

Berkshire Ridge Newsletter
Mid-September 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

OUR COMMUNITY – Annual Community Garage Sale

- Saturday - September 24 – 10:00am - 4:00pm
- Tell your friends and family to drop by. Always a big selection.
- Use your driveway to sell your goods.

OPEN MEETING - October 10 at 7:30pm at the Clubhouse

- Monday - October 10 - 7:30pm Clubhouse
- General discussions and contracts. Snow Removal, Landscaping, Property Management and more...
- 2023 Budget. Need to plan. Want something you have to ask.
- Any questions or comments may be directed to BerkshireRidgeOakRidge@gmail.com

OUR COMMUNITY – Walk For Life

- Saturday - October 15 - 8:45am at Clubhouse
- More information of www.Berkshire-Ridge.com

OUR COMMUNITY – Adult Halloween Party

- Saturday - October 29 - 7:00pm at Clubhouse
- More information to follow, check the www.Berkshire-Ridge.com.
- \$5 per person in costume, \$10 per person without a costume
- Adult Costume Contest, games and more...
- Feel free to bring a dessert, appetizer or something special to drink.
- Get involved with your community.
- Any questions or comments may be directed to BerkshireRidgeBookClub@gmail.com

OUR COMMUNITY – WORK ORDER TICKETS

Please make sure a ticket is entered into the Property Management Owner Portal (see below) 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**

Important Activities & Dates:

- September 24 – Community wide Garage Sale
- **October 10 - Open Meeting - 7:30pm at the Clubhouse**
- October 15 - Walk For Life
- October 29 - Halloween Party - Adult Costume Contest - 7:00pm at Clubhouse
- World Series Party - Mets vs Yankees?
- Sunday Football Party - TBD
- Book Club - TBD
- Pirate's Bingo - TBD
- Left-Center-Right - TBD
- Any questions or comments may be directed to BerkshireRidgeOakRidge@gmail.com

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!!!! If your dog is not controllable then Jefferson Police & Animal Control will be contacted.**
- 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 NOT picking up after your dog is finable.
- There could be a Berkshire Ridge dog fee in the future.

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.
- Any questions may be directed to BerkshireRidgeOakRidge@gmail.com

POOL SEASON 2022 - Done

- Opening Spring 2023
- What can be done better? Interesting season to say the least.
- Doggy Swim was a hit!
- Any questions or comments 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!

OUR COMMUNITY – PARKING

- No parking on the street or on any lawn.
- If you are illegally parked you will be towed.
- Guest parking is first come first served.
- Please ensure your vehicles (especially if you have commercial plates) are registered with the property management. If we do need a car or truck moved it is better to have you move it instead of it being towed.
- Know the parking rules. Read the Master Deed, Bylaws and resolutions.

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

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 (2021 - 2023)
- Robert Kramer ~ Vice President (2022 - 2024)
- Jean Wilson ~ Secretary (2022 - 2024)
- Darrell Anthony ~ Treasurer (2021 - 2023)
- Jack Flynn ~ Director (2022 - 2024)
- Tom Simmons ~ Director (2022 - 2024)
- Sergio Galecki ~ Director (2021 - 2023)

Next election July 2023

Property Manager:

Kim McKenna - kmckenna@wilkingrp.com
(201) 560-0900
Emergency always call 911

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!
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