



The Villager

Mini Update, August, 2005

The Official Newsletter of
Bald Eagle Village

IMPORTANT: August Open Meeting Rescheduled to Monday, August 29, 2005!

Village Projects Update

Roads: Requests for proposals from paving contractors and engineers were gathered by management in an effort to put together a viable replacement plan. Village resident volunteer Herb Druckman, who has extensive experience with evaluating contract proposals, assisted a committee of Trustees with reviewing the engineering proposals. The committee and the Board are ready to select an engineering firm which will be in charge of getting bid proposals from paving contractors and overseeing the entire project. It is anticipated that the entire replacement of Village roads will be completed in several phases over several years. In the interim the Village maintenance staff has been repairing most of the pot holes. In addition, the contractor repaving the driveways will be contracted to assist in filling in some of the larger pot holes as we get ready for another winter season.

Driveways: With contractor inspections complete, the Board approved 31 driveways for repaving this year. Those residents whose driveways are scheduled for replacement will be notified in advance of the work. Paving is scheduled to begin in late August or early September. A number of additional driveways will be scheduled for sealing during the same timeframe. Those driveways will be selected using available records of replacement that has been done in the Village during the past four years. The number of driveways to be scheduled for sealing will be capped by the expenditure of \$10,000, the amount of the line item in the 2005 budget designated for this purpose. (See motions from July open meeting on page 2 of this issue.)

Landscaping: C&M landscaping will finish out the month of August including the completion of trimming shrubs. Lawns by Yorkshire will come aboard as the Association's landscaper on September 1 and will start the annual cleanup later in the fall. Depending on their schedules, Lawns by Yorkshire may be spending 2 or 3 days on site to do the weekly landscaping chores. Their employees will be in uniform and easily recognizable. (See motions on page 2.)

Painting and Staining: Buildings 13 through 24 are scheduled to be power washed, stained, and painted. Rotted and warped siding is being replaced by our staff carpenter prior to the staining and painting process. Residents of Buildings 13 through 24 should watch for mailbox postings around the middle of August for instructions, dates, and other details.

Mailbox Replacement: The contractor is awaiting the arrival of supplies, the electrician has been scheduled to move circuit boxes, shrubs have been removed, and the mailbox inserts have been received. Mailbox surround replacement is scheduled to begin at Building 1 sometime at the beginning of August and will continue through to Building 43. Buildings which already have new mailbox inserts will be skipped. Surrounds at the top of the hill (Beacon Hill, Bunker Hill, and Manchester) and those which already have new inserts at the bottom of the hill will be refurbished at a later date. Shrub and plant replacement at these areas will take place next year.

Concrete Areas: Yearly inspection of patios and walkways are taking place in July and August. Any resident who has a particular concern about a concrete area should submit the concern in writing through the drop box at the Meeting Hall.

Decks: Decks and deck walkways will be evaluated for replacement. Any resident who has a concern about deck replacement should submit the concern in writing through the drop box at the Meeting Hall. If a resident has loose or rotting deck boards in need of more immediate repair, please call Karen at the Meeting Hall (973 728 5778), and a work order for our maintenance staff will be initiated.

Shrubs: The shrubs throughout the Village have been evaluated for removal and, in about half the cases of those being removed, replacement. Our maintenance staff has been busy removing those shrubs that are not scheduled for replacement. Removing these shrubs will hopefully give healthier neighboring shrubs a chance to grow and fill in. Shrubs scheduled for replacement will be removed and replaced in the fall when cooler weather sets in. This work will be done by an outside contractor. In most cases, the new shrubs that are on order will not be the same as the shrubs being removed. The committee, under advisement from a professional from Eden Farms, selected shrubs that are more deer resistant and less prone to the more common diseases such as rust tip. Residents who live near those shrubs being installed will be notified and requested to assist with watering during the first month or so after installation. Watering directions will be provided. Our maintenance staff will also assist with watering.

A Dozen Ways to Help Keep Our Property Values Going Up, Our Village Beautiful, and Our Sense of Community Strong

Please:

- Keep your pet on a leash when taking her for a walk or when exercising her outside the confines of your deck and/or patio areas.
- Dispose of litter when you arrive home...don't drop it on Village streets.
- Use guest parking judiciously...guest parking is for guests, not for residents who have a surplus of vehicles.
- Train your pet to use mulched, wooded, or asphalt areas to relieve himself...yellow spotted lawns are an eyesore.
- Bundle garbage securely...tie plastic bags shut inside your container...if it is knocked over, the refuse will still be contained.
- Park in your driveway or in designated parking areas...there is no street parking allowed in the Village as our roads are too narrow.
- Keep your pet out of cultivated gardens ...dog urine kills flowers and shrubs which is a waste of Association (your) money.
- Call the township before placing large objects or large amounts out for recycling or garbage pick up...discards or piles of carpet sitting on front lawns for days detracts from our beautiful surroundings.
- Make arrangements to park trailers, boats, RVs, large trucks and other such vehicles overnight in a place other than your driveway.
- Secure all recyclables when placing them at the curb...the prevailing breezes can turn your recycling into litter.
- Dispose of cigarette butts inside your home, not outdoors...don't strew them on the streets, driveways or sidewalks, lawns, or mulched areas (a real fire hazard).
- Put garbage and recycling to the curb no earlier than 6 PM the evening before pick up.

MEETING HIGHLIGHTS



July 25, 2005

- **Motion:** to approve the contract as proposed by Haskell Paving for replacing driveways at a cost of \$2.25 per square foot to be charged against the Capital Reserve Account (driveway list approved at the June 27, 2005 meeting)
Yes: Ban, Barnes, Dolan, Fitzgerald, Schoeppler, Vander Wall **Absent:** Saade
- **Motion:** to approve the contract as proposed by Haskell Paving for sealing driveways at a cost of \$.15 per square foot, total amount of the contract not to exceed \$10,000.00 which shall be charged against the 2005 Budget, Line 5174, Driveway Repairs and Maintenance
Yes: Ban, Dolan, Fitzgerald, Schoeppler, Vander Wall **Abstain:** Barnes **Absent:** Saade
- **Motion:** to approve the contract as proposed by Joe Marra Tree Service to remove trees near the following buildings or units: 6B (\$900 with stump grind), 7A (\$100), 8H (\$1000), 13D (\$1500 with stump grind), 16 (\$1500 with stump grind), 25H (\$450), 32H (\$1200 with stump grind) and to trim trees near the following buildings or units: 6F (included in price for 6B), 8H (\$200), 13B (\$200) 46/47 (\$75) for a total of \$7125.00 to be charged against the 2005 Budget, Line 5405, Tree Maintenance
Yes: Ban, Barnes, Dolan, Fitzgerald, Schoeppler, Vander Wall **Absent:** Saade
- **Motion:** to terminate the landscaping contract between the Association and C&M Landscaping as of August 31, 2005
Yes: Ban, Barnes, Dolan, Fitzgerald, Schoeppler, Vander Wall **Absent:** Saade
- **Motion:** to approve the contract as proposed by Lawns by Yorkshire for landscaping services from September 1, 2005 through the remainder of 2005 at a cost of \$11,466.66 per month for 3 months for a total of \$34,399.98 to be charged against the 2005 Budget, Line 5400, Landscaping
Yes: Ban, Barnes, Dolan, Fitzgerald, Schoeppler, Vander Wall **Absent:** Saade

Election Update

For the second month in a row the election of Trustees for the three open seats will be carried over to the next open meeting schedule for Monday, August 22, 2005. According to Association bylaws a simple majority of 221 ballots is necessary to make an election official even if the incumbents are running unopposed. The tally was at least three votes short. Please make sure to submit your ballot if you have already not done so. As prescribed in the Association bylaws, the current Board will remain until the election is officially completed. Thanks to Wendy Costello, Charlie De Koning, and Corrine Miele who went door to door to collect ballots and to Wendy (again) and Eleanor Massimi who helped to verify the votes.

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

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Attention Residents: Until further notice the Management Office will be closed to the public on Tuesdays between 9 AM and 1 PM. Please leave a message on the office answering machine should you require assistance during this timeframe.