

**From:** berkshireridgeoakridge@gmail.com,  
**To:** admin@berkshire-ridge.com,  
**Bcc:** darrellanthony@aol.com,  
**Subject:** Berkshire Ridge Newsletter March 2022  
**Date:** Thu, Mar 17, 2022 3:47 pm

---

## Berkshire Ridge Newsletter March 2022

<http://www.Berkshire-Ridge.com>

Any questions on any item may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

This newsletter is a method of communication between the elected Berkshire Ridge Board of Trustees and our community co-owners. We all own Berkshire Ridge; we all can make it better.

*“Complaining about a problem without posing a solution is called whining.” - Teddy Roosevelt*

### Important Dates:

April 11, 2022 – Open Meeting at the Clubhouse at 7:30PM  
 August 6, 2022 – Pool Party (Rain Date Sunday August 7, 2022)  
 September 24, 2022 – Community wide Garage Sale

### Open Topics for discussion:

Spring is in the air. The critters are back! Berkshire Ridge is a feeding ground for bears, raccoons, squirrels, mice and more...

#### Spring Clean Up

- Landscaping repair
- Landscape clean up - Dispose of old leaves, old mulch, clean under decks, weed spray common areas. Clean common areas. Make Berkshire Ridge win awards again!
- Spray for cave crickets under decks and around foundations
- Mulch
- Window cleaning?
- Repair street signs
- What else? Email to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

The pool needs some maintenance.

Line painting for guest parking, handicap, crosswalks, no parking areas, fire, etc.... ?

Replacement of the roofs, shingle or metal, put solar panels up?

Repaving of roads, guest parking, curbs & gutters, sidewalks and mailbox slabs?

Repair / replace mailbox pedestals?

Tree pruning?

What else????

### Upcoming Open Meetings:

- April 11, 2022
- July 11, 2022 – Board Election
- September 12, 2022
- January 9, 2023

All meetings are on Mondays and begin at 7:30pm at the Clubhouse

### Important Reminders:

**Dog poop** – Please clean up after your dogs. Please place your dog poop in your garbage. Please don't leave dog poop bags in common areas. It is a health hazard, unsightly and it is inconsiderate for your community. Finable if not cleaned up, possible poop assessment.

**Trash** – must be disposed of in a secure covered container. Please do not put out your containers till the morning of collection.

**Recycle** - Please put out your commingle and paper early and in a secure fashion. We have a lot of refuse in the community from loss recycle.

**Spotted Lanternfly** – That time again. What to do with these bugs? Stomp them out.

**Cave Crickets** – The pest contractor will spray outside around the foundations four (4) times a year.

**Hot Water Heaters** – hot water heaters only have a useful life of 7 to 10 years. At Berkshire Ridge we have very hard water which decreases the life of the heater even more. Please be sure to check your hot water heater for signs of erosion, failure and potential water leaks before catastrophic damage occurs to either your home or your neighbors. Know where your shutoff valve is located.

**Chimney and Dryer Vent Inspections** – required every 2 years. Finable if proof not provided.

**Owner Profiles** – Required every year. Berkshire Ridge requires your information for the safety of the community. Finable if not provided.

## Clubhouse reopened - March 4, 2022:

ANY PERSON ENTERING THE PREMISES WAIVES ALL CIVIL LIABILITY AGAINST THE PLANNED REAL ESTATE DEVELOPMENT FOR DAMAGES ARISING FROM, OR RELATED TO, AN EXPOSURE TO, OR TRANSMISSION OF, COVID-19 ON THE PREMISES, EXCEPT FOR ACTS OR OMISSIONS CONSTITUTING A CRIME, ACTUAL FRAUD, ACTUAL MALICE, GROSS NEGLIGENCE, RECKLESSNESS, OR WILLFUL MISCONDUCT.

## COVID Liability:

There are bills pending in Trenton that would extend COVID-19 immunity through the end of 2022. Contact our representatives to make this happen.

Bill S177

Bill A729

Bill A1555 - Extends immunity relating to COVID-19 claims in planned real estate developments until December 31, 2022 and makes permanent certain immunity relating to COVID-19 spread in planned real estate developments.

## See something, say something!

We are here to help. If you see something that appears to be hazardous, please contact your Property Manager. It's always better to err on the side of caution than to risk someone getting injured or property getting damaged!

Direct to Property Manager and to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com).

## Need something, ask something!

Enter a ticket on the Property Management Owner Portal site and follow up with an email with the ticket number to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

## RESOLUTION RELATING TO PARKING AND TOWING:

This will be voted upon by the Board of Trustees at the April 11, 2022 meeting, link to [Resolution](#).

## Contracts:

As a community we contract out several functions. Do you know of any contractors that would like to bid on any of these items?

Contractors

Paving

Roofing

Landscaping

Snow Removal

Pool

Cleaning

Generator

Tree Service

Property Management

Direct to Property Manager and to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com) and we can supply specifications.

## **Board of Trustees:**

Evette Borek ~ President

Robert Kramer ~ Vice President

Jean Wilson ~ Secretary

Jack Flynn ~ Treasurer

Tom Simmons ~ Director

Sergio Galecki ~ Director

Darrell Anthony ~ Director

Next election July 2022

## **Property Manager:**

Tara Veselsky

(201) 560-0900

Emergency always call 911

[tveselsky@wilkingrp.com](mailto:tveselsky@wilkingrp.com)

## **Property Management:**

Wilkin Management

(201) 560-0900

<https://www.wilkingrp.com/>

## **Property Management Owner Portal:**

<https://owner.wilkingrp.com/>

[communications@wilkingrp.com](mailto:communications@wilkingrp.com)

## **Clubhouse Rentals:**

Contact Property Manager.

## **Clubhouse Gym:**

Sign the Gym waiver and use the Berkshire Ridge Gym. Want new equipment or have equipment to donate, contact the Property Manager.

## **Clubhouse Library:**

Please consider donating books for the enjoyment of fellow Berkshire Ridge residents.

Take a book, leave a book.

If you see something you would like to read, take it. When you're finished, share with a friend or bring it back.

*You are receiving this email because it was provided to Property Management on the Profile. If you don't want to receive further correspondence from the Berkshire Ridge Board of Trustees just reply to this email with REMOVE in the subject.*

**The Berkshire Ridge Condominium Association, Inc**

**A great place to live!**

**Berkshire Valley Road ~ Ridge Road | Oak Ridge | NJ | 07438**

**© 2022 | All Rights Reserved**

**<http://www.Berkshire-Ridge.com>**