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Subject: Berkshire Ridge Newsletter April 2022
Date: Fri, Apr 1, 2022 4:14 pm

Berkshire Ridge Newsletter
April 2022
<http://www.Berkshire-Ridge.com>

Any questions on any item may be directed to 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

Open Meeting
Monday April 11, 2022
Clubhouse at 7:30PM

Open to members of our community in good standing, topics for discussion...

SPRING CLEANUP

- Landscape repair
- Landscape cleanup
- Mulch
- Repair / replace street signs
- Tree pruning
- Repair / replace mailbox pedestals
- What else?

ROOF

- Need to plan replacement. Do we do shingle or metal, do we put solar panels up, gutters, downspouts, leaf guards.... We have started the process.

BERKSHIRE RIDGE ACCESS CARD

- [ACCESS CARD](#) is needed for entry into Clubhouse, Pool and Tennis Courts. Contact the [Property Management Site Services](#) Department to obtain an [ACCESS CARD](#). Photo is required for the 2022 season.

POOL

- Maintenance and open, things will be a little different this season.

TENNIS COURTS

- Tennis courts are for Tennis only; this is not a skateboard or dog park. Poop on the courts is not a good thing when playing tennis.

PLAYGROUND

- Playground is for the community kids. Please keep it clean and sanitary.

DECKS, OVERHEAD and SIDE GARAGE DOORS

- Storage of any items under the deck on ground level is prohibited.
- Owners are responsible for the appearance of OVERHEAD and SIDE GARAGE DOORS. All doors must be neat in appearance. If your doors need attention please take care of that before any warnings need to be issued.

ROADS

- This Spring we do line painting for guest parking, handicap spot, crosswalks, no parking areas, fire zones, etc....
- Need to plan repaving of roads, guest parking, curbs & gutters, sidewalks and mailbox slabs

BOARD ELECTION 2022 - July Meeting

- Get off the sidelines, get on the Board, and look for Election news in the coming weeks.

SNOW SEASON RECAP

- 1.) 01-06
- 2.) 01-18
- 3.) 01-28
- 4.) 02-13
- 5.) 02-25
- 6.) 03-09
- 7.) 03-12

2022-2023 Snow Season Requirements

RESOLUTION RELATING TO PARKING AND TOWING:

[Link to the Resolution.](#)

OUR COMMUNITY – GARAGE NUMBERS

This request was submitted by an owner – “*Make the garage numbers correspond to the associated units. Currently, the inside units have 2 unit numbers on one garage.*”

Perhaps putting a horizontal bar between the 2 unit numbers to cause separation could help? I witnessed this today with a grocery delivery.

OUR COMMUNITY - WILDLIFE

The Board has hired a 'critter' remediation and removal contractor for the raccoons and other creatures that scratch in the night.

OUR COMMUNITY – PETS

Please cleanup after your dogs during their walk. Dog feces is unsightly and a health hazard. There may be another PET RESOLUTION for the July meeting if ‘things’ don’t get cleaned up.

OUR COMMUNITY - Garbage & Recycle

Please make sure your trash and recycling is secure. There is a lot of trash and recycling blowing around in our community.

OUR COMMUNITY - www.Berkshire-Ridge.com

Do you have a [Service](#) or [Classified](#) you want posted on your website? Direct to BerkshireRidgeOakRidge@gmail.com and we will post it.

Important Dates:

- August 6, 2022 – Pool Party (Rain Date Sunday August 7, 2022)
- September 24, 2022 – Community wide Garage Sale

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 – needed for 2023
- Snow Removal – needed for 2022-2023
- Landscaping and Snow Removal Combined – needed for 2022-2023
- Pool
- Cleaning
- Generator
- Tree Service

- Property Management

Direct to Property Manager and to BerkshireRidgeOakRidge@gmail.com and we can supply specifications.

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. This is 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 is 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 and Property Management Site Services Department. 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

Need something, ask something!

Please make sure a ticket is entered into the Property Management Owner Portal to ensure the Property Manager and Property Management Site Services Department is aware of your concerns.

Follow up with an email with the XN ticket number to BerkshireRidgeOakRidge@gmail.com

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

Property Management:

Wilkin Management

(201) 560-0900

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

Property Management Owner Portal:

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

Property Management Site Services:

communications@wilkingrp.com

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Clubhouse Rentals:

Contact [Property Management Site Services](#).

Clubhouse Gym:

Sign the Gym waiver and use the Berkshire Ridge Gym. Want new equipment or have equipment to donate, contact the [Property Management Site Services](#).

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

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