



# The Villager

November/December, 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.

**WANTED: Interested Villagers to apply for vacant seat (runs through June 2006) on the Board of Trustees. Interviews begin on 1/13/05. Please contact the Management Office (973 728 5778) to make an appointment for an interview by the Board of Trustees.**

### Village Projects Update

- **Snow removal:** Please remember to leave on your front outside lights after a snowstorm to facilitate night plowing and hand shoveling. This little gesture will enable the workers to see where the driveways and walkways are located, and decrease the chance that your driveway or walkway will be overlooked. To avoid confusion, residents should call the emergency number (973-773-6262) after hours and on weekends to report snow removal problems. Please do not call the Village office after hours or on weekends as your taped message may not be picked up until well after the snow removal contractors have left the Village. If you have neighbors who work late, and you notice that their walk way has not been shoveled and/or driveway has not been plowed after snow removal has been completed on your street, please do our management company and your neighbors a favor by calling the Village office (973-728-5778) or the emergency number listed above (after hours or on weekends) to alert management of the situation. This neighborly act is part of what it takes to be a community! Residents should make every effort to leave the orange fiberglass snow stakes in place. These stakes mark the parameters of driveways and median strips as well as mark the locations of fire hydrants, storm drains, and corner curbing. The stakes help the plow drivers to know the lay of the land and will help to cut down on the inevitable damage done by the plows. If a stake in front of your unit falls over, take a screw driver (or railway tie stake or other sturdy pointed object) and hammer, make a hole in the ground (six to eight inch deep) where the stake should go, and replace the stake. If a stake in front of your unit or elsewhere breaks, call the Village office to report the location of the broken stake. Although these stakes may seem annoying when negotiating your driveways, in the long run the markers will help to cut down on spring repairs to curbs, lawns and garden beds.
- **Inspections of driveways, decks, walkways, patios, siding etc:** Driveway inspections for the 2005 repair and replacement project began during December and will be completed when weather conditions allow. Other inspections will commence again in the spring of 2005.

### **January is West Milford Dog Registration Month**

January is the month during which all Village dogs over the age of 7 months must be registered and licensed with the West Milford Department of Animal Control. All Village cats must be registered with the Township during the month of July each year. The Township pet registration records are the Association pet registration records in lieu of the separate Village registration which was recently done away with to eliminate redundancy on the part of residents and of the site administrator. In addition, pet owners should be well aware of the following Village and /or Township rules:

- Village residents are restricted to domestic birds or fish and one (1) cat or one (1) dog per unit. Multiple pets living in the Village as of May 2001 were grandfathered by a vote of the Board at that time. These pets cannot be replaced when they vacate the unit (by death, by adoption out, etc.). Those pet owners would then comply with the restrictions cited in the first sentence above.
- A resident who moves in from another municipality in New Jersey with a dog registered in that municipality may retain that license until it expires. Those residents should notify their former municipality of their move.
- A resident who moves in from out of state has ten (10) days to register their dog with the Township if the dog is not registered in the former state or ninety (90) days if the dog is registered in the former state of residence.
- A resident who moves in from another municipality within New Jersey or from out of state has ten (10) days to register their cat in West Milford.
- Residents who acquire a new pet have ten (10) days to register the pet with the Township with the exception of a puppy (which must be registered within ten (10) days of its 7 month birthday) and a kitten (which must be registered within ten (10) days of its 6 month birthday).
- All pets shall be leashed outdoors at all times when not confined to deck/patio areas. Pets shall not be tied or left unattended outside while on decks/patios or on other Common or Limited Common Elements. This is inclusive of both dogs and cats. Leashes shall not exceed 6 feet in length.
- Pets must be curbed while on leashes and allowed to defecate/urinate on asphalt, mulching, or wooded areas only. Pet feces shall be removed promptly by the pet owners from all Common and Limited Common Elements and placed in an appropriate receptacle.
- Pets shall not vocalize uncontrollably.

**A Word from our Treasurer...****Another Maintenance Fee Increase?!!!**

ED SAADE, TREASURER

The recently approved and distributed 2005 Budget Report reflects a 1.67% increase in our maintenance fees. This increase is necessary to maintain a balanced budget, i.e., expenditures equal to income. The budget is an informed guess of what expenses will be based on prior years' experience and current planned projects.

There are four main expenditure categories: contract, administration, utilities, and repairs and maintenance. The first two are predictable since they are contracted for. Utilities' costs are at the whim of the weather. Yet the most unpredictable category of all is repairs and maintenance. Herein is where we rely on the experience of our management company and our engineers to help us budget for the replacement and maintenance of the Bald Eagle Village infrastructure and to build up of our reserve funds. A healthy reserve fund is vital to the preservation of property values. Funding for future cost of capital items such as re-roofing, street paving, and re-siding helps prevent special assessments, contains the cost of insurance premiums, and lessens the exposure of Board of Trustees to the liability of being sued.

In researching duties of Treasurer, I have been advised against the common error made by many Trustees, that is, the resistance to increasing the maintenance fees. This practice may lead to expenditure cuts, but in the long term it reduces maintenance standards and increases the chance of lower resale values for our homes. In addition as homeowners it is easier to pay small annual increases rather than larger periodic increases when disaster strikes.

- "Introduction to the Duties and Responsibilities of a Treasurer." Condominium, November, 1998.
- "Attention Treasurers." CondoBusiness, April, 1999.
- "Managing Your Time Effectively." CondoBusiness, March, 2000.

**Satellite Dish Installation**

If you are contemplating the installation of a satellite dish to replace your cable TV reception, please review the satellite dish guidelines last provided to you in the fall of 2004. If you do not have a copy of the current guidelines, call Karen Foster at 973 728 5778 to request a copy. Any dish installed without following the proper procedures will be removed at the unit owner's expense.

**A Sense of Community****A Look Back at Association and Management****Accomplishments for 2004:**

- Planned 2005 budget within cost of living increase
- Remodeled entrance at Concord Road
- Increased reserve fund which guards against our future
- Built new fence at Pettit Pond
- Installed over 135 new shrubs and ornamental trees throughout the Village
- Started all-Village mailbox replacement project with Post Office providing mailboxes
- Began initiatives to explore alternative additional income to lessen unit owners' burden
- Planted more than 9 garden areas with perennials and annuals
- Established official Bald Eagle Village website
- Placed multiple planters at both entrances
- Contracted \$94,000 worth of snow removal at a cost of only \$62,000
- Saved many dollars on insurance costs
- Wired Meeting Hall for cable
- Updated and revised reserve study to reflect actual and current property assets
- Contracted new gutter cleaning service at a savings of over \$5000
- Continued with lawn treatment program so that lawns are now healthiest ever

**Simple Acts of Kindness to Nurture Your Own Sense of Community:**

- Pick up after your pet.
- Read and understand Association Rules and Regs.
- Package your garbage in tied shut plastic bags before placing in garbage cans.
- Join a Village committee.
- Pick up litter when you take a walk.
- Observe the 48 hour limit when parking in designated areas.
- Dispose of cigarette butts in appropriate receptacles.
- Take in your neighbor's newspapers if he is away and forgot to cancel.
- Come to monthly Association meetings.
- Replant stray snow stakes.
- Pick up your mail every day.
- Keep your pet leashed.
- Use spaces farthest from the building when parking overnight at the Meeting Hall.
- Remember in West Milford Styrofoam is garbage and not recyclable.
- Welcome a new neighbor to your street.



MEETING HIGHLIGHTS

October 2004

- Approval for renewal of the management contract for 2005 with Community Management Corporation according to the specifications outlined in their proposal dated October 18, 2004 at a cost of \$83,615.00 to be charged to the 2005 budget, line 5870, Management Fees.  
Yes: Ban, Barnes, Dolan, Schoeppler, Vander Wall      Absent: Forman, Saade
- Approval of the following amendment to the Revised Rules and Regulations to be placed at the end of the text for Rule 7, Pet Rules and Regulations, in bold type: Multiple pets living in the Village as of May 2001 were grandfathered in by a vote of the Board at that time. These additional pets cannot be replaced when they vacate the unit (by death, adoption out, etc.). Those pet owners would then comply with Rule 7.1 above.  
Yes: Ban, Barnes, Dolan, Schoeppler, Vander Wall      Absent: Forman, Saade
- Approval of Garden State Gutter Cleaning Service to be contracted to clean the gutters of 59 buildings at a cost of \$3180.00 including tax to be charged to line 5108, Building Repairs.  
Yes: Ban, Barnes, Dolan, Schoeppler, Vander Wall      Absent: Forman, Saade

November 2004

- Approval of the 2005 budget as distributed during the open session of the November 15, 2004 meeting.  
Yes: Unanimous (all Trustees were present)
- Approval of Ragonese Excavating to be contracted to remove piles of organic materials collected over the past 20 years at the MUA water tower as required by West Milford MUA and the NJ DEP at a cost of \$5600.00 which will be charged to the Working Capital Account.  
Yes: Unanimous

December 2004

- Approval to accept the resignation of Dave Forman, Trustee.  
Yes: Unanimous by acclamation
- Results of pet rule amendment referendum as announced by Robert Jennerich, Association attorney: 154 votes to approve the referendum. Referendum fails (221 votes to approve are necessary to carry an amendment referendum).

Mark Your Calendar



January.....West Milford Dog Registration Month

January 24.....Monthly Association Meeting, 8:00 PM, Meeting Hall

February 28.....Monthly Association Meeting, 8:00 PM, Meeting Hall

Thanks to resident Barry Sachais, who won 2<sup>nd</sup> place in the West Milford Autumn Lights Festival Photo Contest, a picture of our Village is on the cover of the West Milford 2005 calendar. Congratulations to Barry who entered a photo of a Village building showing a row of American flags flying from each unit during a snowstorm last winter. Besides his beautiful photograph, the calendar contains a myriad of valuable information about West Milford including recycling and garbage pick up schedules and guidelines, recreational opportunities, library hours, and other facts and data about our township...something for free that is worth hanging onto!

**Editor's Note:** Many of the items included in **The Villager** may seem redundant to long term residents from issue to issue or year to year. This is not a slip up by the editor or a lack of ingenuity on the part of the writers. The purpose of this newsletter is to bring the residents information that is pertinent to townhouse community living. The Village has a transient population, and therefore certain items need to be republished on a regular basis to allow all Association members access to important information concerning life in the Village. In addition, all of us need reminders about various guidelines and rules from time to time. Hopefully the items contained in the newsletter provide each Villager with the sense of community necessary to harmonious living in a condominium townhouse setting.

**From the West Milford Postmaster's Desk**

December, 2004

**Properly Addressed Mail**

The West Milford Post Office is always striving to improve mail delivery and service to our customers. It is very important with automation that your full address is used on all your mail. This means not only the number of the building that you're in but also the alpha code of your townhouse. Our machines now are able to automate the alpha codes. Mail not properly addressed is not accepted by the automation system and is kicked out and comes in separately. This gives another opportunity for the mail to be placed aside and either not delivered on time or possible sent back.

**Undeliverable Mail**

Many residents in Bald Eagle do not empty their mail receptacles making it difficult to deliver the mail. In most cases we have to bring the mail back to the Post Office and leave a notice and then either the customer picks it up or we have to redeliver it. The Postal Regulation F010.4.6 states that mail unclaimed by the addressee who abandoned mail or fail to pick mail up will be sent back to the sender as unclaimed. We have so many residents in Bald Eagle who fail to empty their mail boxes and expect the Postal Service just to keep emptying it out and bringing it back to our office. Please notify us if you are going on vacation just let us know and we can hold the mail up to 30 days. For those customers who do not notify us and there mail is piling up and we have to bring the mail back to the post office, we are obligated to send this mail back. I regret we have to do this but we do have an obligation to the senders.

**New Postal Boxes**

The West Milford Post Office is supplying all new mail boxes throughout the complex. This is at the expense of the Post office which is approximately \$57,000.00, which your association is installing at their expense. This project is proceeding forward because of a number of reasons. Some of the reasons are as follows:

**Safety**- As you know we had many problems this year with bees. Your letter carriers were constantly being stung all spring and summer long. By putting these new boxes in, the carrier will deliver the mail from the front. Your association is making modifications to the walls that the boxes are installed in; this should eliminate most if not all of the bee problems.

**Debris behind boxes**- WE have to ask everyone not to throw their garbage or snow behind the boxes. When the new boxes are installed we will not have that problem since walking behind the boxes will be eliminated, but until then we need your cooperation in this matter.

**Outgoing Mail** - We ask all of you to use the blue collection mail box by your office building. Do not place your outgoing mail in your own receptacle. However if your unit has the new boxes there is a slot for your outgoing mail.

If anyone has any suggestion how we can improve mail delivery in your area please do not hesitate to let us know.

Finally I urge all of you to go the USPS Web site **[www.usps.com](http://www.usps.com)** for all your postal needs and questions.

I would like to take this opportunity to wish you all a Happy Holiday and a Safe New Year.

Sincerely,  
Joseph S. Inserra  
Postmaster

## LETTER FROM THE PRESIDENT

Hello, everyone!

Well, the holidays are upon us, and the weather is finally starting to turn cold. A few reminders for the season.....

- For those with garden hoses, please make sure you have turned off the water to the spigot and crack the valve so water doesn't freeze and cause pipe damage.
- If you use any kind of heating element to prevent ice damming on the roof or in gutters, please abide by all Association rules as well as by local fire code.
- Double check the coolant level in your vehicle to prevent any unwelcome surprises.

The Board and the Welcoming Committee were pleased at the turnout for the Holiday Party. It was nice to see people gather and share an enjoyable evening with a wonderful spread of wines and cheeses. Special thanks to Kim Saade and Linda Dolan for their help in putting the party together. We hope to see an even bigger turnout next year.

We are hoping to put together more events throughout the year to try and bring more people together. We feel that this is a great way for people to gather in a setting other than just the monthly Board Meetings. We look forward to bigger and better turnouts at all our events.

The Hanukah and Christmas decorations are out, and as usual, the community looks great. I have spoken to many neighbors who have had friends stop by and comment about how nice our community looks. I am glad that there are so many enthusiastic people among us who like to decorate their houses and show their spirit. I enjoy driving through the streets and seeing the many displays.

In the year ahead, we will face some of the same challenges as in the past and undoubtedly some new ones. As you may know by now, the Pet Referendum did not receive enough votes to pass, so the pet rule will be enforced as it is published in the current Rules and Regulations

Bald Eagle Village is currently in pretty good shape both physically and financially. The Board will continue to work diligently to maintain and improve this status, and we welcome everyone's input.

Happy Holidays to all!  
Jeff Dolan

***LETTER FROM THE PRESIDENT is a personal commentary.***

**WITH WINTER UPON US, THESE COLD WEATHER REMINDERS BEAR REPEATING:**

- Turn off and drain water to outside and garage faucets.
- If you have experienced frozen pipes, allow faucet to drip overnight during extreme cold.
- Keep garage doors closed.
- Check weather stripping around doors and windows. Replace if necessary.
- Move glass top deck/patio furniture away from gutter line to avoid breakage by falling ice.
- Store fireplace wood outside away from building.
- Do not use propane or kerosene heaters indoors.
- Turn you furnace trunk line to the winter position to blow more hot air to the lower levels.
- If your kitchen or bathroom water pipes are on an outside wall, keep the sink cabinet doors open during extreme cold to help prevent pipes from freezing.
- Use only concrete safe and asphalt safe deicers. Each unit was provided with on 10 pound bag of calcium chloride to start off the 2004/2005 winter season. Residents are responsible for providing additional deicer.



**By the Board**

Hello everyone,

I'm writing this the day after our last Open Board Meeting. This was quite the meeting, and was anticipated by the Board members. We actually enjoy when people come to the meetings and express their concerns and observations. Everyone's input is welcome.

The nearly 20-year old pet issue was at the forefront once again. Several residents took it upon themselves to circulate a petition around the community. They went door-to-door soliciting signatures. These residents believed that what they were asking unit owners to sign would force the Board to call a special meeting when in fact, the way they put the petition together did not force the Board to take any action whatsoever. The petition itself was drafted incorrectly as a position statement and not as a request for a special meeting. A cursory review of the petition also revealed that there were problems with the validity of some of the signatures. According to our by-laws, each unit is entitled to one vote by a unit owner. There were several instances of multiple people in a unit signing the petition, and there were even instances of the same unit signing more than once. Regardless, the Board chose to go ahead with a referendum on the position that was put forth, because the multiple pet issue has been an ongoing concern, and a fair number of people did sign the petition form. The Trustees reviewed the information we had, without doing a detailed analysis, and thought that charging a little over \$4 per dog per month (i.e. \$50 per year) would be a reasonable fee to dog owners to help offset the anticipated expense of having additional dogs in our village. Some people disagree with the addition of this to the referendum, but that is a whole other story.

The referendum failed, garnering only 154 votes to allow 2 domesticated pets, not the 221 votes that were needed. Many of the people who signed the petition and who want more than one domesticated pet were at the meeting to voice their opinions. Much was said about the pet issue, but I don't believe that much, if any, new ground was covered. Some of the most disturbing things to come out of this meeting to me were the attitudes of some of our residents. The Rules and Regulations have been modified so that pets do not have to be registered with Bald Eagle Village anymore. They are still required to register with the Township under local ordinances. Several people stated that they have not (and would not) register their multiple pets because they feel they become a target for action from the Association. One resident went so far as to ask the Board if they were ready to accept the possibility that they would be sending someone's pet to "*doggy death row*."

Isn't that the idea behind laws and rules? I couldn't understand how someone, who moves into the Village in violation of the pet rule by owning multiple pets and then violates Township ordinances by not registering those pets, could remove responsibility from themselves and transfer it to the Board. When I posed this question to this resident, her response was, "*Laws are meant to be changed, and rules are meant to be broken*."

It appears to me that there is a self-serving minority who are in favor of allowing more pets into our neighborhood. They tried their referendum, and it failed. They willingly admit that they are breaking rules and laws and will continue to do so until the pet rule is changed to their liking. Anything less to them is unacceptable. To that extent, several people stated that they would create and distribute another petition to try and change the rule yet again. I find this unreasonable, and I don't believe that this Board or any other can be entirely successful when tasked with issues that residents will not adhere to.

I for one am frustrated both as a Trustee and a resident. When people tell you that they will continue to violate rules and laws until those rules and laws are changed to reflect their behavior, everyone loses. It is not fair to the rest of the Village. This is what creates the disharmony that these people are blaming the Board for.

Thanks for your time.  
Jeff Dolan

***By the Board*** is a personal commentary written by a different Trustee for 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 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

#### **Open Board Meetings**

The board meets at **8:00 pm** on the fourth Monday of each month unless otherwise noted. The meetings for 2005 are scheduled for:

January 24  
 February 22  
 March 28  
 April 25  
 May 23  
 June 27  
 July 25  
 August 22  
 September 26  
 October 24  
 November 28  
 December 19 (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)

**Please note the time for the monthly Association Meeting has been moved to 8 PM.**

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

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U.S. POSTAGE  
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