

Berkshire Ridge Newsletter
November 16, 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. Expect to see these Newsletters coming from mem Property management in the coming months.

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

Please slow down! Remember our kids and grandkids play here. 15 miles per hour is the community speed limit. We have a lot of blind corners.

OUR COMMUNITY – Winterization

- Change your furnace filters
- Change batteries in your battery powered detectors.
- Turn off and drain outside faucets.
- Seal up and save.

OUR COMMUNITY - Eastern Propane - Meter Maintenance Fee

- Check your October Meter Reading Statement, there is a Meter Maintenance Fee.
- Call 973-697-3111 to get October credit for this fee, Have name and account number, say you are a Berkshire Ridge customer. Then you should get the October credit. Also ask why there wasn't a correspondence to the Eastern Propane customers announcing this new fee.
- If you have a meter (we do) and are an Eastern Propane customer (we are) you will get this surcharge (for leak testing, meter maintenance, whatever else they want to say). We will get charged \$19.99 per meter reading, and we should get a refund (\$10 ?) for each reading until January 2024. This surcharge has no end date.

OUR COMMUNITY – Property Manager On Site

- Tuesday and Friday - Martin H. Laderman - President - mem Property Management will be at the Clubhouse at 9am till 1pm.
- Send Martin an email at info@memProperty.com to let him know you are coming or if you have questions..
- Past Work Orders - please have your XN that was assigned to you by Wilkin.

- New Work Orders - please use the Strevin System on the mem Property Management site. Contact mem Property Management Customer Service with questions. Customer Service - (201) 798-1080 extension 6050.

OUR COMMUNITY – migration to mem Property Management

- **mem Property Management** is the Berkshire Ridge Property Management.
- Check www.memProperty.com and www.Berkshire-Ridge.com.
 - Census Information
 - HOA Fee Payment method
- Enter new and old Work Orders into the Strevin System. A paper trail is always the way to go.
- Please make sure all your accounts are current and paid to date. Respect your community and be a member in good standing.

**Berkshire Ridge Condominium
c/o mem Property Management
65 Challenger Road Suite 320
Ridgefield Park, NJ 07660
(201) 798-1080**

For any issues regarding the property (non-billing), please contact **mem Property Management** by email at info@memproperty.com or by telephone at (201) 798-1080

**Contact mem Property Management Customer Service with questions.
Customer Service - (201) 798-1080 extension 6050.**

mem Property Management is OUR Property Management. Please direct questions and comments to **mem Property Management**, they are partners in our community and want to make it better and do the best for our community.

LEAVES

- They are slippery as well as the acorns. Watch your footing. During the transition from Autumn to Winter the leaves are very difficult.
- It does take a lot of effort and time to get the 27 acres of our wooded community leaf blow. It takes time.

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!

Pick up and dispose of those weekly newspapers that appear on our driveways. When done with them please put these in your recycle. Having 3 old issues rotting in plastic sleeves on your driveway is unsightly for our community.

- Don't put out your trash the night before. You must put it out the morning of pickup due to bear activity in the community

SNOW EQUIPMENT & SALT BIN

- Soon we will be slip-sliding away again, please be careful. Watch your footing.
- The Snow Contractor to be able to set up for the season. Expect the same as the previous years with the salt bin and several pieces of equipment.

OUR COMMUNITY – Activities

- Christmas - Time to decorate the Clubhouse. Do you have holiday decorations that you can donate to the Clubhouse?
 - Send an email to to BerkshireRidgeBookClub@gmail.com
- Book Club - Any interest?
- Game Night - Any interest? What games? What night?
- Cookie Exchange - Any interest? What night in December?
- Pool Opening Party? May will be here before you know it!
- Community Pool Party. How can we make this better?
- Community Garage Sale - More than one? How can we make this better?
- Any questions or comments may be directed to BerkshireRidgeBookClub@gmail.com

OUR COMMUNITY – ROOF

- Phase 1 was completed late summer.
- Planning the next 3 phases.
- Target summer 2023 to complete construction phase.
- Whatever is mounted to the roof will be coming off. Once we get more details and a schedule these things will have to come down or remounted properly. More news on that once it is available.

OUR COMMUNITY – PARKING

- No parking on the street or on any lawn.
- If you are illegally parked you will be towed.
- If you are a member of our community NOT in good standing your vehicles can be towed from common property.
- Guest parking is first come first served.
- No Trailers are permitted to be stored/parked on community property. If it doesn't fit in your garage, it can't be stored.

- “Recreational Vehicles are not permitted in the parking lots or the common grounds. Recreational vehicles are defined as travel trailers, pick-up campers (detached cab), motorized dwellings, tent trailers, boats, boat trailers, house boats, car trailers, motorcycle trailers and similar vehicles, such as those used in hauling or for storage purposes” – Parking Resolution
- Please ensure your vehicles (especially if you have commercial plates) are registered with the mem Property Management Census. 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.

OUR COMMUNITY – CATS

- The cold weather is here. Keep your furry friend inside. There are a lot of critters out and about.

OUR COMMUNITY – DOGS

- Your dog(s) 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.
- **Objectionable noise (barking, crying, etc...) is a violation of Community Rules & Regulations. Respect your neighbors and control any objectionable noises.**
- 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.
- **from Rules and Regulations**

15.) All owners and occupants of units shall, at all times, exercise extreme care to avoid making or permitting to be made, loud or objectionable noises, and in using or playing or to be used or played, musical instruments, radios, phonographs, television sets, amplifiers, or any other such instruments or devices, in such a manner so as to disturb or tend to disturb other unit owners, occupants, or visitors.

See something, say something or need something, ask something!

- We are here to help. If you see something that appears to be hazardous, it’s always better to err on the side of caution than to risk someone getting injured or property getting damaged!
- Direct to info@memProperty.com and 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)

Our next election is July 2023, if you have ideas on how to make our community better, come and join the board. We are always looking for new members with fresh ideas to bring to the table. Contact any Board member to discuss running for our Board.

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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