



September 2006 NEWSLETTER

BOARD OF TRUSTEES

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

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

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.



CLEAR YOUR CALENDAR! OPEN BOARD MEETING September 27, 2006 - 8PM in the Clubhouse.

Come out & meet your new Board! They have been working extremely hard these past few months & they would love to see you there! Open Board Meetings give residents the ability to learn about what is going on in the Community, ideas the Board is entertaining, express concerns, share suggestions and express ideas, etc. It is important that residents make time for these meetings as your input counts and you become abreast of happenings in our Community. Have any questions, comments and/or suggestions for the Board? Not a problem! Send your thoughts to your Community Manager, Jennifer at jnestor@wentworthmgt.com or you can drop them off at the Clubhouse.



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 PROPERTY?

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 & click on the "Resale" button for a copy of the Resale Application.

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 initially be fined \$100 and is subject to additional fines and legal action from the RRR Home Owners Association.



ARE YOU FEEDING US TOO??

GROUND BIRD FEEDERS...THEY'RE NOT JUST FOR THE BIRDS

Did you know that rats & other pest rodents are very attracted to groundseeds whether they are straight from a ground feeder or seeds dropped beneath higher feeders. Once a population is established, it can be very difficult to discourage. With the cold months approaching these rodents will be looking for warmer



shelter, will your home be accommodating them? Also, many people find it difficult to believe, an animal as large & powerful as Black Bear is readily attracted to bird feeders as a source of food.



Black Bears, for the most part are vegetarians & birdseed, even in minute quantities, is a highly desirable food for them. In many cases, it is **the** food of choice & will be **sought out** over other natural foods. We ask that you remove all ground bird feeders & consider ways to feed the birds without any waste falling to the ground.



Landscaping Updates

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. The Landscape Committee has

been working very hard on many projects to enhance the appearance of the community

- Trimming of the trees and shrubs throughout the community.
- Various plants & flowers have been planted at the entrance as well as the around the Clubhouse & pool
- 1500 more daffodils will be planted in the fall to come up in the spring.
- Hydro seed will be sprayed in the sparse common areas next spring



Retention Basins

There are many retention basins located throughout our community & the purpose of these basins is for drainage. Many homeowners have been utilizing the basins as play areas for their children and/or allowing their dogs to run free within the fence. Fencing surrounds these basins because they are not safe areas. The Board of Trustee's recently installed "Danger, No Trespassing" signs & the retention basin gates have been chained & locked. Homeowners who utilize these basins are subject to fines and legal action.

**Please note that since these areas have been deemed unsafe & posted, the Oakland Police Department can issue criminal summonses & fines for trespassing.*



STOP!! 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.

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. Curb your dogs at all times.

If you are seen throwing feces into any basin or you are found 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.



SIGNS, SIGNS EVERYWHERE THERE'S SIGNS.... BUT THEY'RE NOT ALLOWED!

That's right, per the RRR rules: No signs are permitted in any portion of the common area. Signs, such as "For Sale", "For Rent", "For Lease", "Garage Sale", business signs and political signs, on individual lots are permitted as long as they do not exceed 3 square feet in size.



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.

Hey, have you heard?



**TRASH CANS DO
NOT BELONG IN
THE STREET OR
YOUR DRIVEWAY!**



It is against the RRR rules to leave garbage cans in the streets or in your driveways. Help keep our community looking beautiful by keeping all garbage and recycling cans inside of your garage.



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.



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 adds a special touch & the deck overlooks the Ramapo River & the Pool Area. (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.



BRIGHT IDEAS!



Don't know what to do with the kids for the rest of the summer?

Here are some interesting things to do right here in our area!

Renaissance Festival- Sterling Forest, NY
Now through –September 24

Historical Ringwood Manor, Ringwood, NJ
(973) 962 6118

Skylands Botanical Gardens, Ringwood, NJ
(973) 962 9534

The New Jersey Naval Museum, Hackensack, NJ
(201) 342 3268

The Bergen Museum, Hackensack, NJ
(201) 968 0470

WHICH ANIMAL DOESN'T LIVE IN RAMAPO RIVER RESERVE?



REMINDER:

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.

KIDS KORNER



Did you know...

-The Blue Whale's whistle is the loudest noise made by an animal



Male mosquitoes feed off of plant nectar and females feed off of animals.



Frog's tongues are attached to the front of their mouths rather than at the back.



