



November



2006



NEWSLETTER

Board of Trustees

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

Happy Thanksgiving



**OPEN BOARD MEETING  
December 5 - 8PM in the  
Clubhouse.**

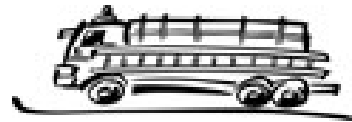
Open Board Meetings give residents the ability to learn about what is going on in the Community, ideas the Board is entertaining, express concerns, share suggestions and express ideas, etc. It is important that residents make time for these meetings as your input counts and you become abreast of happenings in our Community.

Have any questions, comments and/or suggestions for the Board? Send your thoughts to your Community Manager, at [jnestor@wentworthmgt.com](mailto:jnestor@wentworthmgt.com) or you can drop them off at the Clubhouse.

## Board Updates

Here are some important updates and reminders!

- \*The townhouse gutter-cleaning project is currently underway!
- \*The main pool-resurfacing project began earlier this month. This current work consists of new coping stones and a new 6-inch royal blue tile line on main and the kiddie pools. The resurfacing of the main pool will begin early next spring.



A Request from  
the Oakland  
Fire  
Department!  
Please Pull  
Over!

The Oakland Fire Department is comprised of volunteers, many of whom drive their own vehicles. They are asking that you pull over for them when their lights and sirens are on. You would want your neighbors to pull over if your house was on fire, wouldn't you?



*Basic maintenance now will  
save you from costly repairs  
later on. ....*

- \*Irrigation, have you had your irrigation system winterized?
- \*Have you checked the seal on your windows and doors?

\*Have you had your dryer vents cleaned this year?  
Failure to periodically clean your vents

increases the risk of fire!

\*Have you had your chimney cleaned this year?  
\*Have you turned off your water bibs from the source  
and outdoor hoses?

## Snow Info!

Effective November 15, our snow removal contract began with Rainbow Landscaping. Here are some important things to remember during this snowy season:

\*The Borough of Oakland is responsible for the snow removal of all roadways. This includes the guest parking spots located throughout the community. If you or your guests have cars parked in these areas during snow removal they may be plowed in.

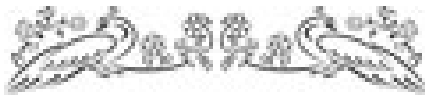
\*Homeowners are responsible for removing snow from their driveways and all sidewalks that border their property.

\*The Association will be removing snow from the sidewalks that do not border a homeowner's property, as well as the Clubhouse parking lot and sidewalks that border the Clubhouse property.

\*In order to expedite snow removal from the Association, Rainbow Landscaping will be leaving snow removal equipment in the Clubhouse parking lot.

\*Information regarding school closings or delayed openings can be found at: [www.weatherclosings.com](http://www.weatherclosings.com). Type in **Oakland, NJ** for your search.

Please contact your Community Manager if you have any questions concerning snow removal in your area.



## Landscape Updates



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

- \*Repairing of the hiking trails throughout the community, which will continue through next year.
- \*Removal of dead trees on River Dell, Overlook and Sky Top as well as other areas throughout the community.
- \*Replacement of trees.
- \*Repairing several damaged lawn areas within the community.

**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.



## Hiking Anyone?

The Landscape Committee will sponsor hiking around the Reserve. The 'River Trail' runs along the Ramapo River from one end of the Reserve to the other. The 'Waterfall Trail' runs from the bottom of River Trace to the Overlook Bridge. The 'Todd Trail' runs around Lake Todd.

The group will meet at the clubhouse between 9 and 10 AM Sunday mornings starting in November. Call the Community Manager by Friday afternoon to register - no hikers, no meeting. Wear good hiking shoes and bring along drinking water. We will pick a hike at the meeting place. The difficulty ranges from easy to hard and will last from 45 to 90 minutes. Happy hiking!



## 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. The information obtained is important for the Association to maintain accurate records and to notify residents of emergency situations.



## 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 are subject to additional fines and legal action from the RRR Home Owners Association.



## 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 the community.



## Oakland Calendar of Events

- \***Saturday November 18**, 9am – 2pm. Computer, Electronic Equipment & Tire Recycling 281 Campgaw Rd, Mahwah
  - \***Saturday & Sunday November 18 & 19** - Knights of Columbus Council 5846 Membership Drive, after all masses at Our Lady of Perpetual Help Church.
  - \***Tuesday November 21**, 8pm Oakland Education Foundation \$10,000 50/50 Raffle Drawing in Council Chambers
  - \***Saturday November 25**, 9am-4pm Knights of Columbus Council 5846 Deacon Mohr Annual Coat Drive. Please donate all pre-worn, warm clothing (coats, jackets, gloves, etc.)- not new- to help the homeless. Your donation is tax deductible.
  - \***Saturday December 2**, 10am - 4pm Valley Middle School - PTO Family Festival/Holiday Shopping Day Valley Middle School Cafetorium.
  - \***Monday, December 11**, 12:00pm The Oakland Municipal Alliance regular meeting Oakland Senior Building Arts and Crafts room.
- 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.

**For further information, please visit the Borough of Oakland at <http://www.oakland-nj.org/>.**

## 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 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. This process is only available online.



# Clubhouse Rentals

Courtesy to the neighbors in the area  
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 to the Fitness Center and Pool.

**The Board and Management will be very strict about homeowners decorating the Clubhouse. Your \$250 deposit will be held 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 note that if you are renting the Clubhouse, you are responsible for your guests and their actions. We ask that you and your guests be considerate of the homeowners that live within a close proximity of the Clubhouse.



## RULES COMMITTEE UPDATES

Are you interested in joining a committee?  
**The Rules Committee is looking for volunteers. Please contact Jennifer in the**

**Management Office at (201) 337-0087 for more information!**

The Rules Committee has been working extremely hard over the years to insure that everyone has an enjoyable living experience in the Ramapo River Reserve. They have been receiving frequent complaints regarding the following:

\***Signs** are not permitted on any common areas in the community. These include for sale, garage sale, political and business related signs, etc. In order to keep the Community looking beautiful, the Association would like to request that a homeowner remove their contractors' signs once work has been completed at their residence.

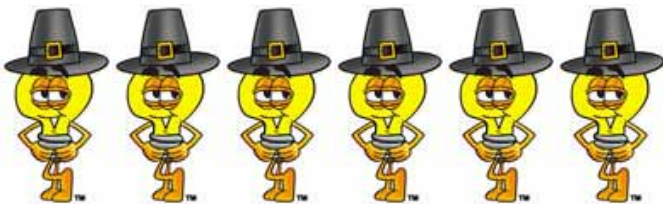
\***Guest parking**, as you all know by past Newsletters this is an increasing issue throughout the community. The Guest Parking is for GUESTS ONLY. They ask that you utilize your driveways and garages. If you are having guests stay for more than 48 hours you MUST notify your Community Manager.

\***Retention basins** are not dog parks, nor are they safe for children to play in. These basins have been chained and locked and no trespassing signs have been posted. Please refrain from entering these areas at all times.

\***Unightly materials and yards** have been an increasing complaint. Please insure that your yard is well maintained by keeping your lawn and gardens neat and by removing any foreign materials from your yards and driveways.

Please be advised that failure to abide by these rules will result in subsequent fines.

## BRI GHT



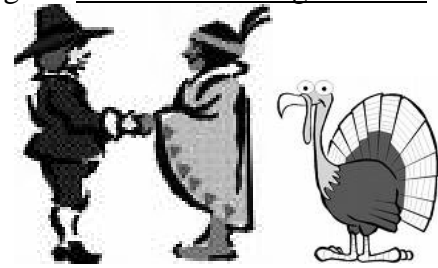
## I DEAS!!

With the Holidays fast approaching, we were inundated with ton of FABULOUS ideas! We simply could not decide which ones to list, so here are some great websites that will more great activities than you can shake a drumstick at!

\*Check out [www.visitnyc.com](http://www.visitnyc.com). Just click on the calendar of events button and customize your ultimate New York City adventure!

\*For something closer to home or as far south as Cape May go to [www.newjerseyvisitorsnetwork.com](http://www.newjerseyvisitorsnetwork.com). You can either click on the county of your destination or the activity you are interested in.

\*If the New England area is more to your liking go to [www.visitnewengland.com](http://www.visitnewengland.com).



## 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.

*Congratulations to Gina and Alex Ospina on the birth of their son! Alexander Philip Ospina was born on Friday October 13, 2006 7lbs., 12oz., and 21 in. at 2:05 pm.*

# KIDS KORNER



\*Guess the kisses!! Come down to the Clubhouse and guess how many kisses are in the jar and enter your name to win a digital camera!



\*How many turkeys did you find in the newsletter?

## Halloween Parade

Thank you Karan Jacobson & Kathy O'Neil for all of your help and support in making this year's Halloween Parade a huge success!!