



The Villager

Mini Update, April 2005

The Official Newsletter of
Bald Eagle Village

IMPORTANT: Propane grills are not permitted on decks or common areas. This is NJ law. Inspections for illegal propane grills take place on an ongoing basis. Owners risk fines from the township fire marshal for illegal propane grills. Propane grills are permitted on patios as long as they are located at least five feet from unit and privacy walls. Electric and charcoal grills are permitted on both decks and patios. Natural gas grills may be installed by a licensed plumber upon receipt of written permission from the Association.

Village Projects Update

Roads: Harsh winter weather conditions in our area cause great wear and tear on our roadways. The Association is presently assessing the current condition of the roads in the Village. Requests for proposals from paving contractors are being gathered by management in an effort to put together a viable replacement plan. The Village maintenance staff is repairing most pot holes as proper conditions for repair develop.

Driveways: Contractor inspections were begun last fall. All driveways have now been inspected. Our site manager is in the process of prioritizing the data gleaned from the inspections. Those driveways most in need of replacement will be repaved after the ground has dried out sufficiently to provide optimum conditions for the process. Those residents whose driveways are scheduled for replacement this summer will be notified in advance of the work.

Landscaping: C&M has completed the spring clean up of the Village. Spring clean up included clearing away leaves and other debris from garden beds, cultivating and edging the garden beds, and removing the grit left over from the township's winter road care program from the lawns and driveways. At the beginning of May, C&M will begin their weekly mowing schedule on Wednesdays. During May, C&M crews or subcontractors will also be installing top soil and seed to plow damaged areas, fertilizing lawns, treating garden beds with pre emergent weed suppressors, installing an erosion control system to the uphill stretch of Beacon Hill Road, and blowing mulch into garden beds. C&M will be using a flag system to help those residents who have planted flowers in the beds within limited common areas. A small red flag will indicate that the garden should not be cultivated. A small yellow flag will indicate that the bed should not be mulched. Interested residents are responsible for obtaining these flags from the management office at the Meeting Hall. Flags should be available by the first full week of May. Those residents who forego mulching by C&M are responsible for installing their own mulch. Only dark brown hard bark mulch should be used. As in the past, other mulch types and other mulch colors are not permitted. Residents will be notified in advance of applications to lawns or beds as well as mulching. Please check your mailbox posting area for announcements and information.

Flowers: Annuals and perennials will be planted throughout the Village after the danger of frost (about May 15) and after the mulch has been blown. New perennial gardens are planned for circles on Concord Road, Manchester Lane, and Bunker Hill Road. Annuals including upright fuchsia, ageratium, and heliotrope will be planted in beds near farm equipment displays and at various circles. Once again, the over 60 half barrels which dot the Village and the entrances will be filled to the brim with wave petunias by the middle of June. Several residents have volunteered their services to assist with the plantings. Any resident with a desire to pitch in is invited to call Karen Foster. Those residents will be contacted by phone as to discuss their planting assignment during May and early June.

Shrubs: Inspection and evaluation of shrubs will take place in June after all the shrubs have regained their foliage. Any replacement of shrubs resulting from the inspection will take place in the fall.

Street Sweeping: The Association has again contracted with Prism to undertake the sweeping of the 5 miles of roads within the Village. This event should take place in early May. Residents should check their mailbox posting areas for the exact date/s. It is wise to keep windows and doors closed during the time the sweeper is working on your street.

Painting and Staining: Buildings 13 through 24 are scheduled to be power washed, stained, and painted this year. Rotted and warped siding will be replaced prior to staining process. Residents of Buildings 13 through 24 should watch for mailbox postings around the middle of May for instructions, dates, and other details.

Mailbox Replacement: Snowy winter months have delayed the replacement of the Village mailbox surrounds and the installation of new mailbox inserts. In an effort to expedite this process, the Association is out to bid for a general contractor who can complete this massive project in a timely manner. The West Milford Post Office continues to work with the Association by supplying the mailbox inserts at a savings to the Association of over \$1200 per insert.

Concrete Areas: Yearly inspection of patios and walkways will take place over the next few months. 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 during the next several months. 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 decks boards in need of repair, please call Karen at the Meeting Hall (973 728 5778) and a work order for our maintenance staff will be initiated.

Maintenance Staff: Please welcome Joshua Brian, our new maintenance staff member. Josh will be working closely with Brian De Groat, our head maintenance man, to learn the maintenance needs of the Village.

Reminders:

- Switch furnace trunk lines from winter to summer. This forces more cool air from the air conditioner to the upper floors of the unit. Also remember to change the furnace filter.
- Change the back up batteries in smoke detectors. This should be done yearly. Also change batteries in carbon monoxide detectors.
- Obey the posted 25 mph speed limit in the Village and drive safely as there are more pedestrians about as well as children playing or riding bicycles.
- Bears and snakes have come out of hibernation. Package garbage securely. Keep garage doors closed.

MEEETING HIGHLIGHTS

March 2005

Approval of landscaping contract for 2005 as proposed by C&M Landscaping at a cost of \$102,216.17 plus tax to be charged to the 2005 Budget, Line 5400, Landscaping (includes landscaping @ \$94,500 plus tax and IPM [Integrated Pest Management] @\$7716.17 including tax)

Yes: Barnes, Dolan, Saade No: Ban, Vander Wall Absent: Schoeppler

Approval of mulching contract for 2005 as proposed by C&M Landscaping at a cost of \$30,000 plus tax to be charged to the 2005 Budget, Line 5425, Mulch

Yes: Barnes, Dolan, Saade No: Ban, Vander Wall Absent: Schoeppler

Approval of delivery and installation of topsoil, wildflower/topsoil seed mix, and protective germination fabric to the uphill area along Beacon Hill Road as proposed by C&M Landscaping at a cost of \$6307 plus tax to be charged to the 2005 Budget

Yes: Ban, Barnes, Dolan, Saade, Vander Wall Absent: Schoeppler

Approval of the employee health benefits package as proposed by Aetna at a cost of \$5280 per year to be charged to the 2005 Budget, Line 5515, Employee Health Benefits (Aetna HMO, 2 singles @ \$440 per month)

Yes: Ban, Barnes, Dolan, Saade, Vander Wall Absent: Schoeppler

Appointment of Karen Fitzgerald as Trustee to fill the seat vacated by Dave Forman through June 2006

Yes: Ban, Barnes, Dolan, Saade, Vander Wall Absent: Schoeppler

April 2005

Approval of the 2005 street sweeping contract as proposed by Prism Maintenance Company at a cost of \$2600.00 to be charged to the 2005 Budget, Line 5077, Other Grounds Maintenance (includes sweeping of all roadways including entrance and exit roadways)

Yes: Ban, Barnes, Dolan, Saade, Schoeppler, Vander Wall Absent: Fitzgerald

Approval of the 2005 staining and painting contract as proposed by The Accent Group at a cost of \$82,902.00 to be charged to the 2005 Budget, Line 5105, Building Restaining (includes power washing, staining of wood siding, and painting of trim and front entrance doors for Buildings 13 through 24)

Yes: Ban, Barnes, Dolan, Saade, Schoeppler, Vander Wall Absent: Fitzgerald

Approval of a contract to repair the sunken rat slab in Unit 43D as proposed by DHB Masonry in the amount \$2150.00 to be charged to the 2005 Budget, Line5108, Buildings Repairs

Yes: Ban, Dolan, Saade, Schoeppler, Vander Wall No: Barnes Absent: Fitzgerald

Approval of a contract to repair a collapsed storm drain in the driveway for Unit 4B as proposed by Supreme Metro as a cost of \$14,179.00 to be charged to the Working Capital Account

Yes: Ban, Barnes, Dolan, Saade, Schoeppler, Vander Wall Absent: Fitzgerald

Bald Eagle Village
Condominium Association
1 Beacon Hill Road
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Check out our newly improved official Village website at baldeaglevillage.net !