

May, 2010 Newsletter

9 Kingsley Evans Circle
Oakland, NJ 07436
(201) 337-0087
FAX (201) 337-5287



Board of Directors

President: Vincent Farinella
Vice President: James Given
Treasurer: Michael Gross
Secretary: Karan Bender
Trustee: Henry Leshner

www.RamapoRiverReserve.org

2010 Open Homeowner Meetings are scheduled as follows:

Wednesday, May 12, 2010 at 8:00 PM
Wednesday, August 11, 2010 at 8:00 PM
Wednesday, November 10, 2010 at 8:00 PM

All Open Board Meetings will be held at the Ramapo River Reserve Clubhouse.

2010 Pool Year



The Community this year has gone with a new pool management company. This new company will be providing a minimum of two lifeguards on a daily basis throughout the week (Monday – Sunday) and holidays, as well as spot checks from a Certified Pool Manager / CPO). In addition, a pro-rated fee for lessons will be given to the Ramapo River Reserve for the 2010 season. Aquarobics will be offered at \$8.00 per person (minimum of six participants in each class and all classes taught by a ASCA certified instructor. The Board is in the process of installing a new pool heating system as well. The new system will not only keep our pool warm but will be 95% energy efficient.

KIDS FISHING DERBY



Grab your fishing poles and join us for the first Ramapo River Reserve Fishing Derby on Sunday, May 16, 2010 at 2:00 PM. Children of all ages and their parents are invited to join us at the Gazebo. Admission is free and worms will be provided. Ribbons will be awarded to boys and girls of all ages. The pond will be

stocked with a variety of fish prior to the event. The Derby will be held Rain or Shine from 2:00 - 4:00 PM.

Pool Badges

Pool Badge Registration will begin May 6, 2010. Please note that starting this pool season, residents will have to come to the clubhouse to register for the pool seasons. It is important for all residents to obtain their pool badges during the registration hours. Management will not be held responsible to insure that residents receive their pool badges after the registration dates. So please make sure you get your pool badges during pool registration.

Dates for registration:

May 6 -- 1pm to 3pm & 6pm to 8pm
May 12 -- 8pm – Open Homeowners Meeting
May 17 -- 11am to 2pm & 6pm to 8pm
May 20 -- 6pm to 8pm
May 28 -- 10am to 3pm

Social Committee Hosts Brunch On June 13th



The Ramapo River Reserve Clubhouse has recently undergone a renovation and the Social Committee and Board of Trustees would like to invite you to an Open House Brunch on Sunday, June 13, 2010 at 11:00 AM to view the updated clubhouse and kick off the

Summer Pool Season. Admission is free and all Ramapo River Reserve Residents are welcome.

SPEEDING



Please use Caution and WATCH YOUR SPEED when driving through the community. Please obey all posted speed limit signs.

Cafe L'Amore

Italian Restaurant & Wood Burning Pizze

We Cater All Occasions
Available for Parties

455 Ramapo Valley Road, Oakland, New Jersey 07436

Telephone: 201-337-5558 • Fax: 201-337-5588

★★★ BY BERGEN RECORD

cafelamore.org

PROPERTY MODIFICATIONS

A Property Modification Application must be submitted to the Management Office for Architectural Control Committee approval before any exterior work is performed at your residence. Examples of such work include, but are not limited to: Painting of your front door, garage doors, shutters, deck, or house; replacement or repair of your garage doors; installation of a storm/screen door; construction, modification, repair or staining/painting of your deck; installation of paver walkways or driveway; construction of retaining walls; etc. A violation notice will be given to a homeowner that does exterior work without an approved Property Modification Application. In addition, please be aware of any Permits that may be required by the Borough. Please call the Management Office if you are unsure if your work needs approval by calling at 201-337-0087.

SELLING YOUR PROPERTY?

When selling your property, please be sure to contact Wentworth's Resale department at 800-222-7569. You MUST contact Resale in order to change all homeowner information and process a new Coupon Book.

RESALE INSPECTION

Under the rules and Bylaws of the Ramapo River Reserve Homeowners Association, the Seller is required to notify the Wentworth Property Management Office at 201-337-0087 not less than 30 days prior to closing, to request a Resale Inspection. This is an inspection of the exterior of the house, and the appurtenances and grounds, by the Association's Architectural Control Committee. Failure to obtain the required inspection can result in a failure to close title as scheduled.

ALL RESIDENTS MUST PARK IN THEIR DRIVEWAY OR GARAGE

Homeowners are not permitted to park in guest parking without a guest pass. If you need a guest pass, please contact the Property Management Office at 201-337-0087.
IF YOUR VEHICLE IS PARKED IN A GUEST AREA FOR MORE THAN 24 HOURS, YOUR VEHICLE WILL BE TOWED AND/OR A VIOLATION WILL BE SENT.

CLEAN CHEM

Your Extra Set Of Helping Hands
Light Handyman Services
Commercial Cleaning Services
Pre and Post Occasion Services
Seasonal Cleaning Services

866-681-3166

DOG WASTE

All Residents must pick up after their pets.

Those in violation of the Community Pet Rules will be fined \$150 for the 1st offense and \$200 for each recurring offense.
THANK YOU TO ALL UNIT OWNERS THAT CURB AND CLEANUP AFTER YOU DOGS!

GARBAGE & RECYCLING



DO NOT put any garbage out in white plastic bags. Animals and crows will destroy these bags leaving an unsightly mess and allow trash to blow around throughout the community. All garbage should be in containers or in black plastic bags. Please be sure your address is clearly labeled on trash containers and lids.

As of April 5th 2010 garbage removal resumed to a two day pick up. Trash will be collected on Tuesday and Friday Mornings. Recycling will be picked up on Wednesday mornings.

ASSOCIATION FEES

Association fees are due on the First of each month. If payment is not made by the 15th of each month, a \$25 Late Fee plus interest will be charged to your account and you will appear on the Delinquency List. Delinquent homeowners and their families will not be allowed to vote at Elections, use the Clubhouse, Community Pool, Work Out Center, or attend RRR sponsored functions. Late fees and interest will be applied to your account for each month your payment is not received by the 15th.

The Board of Trustees encourages homeowners to apply for Direct Debit. Contact the Management Office to have an application emailed to you or check our community website.

**rainbow
landscaping**

25 Iron Horse Road
Oakland, NJ 07436
TEL 201-405-1010
FAX 201-405-1011

Kim Thomas Beltrami

CLUBHOUSE RENTALS



Need space for an event? Come rent our newly renovated clubhouse. Contact the Management Office to reserve the Clubhouse! For a \$300.00 Rental Fee, you will have access to the entire upper level, complete with a full kitchen and a private bathroom.

Your rental includes:

100 folding chairs

Seven (7) 60" round tables

Two (2) 96" buffet tables

The gas fireplace adds a special touch and the decks overlook the Ramapo River and the Pool Area. (Capacity: 123)

You will also be required to provide Management with a copy of your Liability Insurance and an additional check in the amount of \$300 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.

MOTORCYCLE ENTHUSIASTS

One of our newer residents, Graham Sampson of Hunters Run, having noticed that there are many motorcyclists in our community, has inquired about forming a community based group for motorcycle enthusiasts.

The intended group ride format for the group is; May through October (the riding season) 1 weekday ride at 7pm – on Tuesday, Wednesday or Thursday – depending on where the group would like to go for a dinner run

1 weekend ride at 9am – most likely on Sunday – for a breakfast run

Please Note:

Social Committee nor the Ramapo River Reserve are officially sponsoring the group, nor are they affiliated with the group in any way.

If you are interested, please let us know by responding to Graham at gsampson@securesymbology.com



PATRICIA MANDEL
Client Relations Manager
114 Smith Street, Poughkeepsie, NY 12601
EMAIL: pmandel@fitnessshowrooms.com • 1-877-FIT-GYMM ext. 102
WWW.FITNESSSHOWROOMS.COM
Fitness equipment sales and service for your home or office

LANDSCAPE COMMITTEE UPDATES

It's Spring Time and the Landscape Committee and Board of Directors are working together to implement several projects throughout the community. These projects include:

1. Additional landscaping at the front entrance.
2. Clean-up of the common areas due to major storm damage.
3. Repair of fences throughout the community.
4. Repair of several paver pathways

The Landscape Committee values resident's opinions. Please feel free to send your ideas or concerns to the committee by contacting the Property Manager via e-mail at wvanderveer@wentworthmgmt.com

A reminder to all residents: Before removing any tree from your property, you must contact the Oakland Shade Tree Commission for approval.

FOUR STEPS TO TERRIFIC DECKS

Michael Cramer, H & R Painting and Deck Care



Step 1: Evaluate the Job

The first step is to look at the surface. Determine if the deck had been previously stained or sealed.

Step 2: Clean the surface

Any surface dirt and stains not removed during the cleaning stage will later be sealed in to the new finish, so it's important to get rid of as many surface impurities as possible before you apply the finish coat.

Step 3: Stain and sealing

Penetrating semi-transparent and solid color stains provide the best overall protection for decks.

Step 4: Stick with the system

Finally, consider using an entire line of products rather than just cherry picking cleaners from one line and a stain from another.

General Contracting

Ernest Orwig Master Carpenter

Carpentry, Decks, Painting, General Construction

201-641-5592

We do Kitchens, Baths, High End Trim, etc.

Fully Licensed and Insured

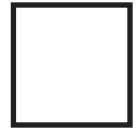
Ask about our Spring Cleanup Specials

10% OFF all Power Washing

Good until 5/28/10



9 Kingsley Evans Circle
Oakland, NJ 07436



**Olde Time
MARTIN'S
CONSTRUCTION CO.**

Masters of Interior & Exterior Painting
Refinishing & Restoration
Deck Maintenance
Power Washing
Fine Carpentry
Flooring
Kitchens & Bathrooms
Finished Basements
General Contracting

Shawn Martin
OFFICE
973-949-3235
FAX
973-423-4560
NJUCR13MH02377300
P.O. Box 243 Hawthorne, NJ 07507

Home Security...A.C.D. has an "APP" for that!

Honeywell
Automated Entry

A.C. Douglas
Duplex Fire
Access Control

U.S. 77
www.acdsecurity.com

Control your Security System and more with Total Connect from A.C.D.
CALL...877-SEND-ACD at X110 OR contactus@acdsecurity.com

\$195.00 Special Ramapo River Reserve Offer Includes:
(1) Honeywell System, (2) Doors, (1) Motion Detector, (1) Professional Installation.
Three Year Contract required at \$34.95/month. Total Connect Option \$44.95/month!

www.RamapoRiverReserve.org
has been updated with all
necessary information.