



The Villager

September/October, 2004

The Official Newsletter of
Bald Eagle Village

Reminder: To provide feedback about the newsletter, just drop your written comments into the Village drop box located in the parking lot side of the Meeting Hall. Please address the envelope to the attention of The Villager.

Village Projects Update

- **Building Staining:** The work on Buildings 1 through 12 has been completed. Management will do a walk through with the representative from Accent at the end of October. Any deficiencies must be corrected before the Association releases the final payment. Next year Buildings 13- 24 are scheduled for staining and painting.
- **Patios and Walkways:** Warranty replacement work started during the second week of October. Those residents affected were notified by letter. Residents who have had new concrete installed this year should not use any deicer or kitty litter as either will damage the new concrete. Any replacement costs resulting from this type of damage would be passed through to the owner.
- **Driveways:** There was a delay in the driveway replacement schedule caused by some unexpected underground drainage problems. Now that these situations have been remedied paving was due to be completed on October 21.
- **Mailboxes:** The Post Office and the Association have come to an agreement about the installation of new mailboxes to alleviate the bee situation. The installation specs are out to bid. Thank you to the Post Office for their efforts thus far in supplying the Village with state for the art front loading mailboxes at no cost to the Association. We look forward to continuing this effective partnership.
- **Planting:** Recently more than 135 shrubs and ornamental trees were installed by C&M Landscapers in many front garden beds, around needy mailbox areas, and in several roadway circles. As these plants mature during the next several years, they will enhance the cultivated areas of our Village. This massive effort represents the first phase of an ongoing shrub and tree replacement project. Village plantings will be re-evaluated each year for the next phase of installation.
- **Landscaping:** Thanks to C&M Landscapers our Meeting Hall is surrounded by many beautiful mums and other harbingers of fall. C&M's donation of materials and labor is greatly appreciated. The landscapers have begun their annual fall cleanup which will take place over the next several weeks as lawns are prepared for winter and leaves are cleared from the grounds. The rest of the Village is also arrayed in festive fall colors. See the Buildings and Grounds report on page 2 for details.
- **Gutter Cleaning:** Gutters must be cleared of leaves and other debris to lessen the chances of ice damming and sometimes resulting leaks. This effort will begin in early November to assure that most or all of the leaves have fallen from trees to assure a thorough and effective cleaning.

SCHOOL IS BACK IN SESSION!

WATCH FOR CHILDREN WHEN DRIVING ON VILLAGE STREETS, OBEY THE 25 MPH SPEED LIMITS WITHIN THE VILLAGE. AND STOP FOR SCHOOL BUSES WHEN BUS LIGHTS ARE FLASHING RED!

Odds and Ends

- If you witness an act of vandalism within the Village, please call the West Milford Police immediately. Then call the management office to file a report with Karen Foster, our Site Administrator, at 973-728-7558.
- When contemplating the installation of a satellite dish, please review the guidelines for installation. If a dish is not installed properly, it must be removed and reinstalled at the owner's expense. Rules and regulations also require a unit owner to seek Board permission for installation in writing before commencing work.
- If you have an unusually large amount of garbage to place to the curb for collection, please call Blue Diamond directly at 973-366-8100 to assure pick up of the entire load before placing it to the curb. Also be sure to call the township recycling center at 973-728-2724 about the disposal of appliances and other large objects as they probably require a special pick up.

Committee News

Buildings and Grounds Committee

Several members of the Buildings and Grounds Committee volunteered to plan and implement the Association's fall decorations. On Wednesday, October 13, Diane Biss, Linda Schoeppler, and Heather Watson placed mums, pumpkins and shocks of corn stalks around the Village to enhance the beautiful natural backdrop of the vivid fall foliage throughout the Village. Brian De Groat and Brian Giambra, our maintenance men, assisted with the delivery of supplies to each site decorated as well as with the digging of holes for many of the mums. After a rainy summer that was great for the flowers and lawns, it is wonderful to see the Village with her festive fall finery.

The committee recently met. They decided to investigate and recommend to the Trustees a new vender for replacement windows. They are also looking at a variety of gutter shields to protect gutters from debris buildup and ice damming. If the recommendations for these items are accepted by the Board, purchase and installation would be the individual unit owner's responsibility.

Watch for mailbox postings about future meetings of the Buildings and Grounds Committee. New members are always welcome!



Welcoming and Social Committee

Kim Saade and her fellow committee members, Mary Ann Vander Wall and Diane Biss are busy gathering the contents and assembling the new "Welcome to Bald Eagle Village" bags that will be given to each new owner as they move into our community. The bags will contain a small Bald Eagle Village remembrance, information about the Village and West Milford, and pamphlets related to the surrounding area and environment.

The committee is already in the planning stages for our annual holiday wine and cheese gathering held in December each year at the Meeting Hall. The committee would love to have some new members to help out with the holiday gathering and with the distribution of welcome packages.



ADR Committee

There are currently 10 residents who have volunteered to serve on the Alternative Dispute Resolution Committee. At the present time when a resident requests to have an ADR meeting scheduled to mediate a rules violation dispute, three of these ten volunteers will be randomly selected to hear both the resident's and the Association's views of the dispute. The selected mediators will then make a non-binding recommendation to the Board of Trustees for the resolution of the dispute.



ANYONE INTERESTED IN SERVING ON ANY OF THESE COMMITTEES SHOULD CALL KAREN FOSTER, OUR SITE ADMINISTRATOR, AT 973-728-5778.



A Sense of Community

- It's that time of year again...residents who own units with fireplaces which were not inspected during 2003 must have the inspections completed before the end of 2004. It is Village policy that fireplaces be inspected every two years. In addition, if a fireplace chimney fails inspection because it is deemed dirty, it must be cleaned. Ideally, inspections and recommended cleaning should be accomplished before burning your first autumn fires. Although residents may contract their choice of professional fireplace chimney sweeps, Mountain Chimney (973-973-764-3125) is again offering special prices to Villagers.

- Fireplace chimney inspection - \$24.95 + tax
- Fireplace chimney inspection and cleaning - \$59.95 + tax
- Fireplace chimney inspection and clothes drier cleaning - \$79.95 + tax
- Fireplace chimney inspection and cleaning plus drier vent cleaning - \$99.95 + tax

Note: Since the technician uses a rotating brush tool, Mountain Chimney will clean only hard tube drier vents. If you have a flexible drier vent tube, call Suburban Air Duct Cleaning at 973-696-7521 or another licensed air duct cleaner who uses a blower. Certificates of inspection (and cleaning if necessary) for fireplace chimneys due for inspection this year must be filed with Karen Foster in the Meeting Hall office by December 31, 2004.

- Please be advised that as of 2003 it is also Village policy for all residents to have their clothes drier vents cleaned every three years. If residents neglected to have this important chore completed by professionals last year, it is imperative that residents do so now. Certificates of inspection and cleaning issued by the contracted professionals must be filed with management office in the Meeting Hall.
- Although fireplace chimney and clothes drier inspections and cleaning are added expenses for our residents, it is a small price to pay for personal safety as well as for the safety of neighbors and preservation of personal possessions and Village buildings. Creosote which builds up in fireplace chimneys and lint that accumulates in drier vent hoses over time can become the causes of serious fires which destroy property and jeopardize human life. Demonstrate your sense of community...if you are due for one or both of these crucial inspections and cleaning, schedule with qualified professionals as soon as possible.
- Over 135 shrubs and trees are being planted this fall around the Village to replace ones that have died over the years. This is the first phase of a multi year plan to upgrade the aging plantings in our Village some of which are up to 20 years old. Chris Marino, owner of C&M Landscaping, assisted management and Board members with the selection of sites where the shrubs and trees will be installed. He also provided recommendations for appropriate plantings for each site. While our maintenance crew will be responsible for regularly watering the new shrubs and trees during those first crucial weeks after installation, residents are encouraged to help out!





MEETING HIGHLIGHTS

August, 2004

- **Appointment of Peter Ban to fill the open trustee seat vacated by Doug Heck upon his resignation, term to end in June, 2005**
Yes: Barnes, Dolan, Forman, Schoeppler, Vander Wall Abstain: Saade
- **Approval of the deletion of Rule 7.6 from the Revised Rules and Regulations**
Yes: Unanimous
- **Approval of the insertion of the following procedural guidelines in the Revised Rules and Regulation to be placed at the end of the text for Rule 1, General Rules and Regulation, in bold type:** These rules are intended to promote harmony and shared expectations among neighbors who own units through the Association. Accordingly, the Association will not initiate complaints against purely decorative violations without a written complaint of a Unit owner. The Association may independently initiate a complaint against violations that damage common property, prevent needed maintenance, present a health or safety issue, or prevent other Unit owners from using Limited Common or Common Elements.
Yes: Unanimous

September, 2004

- **Approval of All County to be contracted to clean the gutters of 59 buildings at a cost of \$9010 including tax to be charged against Line 5108, Building Repairs, with the motion made pending favorable references.**
Yes: Ban, Barnes, Dolan, Forman, Schoeppler, Vander Wall No: Saade
- **Approval of C&M Landscapers to be contracted to supply and install 135 shrubs warranted for 1 year at a cost of \$5674.25 to be charged against Line 5415, Flowers and Shrubs.**
Yes: Unanimous
- **Approval of C&M Landscapers to be contracted to repair the grounds damage caused by two fallen pine trees at Building 3 at a cost of \$935.98 to be charged against Line 5415, Flowers and Shrubs. Work will include replacement of the trees with 3 mature Norway spruce as wind breakers and installation of an island to contain the 3 trees.**
Yes: Ban, Barnes, Dolan, Forman, Schoeppler, Vander Wall No: Saade

Mark Your Calendar



- October 15.....Fall clean up begins
- October 21.....Final phase of driveway replacement and road patching
- October 25.....Association Monthly Open Meeting, 7:30 PM, Meeting Hall
- Early November.....Gutter cleaning begins
- November 2.....Election Day, remember to vote!
- November 15 *.....Association Monthly Open Meeting, 7:30 PM, Meeting Hall
- Late November.....Delivery of complimentary bag of deicer
- Early December.....Village decorated for winter season
- December.....Village Holiday Gathering, date and time TBA
- December 20..... Association Monthly Open Meeting, 7:30 PM, Meeting Hall
- January.....Township dog registration month (West Milford licensing and registration is required by Village rules.)

* Note: The date for the November open meeting previously published in The Villager was incorrect.

LETTER FROM THE PRESIDENT

Greetings All,

Fall is certainly a beautiful time of year here in New Jersey and Bald Eagle Village is no exception. Diane Biss, Linda Schoeppler, and Heather Watson from the Buildings and Grounds Committee have continued to work closely with CMC as well as on their own to help keep our Village looking great. Together they have put many plants in the various barrels throughout the neighborhood, placed out other seasonal decorations, and arranged the pumpkins. We also have Mr. Cluff of Eden Farms to thank for his advice and C & M Landscaping for donating the decorations around the Meeting Hall.

With this year coming to a close, we are still working hard to get this year's work finished. By the time you get this we should have finished planting the shrubs, repairing cement, paving roadway patches, and replacing driveways. The next project we have lined up is gutter cleaning which should commence in early November.

The Board is in the process of procuring bids for next year on many of our needs such as landscaping, driveway/roadway repairs, building staining, and the treatment for the pond. These are just a few of the items, and we expect to have information on most of them by February.

In my first letter I mentioned that the two main issues facing the Board were the budget and reviewing our needs with our management company. With the help of our Site Manager, Dawn Bukaj, we Trustees are putting the final touches on the budget and expect to be able to vote on it at the November meeting after reviewing it with those residents attending the October open meeting.

We are now going to focus on what the Association and Village need and expect from our management company. Please do not misconstrue this as saying that we are dissatisfied with CMC because that is not the intent. We believe it is our due diligence, and in the best interest of the Village, to take a look at this from a broad perspective. The management team at CMC agrees with us. We are working on a revised set of criteria that we believe are beneficial to the Village. This will then be presented to the management company as what we need and expect in our contract. What we have in place now may have been sufficient in times past, but as time goes on our needs change.

Enjoy the scenery before the leaves fall! I'll see you at the next meeting.

Regards,

Jeff Dolan, President

LETTER FROM THE PRESIDENT is a personal commentary.

By the Board

<http://www.baldeaglevillage.net>

Bald Eagle Village is finally back on the web! After our volunteer-run web site folded in 2001, the Board asked for other volunteers to take over constructing and updating a new web site for the Village. With no volunteers, the Board in 2003 decided to include a line-item in the budget to hire an outside contractor to get us started. The Board contracted with WebMothers, an affiliate of the local charity Strengthen Our Sisters, to design a six-page site at a cost of \$225, plus a small monthly maintenance/update fee. We hope you are happy with the results.

The current pages are:

Home Page- the entry page for the Village, with some very attractive photographs,

About the Village- a description of the Village for those unfamiliar with us, with more photos that show the Village's beauty,

The Board- information on the current Board, including their terms and contact information,

Management- information on our management office, including emergency contact information,

Newsletter- archived copies of our newsletter in high-quality PDF format, and

Documents- downloads of our by-laws, rules, satellite dish guidelines, and other useful items.

The web site now is fairly "static". It includes information that is updated infrequently.

The Board hopes to expand the site in the future to include a News page as well as copies of the minutes of our monthly open Board meetings. We considered, and have for the time being rejected, the idea of including a list of homes for sale in the Village and a "message board" for posting comments. Both would require substantial ongoing maintenance by the Village at an uncertain cost. If there is demand for these or other features we will explore them further in the future. Please don't hesitate to give us your suggestions or feedback.

Yours,

Stew Barnes
Trustee

By the Board is a personal commentary written by a different Trustee for each issue.

Winter Ice Protection

Do you live in a unit where the gas meter is directly outside your front door and under the eave of the garage roof (unit models include Dorchester, Hawthorne, and Bennington as well as some others)? Any resident wishing to build a protective shelter at their expense must write a letter to Dawn Bukaj, Site Manager, to request permission to construct the shelter. Once permission is received the following construction guidelines must be followed: shelters must be built similar in design to ones already located at Buildings 26, 28, and 51 using a wood frame and wood lattice; they must be painted and/or stained to match the siding and trim of our buildings; they must allow the meter person full view of the meter readout; they must not extend 6" beyond the utilities structures; and they may not be attached to the building thus allowing them to be quickly removed in case of emergencies. If you need more information call the Management Office 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 directly.

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
 Peter Ban, Trustee
 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:

- October 25
- *November 15 (third Monday)
- December 20 (third Monday)

***Note: The date for the November open meeting previously published in the Villager was incorrect.**

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

WINTER WEATHER ADVISORY!

- Be sure to turn off and drain all outside water spigots.
- Check and replace if necessary weather stripping around doors and windows to minimize the amount of heat loss.
- Keep garage doors closed to keep heat loss down.
- If your kitchen sink is on an outside wall, keep the sink cabinet doors open during extremely cold weather to prevent pipes from freezing.
- Use only concrete and asphalt safe deicers. Each unit will be provided with one 10 pound bag of calcium chloride to start off the 2044/2005 winter season. Residents are responsible for providing any additional deicer.
- Keep outside lights on at night after a snowstorm until after the driveways have been plowed and the sidewalks have been shoveled.



Tips from Our Postmaster

Board members recently met with Joseph Inserra. He made several suggestions to share with Village residents:

- Collect your mail from your mailbox each day. If you let uncollected mail build up, it will be returned to the post office where you will have to pick it up.
- If you are going on vacation, have a neighbor remove the mail from your mailbox or make arrangements to have your mail held at the main post office on Union Valley Road.
- Be sure to notify friends and businesses of your entire street address, i.e., 62B Plymouth Alley, not 62 Plymouth Alley. Also use the proper street address when writing your return address on sent mail.
- Use the nine digit zip code in your return address: 07480-1256.

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

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