once in a while due to extenuating circumstances recycling or garbage collection may be delayed by West Milford township contractors until late in the day. When this occurs residents are requested to bring their garbage cans back to their garages as soon as possible after pick up. Thank you in advance for your cooperation.

LETTER FROM THE PRESIDENT

Dear Villagers,

As my term as President ends with the elections on June 28, I wanted to thank the members of our staff and our volunteers for their help during the past year.

Our Staff

Dawn Bukaj is our Property Manager from CMC. Though our contract with CMC only calls for a third or so of her time, Dawn puts in much more effort than that every week. Without her, we never would have settled our lawsuit with the builders and roofers who botched the job in 1996. Without her, we wouldn't have received the new, FREE mailboxes going up in the Village.

As some of you know, Dawn has been with the Village since its early years, serving in several positions before joining CMC as our Property Manager. She has even lived in the Village during its construction. Her experience managing this property, and four others, is crucial to the day-to-day operation of the Village.

Karen Foster is our Property Administrator. Karen is the crucial link between our residents, the Board, Village employees, and our contractors. Acting as traffic-manager for so many diverse duties is a stressful job, but Karen manages to do it with patience and a smile.

Brian De Groat has been with the Village maintenance staff for over 15 years. He works tremendously hard day-in and day-out. As I write the temperature is 94F outside, but he and the newly-hired Brian Giambra are hard at work on our buildings and grounds. Brian De Groat's accumulated knowledge of the history of the Village is of the utmost help every day.

Volunteers

Kudos to Linda Schoeppler for putting out this newsletter each month. It has been vital in keeping the community informed about what is being done in everyone's names. Her professionalism and impartiality in tone were a welcome contrast to the past.

Former Board members George Hollows and Richard Krak were instrumental in convincing me to join the Board when the seat became vacant in January 2003. George recruited me for the open seat and introduced me to the other Board members, and Rich urged me to run for the Board rather than trying to serve on a Committee for a few years.

I want to thank the Villagers who worked so hard as Trustees, as members of the Covenants or Buildings & Grounds Committees, and everyone else who has volunteered to clean up, plant, or put in a fence.

Finally, I want to thank my wife, Dawn Barnes, for all the love and patience she has shown me over the last year, even as I regularly leave her to attend to Board meetings, phone calls and emails.

Yours truly,

Stew

June 9, 2004

Letter From the President is a personal commentary.

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

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