



The Villager

Winter 2008

The Official Newsletter of
Bald Eagle Village

New Village Website

Hello villagers! We are proud to announce the relaunch of www.bevillage.net. This is the first step in a major redesign to allow us to put much more content up for our residents. Please visit the site and let us know what you think!

Be Bear Aware!



Recently a family of bears has been making the rounds in the Village. They have been sighted walking directly behind the units on Bunker Hill Road and have raided garbage cans in the early morning.

As always, be alert when walking outside and keep your garage doors closed when you are not entering or exiting. Keep your garbage in covered cans and do not put your cans out until the morning of pickup. You can also sprinkle ammonia over your garbage to deter the bears.

What to Expect from Snow Removal

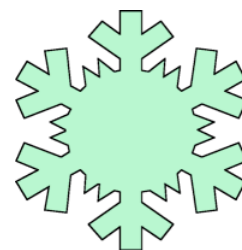
The Board has approved a contract with Albert Christmann Inc. for snow removal during the 2008-2009 winter season. The contract is for \$80,000 for unlimited snow removal. Christmann handled our snow removal for many years; we hope their learning curve will be less than with other new contractors.

Our snow contractor will:

- Clear all concrete walks and entry decks to the full width.
- Clear driveways to the width of the garage.
- Clear the paths to mailboxes.
- Dig out fire hydrants.

We do not remove ice buildup from walks or driveways. The Village provides each owner with a 10 lb. bag of calcium chloride for their use. Please do not use salt!

Residents are asked to not put down ANY type of ice melt on walkways installed this year, as every type of ice melt can cause damage. Please use sand instead.



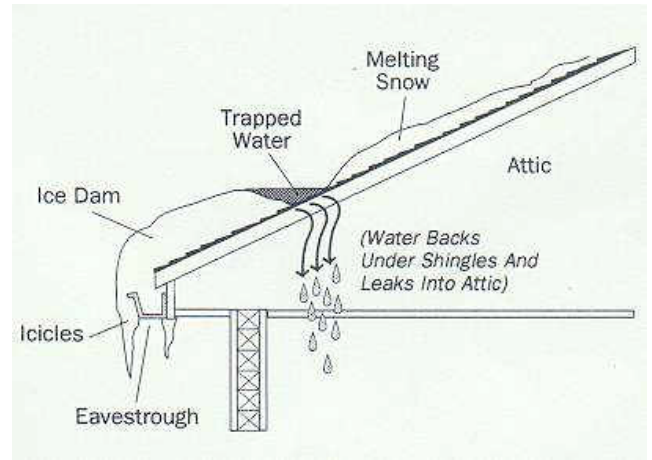
Our roads are plowed and salted by the Township of West Milford. If you have any concerns, please call them at 973-728-2850.

Snow removal begins in a different area of the Village after each storm; clearing the entire Village takes approximately 8 hours for an average snowstorm. Please call our Emergency Line at 973-773-6274 if your driveway or walkway is missed by the contractors. The Village is inspected after each storm, and the contractor is called back to fix any problems with the initial cleanup.

BEV provides help to elderly and disabled residents for snowfalls less than 2 inches. However, this service is only provided to those residents who have met certain qualifications and only during regular business hours, M-F, 7 am to 3:30 pm.

Ice Problems

Many units within the Village have inherent problems with ice build up on their front walks. This leads to ice buildup on entryways as well as ice dams on roofs, which can cause leaks into units. The Village has addressed this problem with wider gutters and burying gutter leads, but we cannot change the design of the buildings and fix all ice damming at the gutter/roofline. Ice damming can be greatly reduced by roof raking. **The Association encourages residents to rake their roofs.** Snow pulled off the entry roof prior to the walk being cleared by the contractor will be removed by the contractor. Roof rakes can be purchased at most hardware stores.



A Special “Thank You!” to All Beautification Volunteers

A huge thank-you to all the volunteers who helped place autumn decorations around the village. The volunteers were headed by Linda Schoeppler and Diane Biss, whose tireless work over the years has kept the Village looking beautiful. We would also like to thank George and Fran at Eden Farms for all their help.

Pet Reminder

All dogs and cats must be registered with the Township. Village residents are permitted one dog or cat per unit. All pets must be curbed; please pick up after them immediately. Walk pets on mulched or wooded areas and on asphalt. Please do not walk pets on lawn areas as it ruins the lawns.

October Board meeting highlights

- The 2008 Board election finally came to a conclusion. We received votes from 222 unit owners; 221 votes were needed for a quorum. Rich Krak replaces retiring Board member Margaret Carroll on the Board. Board members elected will serve until June 2010.
- The Board approved the snow contract for 2008-2009; the winning contractor was Albert Christmann Inc. for \$80,000.
- The Board approved a contract with Northern Exposure for replacement of various decks for \$88,947.50.
- The Board approved a 2009 contract with Community Management Corporation for \$97,818.00.

Winter Suggestions

- Close and drain exterior and garage water faucets. Every year, several unit owners forget to do this and have expensive burst pipes. We recommend you turn off the water from inside your unit and then drain the faucet completely. If you go away for an extended period or we have a very cold spell, we recommend you open your sink cabinet doors to allow warm air to reach the pipes.
- If you have had frozen pipes in the past, we recommend you allow your interior faucets to drip overnight during very cold nights.
- Do not turn off your heat if you go away; always keep it at least 55 degrees.
- Keep your garage door closed to conserve heat.
- Know where your main water shut off is located in case your pipes burst and you need to shut off your water before your home is flooded.
- Reverse the lever on your heating trunk line to allow more heat to blow on lower levels. It will rise naturally to heat the upper levels.
- Change your furnace filter.
- Check weather stripping on all doors and windows, including your garage door.
- Move glass-topped deck furniture away from the gutter line. They can be easily shattered by sliding ice.
- Do NOT use propane or kerosene heaters indoors. **They are potentially deadly!**
- Store fireplace wood outside and away from the building, not on your deck. Bugs hiding in the wood may want to come inside where it is warm.
- Keep walks & entry decks clear so they can be shoveled side to side. (Clear walks by Dec. 1st) If your holiday decorations stop the contractor from clearing your walkway or stairs you will have to do the job yourself! Anything covered by snow might be broken during the snow removal process.
- Fireplace/chimney inspections are mandatory every two years.* The Office has negotiated a reduced rate with a local contractor; please call for details. If your fireplace is not cleaned out and causes a fire, your neighbors could sue you...
- Dryer vent cleaning is mandatory every three years.* After each snow, you should check to make sure your dryer vent is clear before running your dryer.

*If you have not already done so, please supply the office with a copy of your invoices from fireplace/chimney inspections and dryer vent cleaning. Thank you to those who already have done so!

General Information

Your **Board Members** are:

- Peter Ban
- Jim Vander Wall
- Ed Saade
- Linda Schoeppler
- Stew Barnes
- Lorra Colwell
- Richard Krak

You may contact the Board via e-mail at: board@bevillage.net

Open Board Meetings

The board meets at 7:00 pm on the fourth Monday of each month unless otherwise noted. The meetings for the remainder of 2008 are scheduled for:

- December 10 (Wednesday)
- January 26

Management Contacts

Karen Foster, our Property Administrator, is in the office from 9am to 5pm on Mondays and from 9am to 3pm on Tuesday through Friday. You may reach her by phone at 973-728-5778 or by email at:

bevillage@optonline.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 973-773-6262, x4193. Dawn can also be reached by email at:

bukaj@communityservices.com

Emergency Contact

In an emergency please call CMC at 973-773-6274. 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.