



The Villager

July/August, 2004

The Official Newsletter of
Bald Eagle Village

Attention Residents: Beginning with this issue, The Villager will be published on a bi monthly schedule.

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

- **Patios and Walkways:** Cement patios and walkways have been inspected by the site manager who was assisted by a professional concrete contractor. A list of areas that have been designated for repairs or replacement will be presented to the Board of Trustees for their approval. An RFP will go out to concrete contractors for their bids for the job. Once the Trustees select a vendor and vote on the expenditure for the entire project, those residents affected will be notified about the work calendar so that they may clear their personal items from those areas scheduled for work. Warranty work by last year's contractors will begin shortly. For details see page 3.
- **Building Staining:** Buildings 1 through 6 have been stained, caulked, and painted. Buildings 7 and 8 are in progress which leaves 4 buildings (9 through 12) remaining. Staining and painting schedules will be posted on the mailbox structures as the work progresses. Residents of these buildings will be contacted to make arrangements to have their front doors painted. This usually happens on the weekends to allow for residents to be at home as the front doors must remain open for several hours to allow the paint to dry.
- **Driveways:** The Trustees have approved the replacement of 28 driveways (see details on page 3). Work will begin in late August or early September. Residents affected will be notified by letter shortly before the paving begins. The pavers will also be making repairs to pot holes and several storm drains throughout the Village.
- **Landscaping:** C&M is treating areas of lawn infected with the fungus known as summer patch. In the fall, following the two summer applications of a fungicide, the affected areas will be given an application of topsoil and seed. The trimming of shrubs and ornamental trees is behind schedule due the rainy summer. Pointview Landscaping has completed the remodeling of the Concord Road entrance. The new rock wall and hosta plantings coordinate this entrance with the main entrance on Beacon Hill Road. Both entrances now make welcoming and attractive accesses to our Village.
- **Decks:** The rear decks on Building 18 have been completed. Residents of Building 18 now can enjoy their safe new decks for the remainder of the summer! Replacement of the front side entry and rear side decks for Unit 8H should be completed in the near future.
- **Mailboxes:** As was posted on the mailbox structures recently, bees have been posing a problem for the mail delivery personnel sometimes to the point where mail delivery was disrupted. In response to this crisis, our maintenance staff removed the siding from the backs of 28 structures to expose the bees' nests for spraying and removal. This is a temporary fix. The Association is working with the Post Office to speed up the installation of new mailboxes which should permanently alleviate the problem. The mail structures from which the siding was removed will be restored after the new mailboxes are installed.
- **Plantings:** Replacement of missing or Association removed shrubs in garden beds in front of units will take place in September and early October. As additional dead shrubs are removed, the locations are placed on an addendum to the replacement list that was compiled by resident volunteers during the spring walk through. Note that the total number of shrubs replaced this year is dependent on budgetary constraints. After the shrubs are planted, residents of those units are asked to liberally water the shrubs on a daily basis to assure winter survival.
- **Inspections:** Propane gas grill and satellite dish compliance inspections are being completed. Violation letters will be sent to those residents not in compliance with Village rules and regulations and State laws (with regard to grills).

Residents, if you witness any incidents of vandalism in the Village, please call the West Milford Police immediately as they have jurisdiction over any such acts within the Village. Then call the management office to report the incident. Thank you for your cooperation.

Committee News

The Welcome Committee will be up and running by September. Those interested in joining Diane Biss and Kim Saade should call Karen Foster, Site Administrator at 973 728 5778 as soon as possible.

Both the Buildings and Grounds and the Covenants Committees will be assigned new Trustee liaisons. Both committees will return to activity in the near future.



Election Results and Related News

At least 221 votes are necessary to accomplish the election of unit owner candidates to the open positions on the Board of Trustees each year. This year, the second in a row, there were not enough sealed ballots received by the date of the annual meeting to hold the election for the four open seats on the Board. Therefore, the annual meeting and election originally scheduled for June 28 was held over until July 12.

Thanks to the diligent efforts of Herb Druckman and Kim Saade as well as other community minded neighbors, enough ballots were received by the July 12 deadline to hold the election. Newly elected or re elected Trustees are Dave Forman, Ed Saade (incumbent), Linda Schoeppler (incumbent), and Jim Vander Wall. Each is elected to serve 2 years. They joined Jeff Dolan, Bill Hargreaves, and Doug Heck, whose terms end in June, 2005. Bill Hargreaves resigned his seat on the Board on July 20 during the Board work session, and Doug Heck followed with his resignation on July 26 during the open meeting of the Association.

Board of Trustees officers were elected by Board members at the open meeting of the Association on July 26. The newly elected officers are: Jeff Dolan, President; Jim Vander Wall, Vice President; Ed Saade, Treasurer; and Linda Schoeppler, Secretary. During this meeting, Stew Barnes was appointed by the Board to fill the seat vacated by Bill Hargreaves. The election of officers and the appointment of Stew Barnes were unanimous with the exception of Doug Heck voting no for the election of Jeff Dolan to the presidency. In addition, Doug Heck resigned immediately following the election of officers. The seat vacated by Doug Heck during the July open meeting will be filled at the August open meeting.

Thank you to those who counted votes and recorded the ballots on July 12. Volunteers included: Diane Biss, Herb Druckman, Kim Reed, and Dave and Carol Sturm. Thanks also to Irene Michaud who was ready to help out on June 28.



A Sense of Community

- New residents should stop by the Meeting Hall office to meet with our Site Administrator, Karen Foster, to verify their emergency contact information and to check to see if they have received all necessary documents and information they will need to make a smooth transition.
- Keys for the tennis courts are available at the Meeting Hall office. Please remember to replace the lock to the gate to the tennis courts when you leave after playing and make sure the gate is locked tight. Residents have mistakenly walked off with locks several times this summer causing the Association an additional financial burden of purchasing a replacement lock each time. Also be mindful that the tennis courts are for tennis playing only. Skateboards, bicycles, rollerblades, and other wheeled sports or play equipment are prohibited within the fenced area. Young children should be supervised by a responsible adult.
- If you find a lost item around the Village, please drop it off at the Meeting Hall office with a note stating where and when the item was found. If you lose an item around the Village please stop by the Meeting Hall office or call to check with Karen Foster to see if the item has been turned into her for safekeeping.
- **A reminder** – garbage collection day has been rescheduled to Fridays beginning August 6. The township recently signed a contract with Blue Diamond for garbage pickup. Blue Diamond is currently contracted by the township to pick up recycling. In an effort to streamline and coordinate the two pickups, Blue Diamond requested a schedule change for most areas of the township.
- Please be mindful that both dogs and cats must be leashed when outdoors on Village Common Areas including roads, recreation areas, and lawns. In addition pets are not to be released or leash walked on the two West Milford MUA leach fields, one near the basketball courts and the other behind Buildings 14, 15, 35, and 37. These areas are the property of the West Milford MUA and are not for residents' use.





MEETING HIGHLIGHTS

June, 2004

Note: June meeting held over until July, see page 2, Election...

July, 2004

- Election of Board officers – see page 2, Election...
- Acceptance of resignation of Bill Hargreaves, Vice President and Trustee
Unanimous by voice affirmation
- Appointment of Trustee – see page 2, Election...
- Approval of replacement of warranty concrete work at 8 locations and winter damaged concrete at 5 locations by Accent Contractors, the latter group at a cost of no more than \$3930 which reflects a discount of 50% from vender (Reserve Account)
Yes: Dolan, Forman, Saade, Schoeppler, Vander Wall Abstain: Barnes
- Approval of the replacement of 28 driveways by Haskell Paving at a cost of \$2.35 a square foot (Line 5174, Driveway/Asphalt Repairs)
Yes: Dolan, Forman, Saade, Schoeppler, Vander Wall Abstain: Barnes

Mark Your Calendar



- **August 23** Monthly Open Association Meeting, 7:30 PM, Meeting Hall
- **August/September** Staining of Buildings 1 through 12
- **September 27** Monthly Open Association Meeting, 7:30 PM, Meeting Hall
- **October 15** Fall clean up begins
- **October 25** Monthly Open Association Meeting, 7:30 PM, Meeting Hall
- **Week of October 25** Village decorated for autumn
- **Late October/November** Gutter cleaning

More Summer Notes

- Snakes have been spotted sunning themselves in the brush and on rocks around the Village. Please caution children to steer clear of snakes and the areas they inhabit as there are two species of poisonous snakes in the Village, the copperhead and the timber rattler. Recently a toddler had a close call with a copperhead as she exited a friend's home after dark with her father. Keep your garage doors shut as there has been at least one report of a snake gaining entrance to a garage during the heat of the day.
- The black bears are out and about especially at daybreak and dusk as well as after dark especially when garbage has been put out for pickup. These bears think garbage is a great source of food and easily break into even the most securely covered cans. If at all possible, please refrain from placing your garbage out for pickup until Friday mornings. If garbage must be placed outside the night before collection, try saturating a paper towel with ammonia and place it on top of the garbage before securing the lid on the can. Bears do not seem to like the smell of ammonia. If you dispose of soiled kitty litter with your garbage, this seems to do the trick as well. Bear resistant garbage cans made from sturdier materials and with screw top lids can be purchased locally at Marshall Hill Materials on Marshall Hill Road.
- Union Valley Road is scheduled to be paved this summer in two phases. One phase is from Crescent Park (south of the Village) to Bald Eagle Village and the other is from Bald Eagle Village to Macopin Road (north of the Village).
- **Attention Smokers:** Please remember to dispose of cigarette or cigar butts in receptacles in your homes or on your decks or patios. There has been an increase of cigarette and cigar litter on the Village streets, lawns, and mulched areas. Not only is this litter unsightly, it can be a fire hazard as demonstrated by the two mulch fires this past spring.

LETTER FROM THE PRESIDENT

I'm Jeff Dolan, and I am the newly elected President of the Board of Trustees. I was appointed to the Board after the resignation of a Trustee whose term expires in June 2005. After the recent election, the Trustees elected me to the position of President. I would like to thank the Board for their confidence in me. I would also like to welcome the newly elected and returning Board members for their unselfishness and willingness to participate in our community.

This year's annual meeting and election was postponed yet again due to a lack of votes from our community. We need 221 votes from the 440 units in order to proceed with an election. It is unfortunate and disappointing that we can not get this support from our community. I urge everyone who gets a ballot in the mail or sees the notices posted by the mail boxes to participate in the election process each June and to attend the monthly open meetings. We elected Trustees spend your money and make the decisions that affect your property value and the quality of life of the entire community. We are tasked with things such as determining what the maintenance fees will be (based on the needs of the community), reviewing and revising rules and regulations, and negotiating with vendors and contractors through the management company. We are only asking for your participation once a month at meetings and once a year through the election process. Unfortunately, it seems the only time there is a large turnout for either is when some residents disagree with or have been personally offended by a decision about a rule or regulation. If we can get you to come out and help make that decision, there would surely be much more harmony.

While I'm asking you to come out and participate, let me state that we are in need of people to join our committees. We have three active groups (Buildings & Grounds, Covenants, and Welcoming Committees) and are looking into forming an ADR (Alternative Dispute Resolution) Committee. If you can find just a few hours of spare time per month, please volunteer and support one of these groups. If you would like more information on a specific committee please feel free to contact our site administrator or attend our monthly meeting which is held the fourth Monday of each month.

The two main issues that we face in the immediate future are preparing the budget for next year and reviewing our needs with regard to our management company. We Trustees have formed sub-committees and are moving forward. We have started this process early so that we can make related decisions in a timely manner.

Regards,
Jeff Dolan

LETTER FROM THE PRESIDENT is a personal commentary.

By the Board

Now that I have been elected as Trustee what are my responsibilities to the community? The key word is **trust**. I along with six (6) other Trustees have been entrusted to make decisions, to the best of our abilities, on behalf of our community. Article III, Section 3.2 of our By-Laws details the Powers and Duties of the Board of Trustees as follows: The Board of Trustees shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things except as by law or by the Master Deed or by these By-Laws may not be delegated to the Board of Trustees by the Unit Owners. Such powers and duties of the Board of Trustees shall include, but shall not be limited to the following:

- (a) Operation, care, upkeep and maintenance of the Common Elements.
- (b) Determination of the common expenses required for the affairs of the Condominium, including, without limitation, the operation and maintenance of the Property, and the assessment of Common Charges.
- (c) Collection of the Common Charges from the Unit Owners.
- (d) Employment and dismissal of the personnel necessary for the maintenance and operation of the Common Elements.
- (e) Adoption and Amendment of the rules and regulations covering the details of operation and use of the property.
- (f) Opening of bank accounts on behalf of the Association and designating the signatories required therefore.
- (g) Purchasing or leasing or otherwise acquiring in the name of the Association or its designee, corporate or otherwise, on behalf of all Unit Owners, Units offered for sale or lease or surrendered by their owners to the Board of Trustees.
- (h) Purchasing of Units at foreclosure or other judicial sales in the name of the Association, the Board of Trustees, or its designee, corporate or otherwise, on behalf of all Unit Owners.
- (i) Acquiring in the name of the Association, or its designee, corporate or otherwise, on behalf of all Unit Owners, rights and interests in real or personal property for use in connection with the ownership and operation of the Property as a residential condominium.
- (j) Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of members of the Board of Trustees), or otherwise dealing with Units acquired by, and subleasing Units leased by, the Association or its designee, corporate or otherwise, on behalf of all the Unit Owners.
- (k) Organizing corporations to act as designees of the Association in acquiring title to or leasing of Units or rights and interests in real and personal property for use in connection with the ownership and operation of the Property as a residential condominium, on behalf of all Unit Owners.
- (l) Obtaining of insurance for the Property.
- (m) Making of repairs, additions and improvements to or alterations of the Property and making of repairs to and restoration of the Property in accordance with the other provisions of these By-Laws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.
- (n) Borrowing money on behalf of the Association when required in connection with operation, care, upkeep and maintenance of the Common Elements, provided however, (please refer to your copy of By-Laws)

As you can see from the list of duties and responsibilities cited above, the task at hand is not an easy one for a Board of Trustees comprised of seven members who represent the interests of 440 unit owners. Each Trustee has the right to one vote irregardless the position held, i.e. officer status. The Board President does not carry greater voting power.

When a vacancy for the Board of Trustees became available in March of this year, I applied for the Trustee position in order to oppose the Trustees I believed misinterpreted the spirit and intent of the Rules and Regulations as they pertained to decorative items. I felt the strict interpretation of the rule punished those residents who take pride in their surroundings and try to enhance the curb appeal of their Limited Common Elements.

During the June elections I made it clear that if elected as Trustee one of my goals was to formulate an amendment to clarify and interpret the intent of Rule 1 of the Rules and Regulations. Several of the other Trustees elected by you share in this opinion of amending the rule, therefore, the Board is in the process of reviewing and amending to an intent that will be satisfactory to most if not all.

As Trustees we address the issues as we are made aware of them. Your concerns can be voiced at monthly meetings or by simply dropping a note at the Meeting Hall addressed to the Board. A better job can only be accomplished with your help and involvement.

After serving three months on the Board, my initial reason for volunteering seems trivial compared to the issues we have to face in the very near future. Our community is now 20 plus years old and is starting to show signs of aging. We have driveways and roads that will need repaving; sewer lines that are breaking; and concrete walkways and patios, decks, roofing, and siding that need replacing. These are just a few of items that come to mind and all are very expensive undertakings.

It is my belief that the greatest asset of your current Board of Trustees is a willingness to work together while listening to the community and while concentrating on the infrastructure of the Village. It is our goal to maintain and hopefully increase the property value of our homes while keeping the any increase to monthly maintenance fees fair and reasonable.

Sincerely, Ed Saade Treasurer

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.

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:

- Jeff Dolan, President
- Jim Vander Wall, V. President
- Ed Saade, Treasurer
- Linda Schoeppler, Secretary
- Stew Barnes, Trustee
- Dave Forman, 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:

- 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



PLEASE REMEMBER...

Effective August 1, 2004, maintenance fees are no longer 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. Payments submitted at the Meeting Hall will be turned away. Payments placed in the Meeting Hall drop box will be returned to the residents' doors with reminder notes.

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.

Thank you for your cooperation. This new procedure provides a timelier posting of payments to your accounts.



PET OWNERS PLEASE TAKE NOTE!

Please comply with the Association Rules and Regulations: (again) all pets must be kept on leashes at all times when outdoors outside of the owners' patio areas or decks; all pets must be curbed when relieving themselves...that means pets may not relieve themselves on lawn areas, patios, decks, or posted mulched areas ...use the streets, mulched areas that are not posted, or wooded areas; owners must pick up pets' waste (even in wooded areas) and dispose of the waste in the proper receptacles. Thank you for your cooperation.

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

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