

Berkshire Ridge Newsletter  
May 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

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

*Open to members of our community in good standing.*

**BOARD ELECTION 2022 - July Meeting**

- The Annual Meeting / Election of Board Members have been scheduled for Monday, July 11, 2022 @ 7:30 PM at the Clubhouse. Pursuant to the Governing Documents, the purpose of the meeting shall be to conduct an election for Four (4) Board Members for an ensuing Two (2) year term.
- Look for Election news in the coming weeks.
- Any questions may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

**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](#).
- FOR COMMUNITY MEMBERS IN GOOD STANDING. All HOA fees and fines and any other funds due the Association must be paid and current. All inspections and profiles must be up-to-date and current.
- EACH NEW HOMEOWNER IS ENTITLED TO (2) ACCESS CARDS AND (4) GUEST BADGES. A \$25.00 FEE WILL BE CHARGED FOR EACH ADDITIONAL CARD (Requires Board approval).
- ELECTRONIC PHOTOS ARE NEEDED FOR EACH MEMBER THAT RESIDES IN THE UNIT AND REQUESTS A BADGE.
- PLEASE BE AWARE THERE WILL BE A \$25.00 CHARGE TO RE-ISSUE EACH ACCESS CARD OR GUEST BADGE.
- Key and a signed waiver are required for the Gym.

Contact the [Property Management Site Services](#) Department and any other questions may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

**ROOF REPLACEMENT 2022**

- We are replacing the roofs. We have started the process. Look for a lot more information real soon.
- Do you have anything mounted to the roof? This will have to come down and reattachment will have to be approved by the Board.
- Any questions may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

#### **OUR COMMUNITY – Friday, May 20 – PIRATE’S BINGO – at Clubhouse at 7:30PM**

- Participants must bring a \$20 wrapped gift.
- We play bingo and the winners get to take and open a gift.
- We play bingo until all the gifts are open.
- Then we play a speed round and as these games are won you can steal a gift from anyone you want.
- When the timer goes off everyone gets to keep what's in front of them.
- There will be beverages and finger food. But feel free to bring your own dessert, beverage or appetizer.
- For more information contact [BerkshireRidgeBookClub@gmail.com](mailto:BerkshireRidgeBookClub@gmail.com)

#### **OUR COMMUNITY – Saturday, May 21 – Community Planting – at Clubhouse at 10:00AM**

- Time to make Berkshire Beautiful with green.
- Pool bed, entrance beds need to have plants planted. Plants provided, bring gardening tools and gloves. Morning beverages will be provided, not Bloody Mary’s .....
- Rain Date – Sunday, May 22 – 10:00am
- Any questions may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

#### **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.
- Please look around, if you see trash please pick it up and put it in the right place. Make Berkshire Ridge beautiful!

#### **AMMENITIES**

- No garbage or recycling bins will be available in Clubhouse, Gym, Pool, Playground and Tennis Courts. All garbage and recycling must be taken out, what you bring in you must take out.

#### **POOL SEASON 2022**

- No lifeguards.
- Gate Attendant - Berkshire Ridge Access Cards and Guest Badges will be checked.
- *Only for members of the community in good standing. All HOA fees and fines and any other funds due the Association must be paid and current. All inspections and profiles must be up-to-date and current.*
- 10:30AM till 7:30PM weather permitting.
- Open weekends starting Memorial Day weekend.
- Open full after the kids get out of school till Labor Day.
- Open the weekend after Labor Day.
- No dogs.
- Any questions may be directed to [BerkshireRidgeOakRidge@gmail.com](mailto:BerkshireRidgeOakRidge@gmail.com)

## **OPEN FLAME DEVICES ON DECKS AND DRIVEWAYS**

- New Jersey adopted the 2015 International Fire Code, New Jersey Edition, which contains the sections of the code that address portable grills and cooking devices.

*Failure to require compliance with the NJ Fire Code could possibly subject the association to liability in the event a tragedy occurs due to a BBQ grill or other open flame grill located too close to combustible construction in violation of the minimum distance requirements.*

International Fire Code 2015: New Jersey Edition and the NJ Uniform Fire Code:

- SECTION 308: OPEN FLAMES
  - **308.1 General.**  
Open flame, fire and burning on all premises shall be in accordance with Sections 308.1.1 through 308.4.1 and with other applicable sections of this code. (IFC 2015, NJ Edition)
  - **308.1.4 Open-flame cooking devices and outdoor fireplaces.**  
Charcoal burners, other open-flame cooking devices and outdoor fireplaces shall not be operated or stored on combustible balconies or decks or within 5 feet of combustible construction. No open flame devices are permitted on any deck.

## **TENNIS COURTS**

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

## **CLUSTER MAILBOXES**

- A few of our mailboxes need new pedestals. Look for this to happen this Spring.

## **PLAYGROUND**

- Playground has been rehabilitated with new mulch. This is for our 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. Notices have been 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.

## **SNOW 2022-2023**

- We need to improve the 2022-2023 Snow Season Requirements.

## **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. Please don't feed wild animals.

### **OUR COMMUNITY – PETS**

Please cleanup after your dogs. 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, possible poop assessment. This is finable if not cleaned up.

### **OUR COMMUNITY - [www.Berkshire-Ridge.com](http://www.Berkshire-Ridge.com)**

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

### **Important Dates:**

- May 20 – Pirate's BINGO
- May 21 – Community Planting
- May 28 – Pool Opens – Access Card REQUIRED
- 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](mailto: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. Remember the 'critters' are active.

- **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 Rules:**

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

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](mailto:BerkshireRidgeOakRidge@gmail.com)

**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.

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**The Berkshire Ridge Condominium Association, Inc.**

A great place to live!

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

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