



## HALLOWEEN 2006 NEWSLETTER

### BOARD OF TRUSTEES

Jonah Gitlitz – President  
John Nicolaysen – Vice President  
Dan Mason – Treasurer  
Vincent Farinella – Secretary  
Karan Jacobson – Trustee



**Happy  
HALLOWEEN!**



*Bring the kids & come join us on October 31, at 4:00pm at the Clubhouse for the spooktacular Halloween Parade!!*

*There will be candy, hot and cold apple cider, apple cider doughnuts and prizes for the best costumes!*

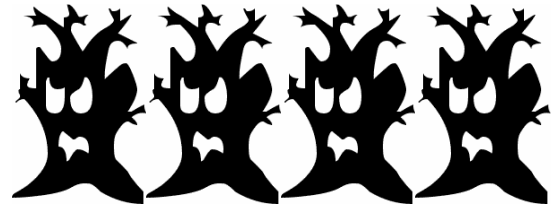


### BOARD MEETING UPDATES

The Board of Trustees would like to thank everyone who attended the September 27, 2006 Open Board

Meeting! Here are some of the topics that were discussed:

- \*2007 Pool contract-Ryan will be back next year as our lifeguard and supervisor!
- \*Resurfacing of the pool.
- \*Rainbow Landscaping will be our new contractor for landscaping as well as snow removal for 2007. This new relationship with Rainbow Landscaping will eliminate the need to bid out extra landscaping jobs, such as removal of dead trees or repairs to common grounds caused by trucks, etc.; therefore shortening the time it takes to make these repairs.
- \*The Board passed fourteen (14) new rules.
- \*New age limit signs will be posted in the fitness center and the tot lots.
- \*Uniscape will continue to maintain the irrigation system located in the common areas.
- \*ABC Cooling & Heating will continue to maintain the Clubhouse HVAC contract.



### Landscape Updates

Here are some of the many projects that the Landscape Committee has been working very hard on:

- \*Repairing and extending the trails throughout the community.
- \*Due to severe erosion problems, we will continue to seed the beach area.
- \*Removing and replacing dead trees/plants/shrubs throughout the community.
- \*Reviewing landscape design plans & working with Rainbow on enhancing the front entrance.

We live in a beautiful community nestled in the Ramapo Mountains. There are many marked hiking trails both within & surrounding the community. Stop by the Clubhouse & pick up a trail map.

For information on trails in the surrounding area you can contact the New York-New Jersey Trail Conference 156 Ramapo Valley Rd., Mahwah, NJ 074360 or at (201) 512-9348.

**Thinking of cutting down a tree in your yard?** The Oakland Shade Tree Commission

requires that you obtain a tree removal permit before you cut. Call John Schaus at (201) 337-3512.



## Trash on the Trails

Management has received complaints concerning litter on the trails. We ask that you do not litter and if you do see any litter, to please pick it up. Please remember that there are several people who utilize these trails, please help us keep our community clean!

## Property Modifications



A Property Modification Application **MUST** be submitted to the Management Office for Architectural Control Committee/Board approval **BEFORE** any work is performed on the **EXTERIOR** of any property, such as mailboxes, exterior lights, painting of garage doors, installing decks & patios, alterations, etc. Please note that modifications done to your home without Architectural Committee/Board approval will result in a cease & desist order and is subject to additional fines and legal action from the RRR Home Owners Association.



## Architectural Control Committee

The ACC would like to welcome their newest members, Andy Gisonna and Mindee Troumer. Thank you both for all of your help and support!



## Rules Committee

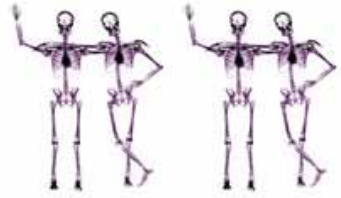
The Rules Committee would like to welcome their latest member Michele Younes! Thank you so much for all of your help and support! Please be advised that new rules have been implemented and will be posted on our website. Please visit us at [www.ramaporiverreseve.org](http://www.ramaporiverreseve.org).



### REMINDER:

**Please use Caution and WATCH YOUR SPEED when driving through the community, especially when driving thru the front entrance along Patriots Way. The Oakland Police will ticket anyone that exceeds the 25 mph speed limit within in the community.**





## Oakland Calendar of Events

**Monday, October 16, 2006 at 12:00pm**

The Oakland Municipal Alliance regular meeting.  
Oakland Senior Building Arts and Crafts room.

**Wednesday, October 25, 2006 at 6:30pm**

Oakland/Franklin Lakes Rotary Club Annual Beefsteak Dinner.

**Thursday, November 2, 2006 from 1:00pm – 3:00pm**

Senior Flu & Pneumonia Shot Program

### Regularly Scheduled Meetings:

Board of Health- 2<sup>nd</sup> Mon of the month at 7:30pm

Borough Council-2<sup>nd</sup> & 4<sup>th</sup> Wed of the month at 8:00pm

Environmental Commission 1<sup>st</sup> Tues of the month  
7:30pm



## Snow Removal

That's right, nobody wants to think about it but let's face it, Old Man winter is just around the corner. The Department of Public Works would like to remind everybody that does not have curbing bordering their property, that it is a wise idea to place stakes on the edge of your property. This will help prevent damages done to your lawns and sprinkler systems caused by the plows. Please also keep in mind that any sidewalk(s) that border your property are now the responsibility of the homeowners. The only areas that will be maintained by the Association or the Borough will be the streets (including guest parking spaces) and common area sidewalks. If you are unsure if the sidewalk near your property is your responsibility, then please contact the Management Office at (201) 337 0087.



## Goose Patrol

The Ramapo River Reserve has teamed up with the Geese Police to help remedy the ever-growing population of geese in the community. Border Collies will be brought in 2-3 times a day to "patrol" the area along Patriots Way, the open area across from Falling Waters, the lake area and the bottom of Overlook Ridge. The geese find these areas extremely enticing due to their close proximity to the lake (which provides a safe haven from predators) and the fertilized grass is oh so yummy! The dogs are not hunting the geese, they are stalking them in the same manner a fox would. The geese will begin to feel that this is no longer a safe area to live and rear their young and eventually will look for other nesting areas. Please be advised that the Border Collies are NOT on leashes, they are given exemption due to the work that they perform and the extensive training that they receive. The handlers of the dogs will always wear a t-shirt, sweatshirt or jacket that has the "Geese Police" logo on it. If you see these dogs in the community, please feel free to go and say hello to them but remember, they are here to perform an important service for us.



## Important Stuff! Occupancy Forms

Enclosed you will find the Ramapo River Reserve Occupancy Information Form. Please fill this form out in its entirety & return to the Clubhouse. Please be advised that all of the information is important for the Association to maintain accurate records.



# Wentworth Property Management Office

Your Community Manager can be reached at:

**Ramapo River Reserve**  
**Attn: Jennifer Nestor**  
**9 Kingsley Evans Circle, Oakland, NJ 07436**  
**Phone: (201) 337-0087 Fax: (201) 337-5287**  
[jnestor@wentworthmgt.com](mailto:jnestor@wentworthmgt.com)

The Management Office is open Monday through Friday, 8:30 am to 4:30 pm to handle all community association business. After regular business hours, (evenings, weekends, and holidays) call the Emergency Answering Service at: **866-862-6662**

**Definition of an Emergency: A situation involving imminent danger to property or individuals requiring immediate attention.**

When calling the Emergency Answering Service, please help us help you by doing the following:

- \*Identify your Community
- \*State your name, address & telephone number
- \*State the nature of the emergency
- \*Specify if the manager on call must contact you directly.



## Association Fees

Your Association fees are due on the **FIRST** day of each month. If the correct payment is not made by the first of each month, you will appear on the Delinquency List and will not be allowed to vote at elections or use the pool. Please send your payment and attached the coupon to the following address and be sure your address is on the check:

**Wentworth Group**  
**P.O. Box 57999**  
**Philadelphia, Pa. 19111-7999**

**You can fill out a Direct Debit Application for easier payment and to ensure your payments are made on time.**



## Late Fee Reminder:

Your Association fees are due on the **FIRST** day of each month. If we do not receive your payment, a \$25 Late Fee will be applied to your account. If payments are missed for more than two (2) months, the Association's Attorney will be notified, additional Legal costs will apply & a lien will be placed upon your home.



## SELLING YOUR HOUSE?

When selling your property, please be sure to go through the Resale Process or call or email the Management Office. You **MUST** contact Resale to change all homeowner information, process a new Coupon Book, obtain a statement of your account for closing, etc. Go to [www.wentworth-mgt.com](http://www.wentworth-mgt.com) & click on the "Resale" button for a copy of the Resale Application.





# Signs



Please be advised that no signs are permitted in any portion of the common areas. Signs, such as "For Sale", "For Rent", "For Lease", "Garage Sale", business signs and political signs, **are permitted on individual lots**, as long as they do not exceed 3 square feet in size.



## Clubhouse Rentals

Interested in having a party, but you just don't have enough room in your home?

Contact the Management Office to see if the Clubhouse is available!

For a \$250.00 Rental Fee, you will have access to the entire upper level, complete with a full kitchen & a private bathroom for a full day.

Your rental also includes:

90 folding chairs

Eight (8) 60" round tables

Four (4) 96" buffet tables

The gas fireplace, the deck overlooking the Ramapo River & the pool area adds a special touch.

(Capacity: 123)

You will also be required to provide Management with a copy of your Liability Insurance & an additional check in the amount of \$250 for a deposit. If there are no damages during your rental, this check will be returned to you. Access is NOT ALLOWED to the lower level due to the Fitness Center and Pool.

**The Board and Management will be very strict about homeowners decorating the Clubhouse.**

**Management will hold your \$250 deposit if anything is taped, stapled or thumb tacked to the walls.**

You must be an RRR homeowner to rent the clubhouse. Clubhouse usage is for private parties only. Individual homeowner business activities are not permitted.



## Please Curb & Clean Up After Your Dogs!

The Board of Trustee's appreciates everyone's continued efforts in keeping the community beautiful by eliminating brown patches on lawns! Please do not throw feces bags in storm drains or detention basins. Please, curb your dogs at all times.

If you are seen throwing feces into any basin or not picking up after your pet, you will be fined \$100 for the first offense and \$200 for each recurring offense and will lose your community privileges, such as the pool, clubhouse, fitness center and voting privileges.

**Tot lot garbage cans are not for doggie bag disposal! Please remember that small children play in these tot lots and it is unsanitary to utilize these garbage cans in such a manner!**



## HOW LONG HAS YOUR CAR BEEN PARKED THERE?

The guest parking spots located throughout the community are for **GUESTS ONLY!** Homeowners are required to park in their garages or their driveways. Please be considerate of your neighbors and their guests. Any homeowner that needs to utilize the guest area for their guest or themselves for more than two (2) days must receive permission by contacting the Oakland Police Department & the Community Manager. The Clubhouse parking lot is not for daily homeowner use.



**ANNOUNCEMENTS!  
GET TO KNOW YOUR  
NEIGHBORS!  
BECOME A FRIENDLY  
INVOLVED COMMUNITY!  
SHARE YOUR SUCCESSES AND  
ACHIEVEMENTS!**

Births, Weddings, Anniversaries, Promotions, Special Moments or Events? Please contact the Management Office to have it published in the next edition of the Newsletter.

**. BRIGHT IDEAS!!**



**Central Park in the Fall!**

Central Park is an amazing place to visit for the day. Here are some fabulous day trip ideas!

**The Conservatory Garden** located at Fifth Ave & 105<sup>th</sup> St. Open all year!

**The Central Park Zoo** open all year from 10am – 5pm.

**Ride the Carousel** from 10am – 6pm thru November 1<sup>st</sup>.

**Row Boats** on the Lake, 10am – 5:30pm thru November 1<sup>st</sup>.

**Carriage Rides** are available all day, all year.

**Field Day Kits** thru November 1<sup>st</sup>. Receive a variety of games and sports equipment to utilize for the day.

**Woods & Water Exhibit** is every Sunday from 10am – 5pm all year.

**KIDS  
KORNER**

**The Story of the  
Jack-O-Lantern**

The Jack-o-lantern custom probably comes from Irish folklore. As the tale is told, a man named Jack, who was notorious as a trickster, tricked the devil into climbing a tree. Jack then carved an image of a cross in the tree's trunk, trapping the devil up the tree. Jack made a deal with the devil that, if he would never tempt him again, he would promise to let him down the tree. According to the folk tale, after Jack died, he was denied entrance to Heaven because of his evil ways, but he was also denied access to Hell because he had tricked the devil. Instead, the devil gave him a single ember to light his way through the frigid darkness. The ember was placed inside a hollowed-out turnip to keep it glowing longer. The Irish used turnips as their "Jack's lanterns" originally. But when the immigrants came to America, they found that pumpkins were far more plentiful than turnips. So the Jack-O-Lantern in America was a hollowed-out pumpkin and lit with an ember.

*Want to read more creepy tales? Check out these sites!*

<http://www.halloweenghoststories.com/>

[http://www.halloweenishere.com/ghost\\_stories.html](http://www.halloweenishere.com/ghost_stories.html)

<http://www.darklinks.com/dhauntghost.html>



**REMEMBER.**

**Board members are all volunteers in your Community and in addition to their own jobs and personal lives, along with everything else they address daily in our community, they also act in the most responsible manner as the keepers of the community, fighting for the community to age gracefully and look it's best to ensure the best value for your homes.**