

Ramapo River Reporter

A MESSAGE FROM THE PRESIDENT



I would like to thank my fellow Board members Vice President Jim Givens, Secretary Karan Bender and Treasurer Mike Goras for a great job this year. We all would like to thank our committee chairpersons Andy Gisona - ACC, Michele Younes - Social Committee, Arlyn Saracino - Judiciary and Chris Younes - Landscape for their hard work. A special thanks to all members of their committees as well. It is our association members involvement that make Ramapo River Reserve the BEST place to live in Oakland and Bergen County and New Jersey and how about the entire USA!!

This year the Board was encouraged with the participation at our OPEN HOMEOWNERS meetings. Our Social Committee provides coffee and dessert at our meetings and I encourage all Homeowners to attend. The Board enjoys all the positive ideas and support from everyone who does attend. Our goal, as a Board is to maintain our property values and provide us with a beautiful place to live.

During calendar year 2009 in the RRR we had a great Oktoberfest Party. We sponsored the live Council Candidates debate on Channel 77. The circles were all landscaped to perfection, The new rules for architectural and paint guidelines were added by the Board and we had another great pool season to name a few accomplishments.

The Board has just finished contract re negotiations with our two largest vendors and we are happy to report that we have saved our Association over \$9,000 per year beginning on January 1, 2010 with Wentworth Property Management and Rainbow Landscaping. Our budget for 2010 is in place, our Reserves are properly funded and we are looking for another exciting year of accomplishments.

Our Goals for 2010 include:

1. Finish improving our open areas – including the Front entrance and all trails
2. Enhance the clubhouse and the pool area.
3. Establish a consistent newsletter to the association that will be published on a quarterly basis (i.e. four (4) newsletters in 2010).
4. Strive to make our committees a stronger and more effective part of the association through increased participation with the Board.
5. Establish a network of communication with the association electronically with a goal to obtain e-mail addresses from 95% of the households.
6. Actively work with the Social Committee to establish annual community events within the association.

On behalf of the entire Ramapo River Reserve Board of Directors I would like to give a whole-hearted thank you to all those who have assisted in any way in making OUR association a better and safer place to live. Volunteerism is an important part of making the association a success. THANK YOU!

HAPPY HOLIDAYS!!!

Vincent Farinella

President, RRR Board of Directors

YOUR BOARD OF DIRECTORS

Vincent Farinella, President

James Given, Vice President

Karan Bender-Jacobson, Secretary

Michael Goras, Treasurer

PARKING GUIDELINES

Ramapo River Reserve Residents,

The Ramapo River Reserve Rules establish parking guidelines for all resident and guest parking. The Board of Directors has established a towing contract with a local service provider. All vehicles that fall under the following criteria will be towed at the owner's expense.

1. Snow emergency: There is to be absolutely no parking in guest parking/roadways during snow-storms and/or snow emergencies.
2. Residents may not use the designated guest parking areas as their own private parking. Resident cars must be either garaged or parked in a driveway.
3. Guest parking spaces: Guest parking is allowed for 48 hours only. Any car parked in a guest parking space longer than 48 hours must receive approval from the Property Manager. A guest parking pass will be issued for the effective dates and must be displayed on the cars dashboard.
4. Clubhouse parking: Only residents using common area facilities; i.e., the pool, clubhouse, etc., may park in such designated parking areas. In the event that a guest may need to park there, the resident must obtain a guest parking pass with the effective dates and it must be displayed on the cars dashboard.

The Property Manager will issue a warning sticker on any car that is parked illegally. If the illegally parked car is not moved in 12 hours it will be towed.

REMINDERS

- Please sign up for the Wentworth Connect service, and provide your e-mail address when you do so.
- The RRR Rules are available on the website, www.ramaporiverreserve.org
- A PMA is required any time work is done outside of the home.

ELECTION

Any owner who would like to run for the Board of Directors has until Monday, January 11th, 2010 to submit their profile.

On January 29th, 2010, owners will receive their ballots in the mail. You will have almost two and a half weeks to get the ballots in.

The Open Homeowner Meeting and Election will take place on Wednesday, February 10th, 2010 at 8:00 p.m.

IMPORTANT Election meetings will be held until the quorum is met. Please send us your vote.

ROOF REPAIR

First, let me thank all the town home owners who provided the necessary information in such a timely manner for us to proceed. In October, based on our attorney's recommendations, we submitted a claim for all of our town homes to the warranty company. We've been notified that the warranty company has agreed to the inspections. While this is not a guarantee by any means, it is a first step.

This will take significant organization on the part of the Association, as we will need to gain access to every unit in a cluster on the same day. We are awaiting a date to schedule internal inspections of the town homes and will contact you when these dates are given to us.

We ask for your cooperation when we contact you to schedule inspections. While it might be a slight inconvenience, it is necessary for us to maximize this process. Hopefully these inspections will take place within the next month.

Thank you in advance and we'll report back once we have more information.

MAINTENANCE FEES

Effective January 1, 2010, maintenance fees have been increased by \$10.00.

Coupon books and auto debits have been updated to reflect the increase.

CASINO NIGHT

The Ramapo River Reserve Social Committee would like to start off the New Year with an evening of excitement and exhilaration by hosting a Casino Night for the adult residents in the community.

The evening will consist of white glove butlered hors d'oeuvres, a full open bar, including international coffee bar, elegant music, professional gaming tables, tuxedo-wearing dealers and fantastic prizes.

The event is scheduled for Saturday, January 23, 2010 at 7:00 p.m. at the Ramapo River Reserve Clubhouse, 9 Kingsley Evans Circle, Oakland, NJ 07436

Admission is \$55.00 per person and checks made payable to the RRR Social Committee can either be mailed to the above mentioned address or dropped off outside the clubhouse door in the secured designated drop off box

**RSVPs are due no later than
January 11, 2010**

Please note this event is for residents only and attendance is limited to the first 100 paid registrants. Please get your responses in as soon as possible to confirm your seat, as we already have tremendous interest in this event.

If you have any questions, please contact the Ramapo River Reserve Social Committee at rrrsocialcommittee@gmail.com

