

Berkshire Ridge Newsletter

August 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

Pool Party

Saturday August 6, 2022

(rain date Sunday August 7)

12 noon till 7:30PM (DJ 12 noon till 4PM)

Open to members of our community in good standing. Member guests are welcome.

Food, drink, fun and games!

Feel free to bring a dessert for the community table.

Meet the Mayor too!

Thank You Betty Hedden and Nick Juba!

Annual Meeting & BOARD ELECTION 2022

- The Annual Meeting / Election of Board Members was held Monday, July 11, 2022. Pursuant to the Governing Documents, the purpose of the meeting was to conduct an election for Four (4) Board Members for an ensuing Two (2) year term.
- Congratulations to the four (4) returning Board members for another two (2) year term.
 - Robert Kramer
 - Jean Wilson
 - Jack Flynn
 - Tom Simmons
- Any questions may be directed to BerkshireRidgeOakRidge@gmail.com

NEW PROPERTY MANAGER

Kim McKenna

kmckenna@wilkingrp.com

Property Manager

Account Manager, Community at Wilkin Management Group

A message from Kim:

I would like to introduce myself, my name is Kim McKenna and I am the new manager of Berkshire Ridge. I have been with Wilkin Management Group for 10+ years managing residential and commercial condominium properties. I have been managing a mix of properties that include commercial office buildings, strip malls, residential and commercial condominiums for 26+ years. I look forward to working with your beautiful community.

*As a reminder we ask that all Owners direct all communication through the portal. This is the best way for Wilkin Management Group to provide efficient responses to your service requests, questions and concerns. The portal is monitored regularly during business hours. If there is an after hours emergency, other than an emergency requiring 911, please contact the Wilkin Management Group main number at **201-560-0900** and follow the prompts for emergency. The answering service will relay emergency calls to me or a covering manager. Thank you.*

Any questions on this as mentioned above should be directed to the Property Management Portal.

Always use the Portal and enter a ticket. Best way to track a ticket is with that number.

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](#). Please copy as well BerkshireRidgeAccessCard@gmail.com.
- 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).
- A photo is required for each member that resides in the unit that requests an [ACCESS CARD](#).
- 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

POOL SEASON 2022

- Maintenance was completed on the pool filter.
- We have a lot of small children and infants this season. Respect your community and your neighbors.
 - No smoking.
 - No vaping.
 - No alcohol.
 - No cannabis.
- **Carry In, Carry Out** - Clean up your area. Respect your community and your neighbors.
- **Grills** – Clean the grill after you use it, cleaning tools will be available. If you are the last to use the grills please ensure the propane is off.
- **THIS IS AN UNATTENDED “SWIM-AT-YOUR-OWN-RISK” POOL FACILITY. NO LIFEGUARDS.**
- We do have a Gate Attendant – Please sign in and sign out. Access Cards and Guest Badges will be checked.
- The water is tested every 2 hours for safety.

- 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.
- 10:30 AM till 7:30 PM weather permitting. Rules are posted on the website.
- Open 7 days a week until Labor Day September 5. Open the weekend after Labor Day.
- No dogs.
- Any questions may be directed to 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!

ROOF REPLACEMENT

- We will be replacing the roofs. We have started the scheduling 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

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.

Please keep your garage doors closed when you don't need them open to keep our furry friends from gaining easy access inside. Our larger furry friends (bears and raccoons for a few) like the smell of garbage and coming home to Yogi or BooBoo in your garage would not be a pleasant surprise. They can do a tremendous amount of damage too.

OUR COMMUNITY – PETS

Dogs – Dogs – Dogs – Must be on a leash and controlled at all times. You need to be able to control your dogs while they are on a leash.

Pick up after your dogs. Place YOUR dog feces in YOUR garbage!

Dog feces is unsightly and a health hazard.

There may be another PET RESOLUTION if 'things' don't get cleaned up, possible dog assessment. This is Not picking up after your dog is finable.

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 – Pool Party (Rain Date Sunday August 7, 2022)
- September 24 – 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
- Pool
- Roofing
- Landscaping and Snow Removal Combined – needed for 2022-2023
- 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. 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

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 2023

Property Manager:

Kim McKenna - kmckenna@wilkingrp.com

(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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Follow up with an email with the XN ticket number to 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.

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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