

Berkshire Ridge Newsletter
January 14, 2023
<http://www.Berkshire-Ridge.com>

Any questions on any item may be directed to martin.laderman@memProperty.com, info@memProperty.com and 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.

The Association will exercise all rights and remedies available to it at law, in equity and/or pursuant to the Governing Documents.

We received a lot of comments from the Open Meeting on Monday and we hope we address some of those in this Newsletter.

OUR COMMUNITY – Dog Poop

- Studies show that 40% of pet owners do not pick up after their pet.
 - Seems dog owners in Berkshire Ridge may be above that level.
 - The Community needs to have accountability for pet owners to pick up after their dogs!
- Click here for the [2018 Ret Resolution](#), do we need another Pet Resolution for our Community?
 - ***Each unit may have a maximum of two (2) pets. This may be made up of two (2) dogs or two (2) cats or one (1) dog and one (1) cat.***
 - ***No pet may be on Association Property that habitually barks or cries or otherwise causes a nuisance.***
 - ***All feces must be removed and properly disposed of immediately.***
 - ***Pets of any kind shall not be allowed to run loose within or without the condominium development, and unit owners or occupants shall, at all times, keep the pets on a leash and shall keep their respective pets off grass other than that immediately surrounding that unit owner's patio. Owners of pets are also responsible for and required to clean up after their pet in order to properly maintain all common areas and maintain proper sanitary and esthetic conditions.***
 - ***No pets in the Tennis Courts.***
- Expect enforcement.
- Expect fines.
- Expect a possible dog owner monthly surcharge per dog.
- Expect surveillance video in common community areas.
- Expect a possible limit to the size of the allowable dogs in our Community.
- A proposed solution is for residents with dogs in the Community to have to register and provide information to a service like [PooPrints](#). Then the dog waste will be tracked to the source and action will be taken.
- Expect hiring of [PoopScoopGuys](#), a poop service at cost to Community dog owners.

OUR COMMUNITY – PARKING

- ***The signs placed at the community's entrances shall be deemed notice to all persons who bring a vehicle onto the Association's property.***
- ***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.***

- **No vehicle shall be parked in any Parking Space for a continuous period exceeding seventy-two (72) hours.**
- 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 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.**

RESOLUTION RELATING TO PARKING AND TOWING

- On April 11, 2022 this resolution was passed. [2022-04-11-Resolution-Parking.pdf](#)

a subset of **REGISTRATION** for emphasis

- Every Owner, Tenant, and Resident shall register each and every Motor Vehicle that they drive or intend to drive onto the Association's property with the Association's management on an annual basis by completing the annual Census Form. This registration shall include providing the Association's manager with the vehicle make, model, color, license plate, and the primary operator's home and work telephone numbers. All current residents will be required to register their vehicles with the Association's Management. In addition, upon acquiring any new vehicle, every Owner and/or Resident shall update his/her vehicle registration information with the Association's management. For the purpose of this registration, any Owner who has a guest who will be parking a vehicle within the Association for longer than ten (10) days, must register his/her guest's vehicle with management.
- All vehicles are required to be registered with the Association, submitted yearly. It is the vehicle owner's responsibility to update their information if/when it changes throughout the year.

a subset of **RULES AND REGULATIONS** for emphasis

- No vehicle shall be parked in such a manner as to interfere with access to any garage, driveway, parking space or building. Violators will be towed at the vehicle owner's expense.
- No vehicle shall be parked in any Parking Space for a continuous period exceeding seventy-two (72) hours. Vehicles may be towed at the owner's expense.
- Residents are responsible for informing their guests, invitees, and/or otherwise of the parking rules and regulations and their guests, invitees, and/or otherwise shall abide by the parking rules and regulations.
- An illegally parked vehicle may be removed immediately, being towed at the vehicle owner's expense. Examples include parking within 15 feet of a fire hydrant, in a fire lane, or in a manner that interferes with an entrance or to an exit from private property.
- Parking Spaces are not reserved and are available on a first-come, first-serve basis unless otherwise specified or indicated by the Association's Board.

OUR COMMUNITY – PIRATE’S BINGO - Friday, January 27, 2023 at Clubhouse at 7:30PM

- Participants must bring a \$20 wrapped gift.
- Bring your own beverages, dessert, appetizer or a \$5 donation to defer cost.
- 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.
- For more information contact BerkshireRidgeBookClub@gmail.com

OUR COMMUNITY – Garbage and Recycling

- Know the township rules. Visit the Jefferson Township [RECYCLING & GARBAGE COLLECTION](#)
- Our Trash/Recycling Hauler only observes the following six holidays: New Year’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas.
- Please take care of the neighborhood, especially those weekly Newspapers in those plastic bags. So unsightly. It is all our responsibility to keep Berkshire Ridge clean and beautiful. See litter, pick it up and dispose of it.
- TAKEN FROM THE APPENDIX TO THE BY-LAWS
 - *All garbage and trash of unit owners and occupants shall be placed in receptacles, and for sanitary reasons, all trash, except newspapers shall be kept in plastic bags and tied securely before being placed in trash receptacles. In no event shall trash be placed outside of the trash receptacles.*
 - *Trash, refuse and garbage must be kept in closed containers inside garages until designated collection days, at which time the containers may be placed outside for collection.*

OUR COMMUNITY – BOARD ELECTION 2023 - July Meeting

- The Annual Meeting / Election of Board Members have been scheduled for Monday, July 10, 2023 @ 7:30 PM at the Clubhouse. Pursuant to the Governing Documents, the purpose of the meeting shall be to conduct an election for Three (3) Board Members for an ensuing Two (2) year term.

OUR COMMUNITY – 2023 Quarterly Open Meeting & Event Schedule

- April 10 – Open Meeting
- May TBD - Community Plant Day
- TBD - Garage Sale #2 (maybe)
- July 10 – Open Meeting (Election)
- August 5 – Pool Party (Rain Date Sunday August 6, 2023)
- September TBD - Doggie Swim
- September 23 – Garage Sale
- October 9 – Open Meeting

Please be reminded these dates are tentative and may change.

OUR COMMUNITY – Dryer Vent and Chimney Inspection

- **Dryer Vent and Chimney Inspection - Due October 31, 2023**

- Main Water Shut Off - Inspect and Test your main water shut off for your unit.
- Hot Water Heater - How old is your hot water heater? Typical life is 10 years. Please inspect for any abnormalities. Consider a **water heater leak detector** to detect leaks, these are available at a typical cost of less than \$15, they can even be delivered to your home free of charge.

OUR COMMUNITY – Winterization

- If you are going away for an extended period of time make sure your heat is on!
Recommended to be set to at least 60 or 65 degrees. Make sure your contact information is up-to-date with the Property Management and with a neighbor in case of Emergency. Let you inside faucets drip too if possible.
- Remember, if you have frozen pipes they will burst when it thaws. Makes a heck of a noise and a bigger mess. Know where the shut off is in your unit. Know where the shut off is for the building in the end unit.
- Keep your garage door closed. Seal up and save.
- Do not leave your garage doors open/cracked
- Turn off and drain outside faucets.
- Change your batteries in your battery powered detectors.
- Make sure you have flashlights, just in case we lose power.
- Change your furnace filter. Your furnace will be more efficient.
- Check on your neighbors.

OPEN MEETING – Monday April 10, 2023 at 7:30pm at the Clubhouse

- General discussions and contracts.

OUR COMMUNITY – CLUBHOUSE RENTALS

- If you wish to rent the Clubhouse for a function check the Berkshire-Ridge website for details.

OUR COMMUNITY – CLUBHOUSE GYM

- Can we use this room for another purpose? Rent office space, ping pong, pool table, etc... ?.
- Any comments may be directed to BerkshireRidgeOakRidge@gmail.com

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 martin.laderman@memProperty.com to let him know you are coming or if you have questions.
- **Work Order Tickets - Know your ticket number and save your confirmation email for reference.**
 - Please use the **Striven System** on the **mem Property Management** site.
 - Contact mem Property Management Customer Service with questions. **Customer Service - (201) 798-1080 extension 6050.**

OUR COMMUNITY – mem Property Management

- 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.
- **Contact the Jefferson Police if there is a true Emergency. Call 911!**
- Alterations to units are to be approved by the Board so structural integrity is maintained.
- TAKEN FROM THE APPENDIX TO THE BY-LAWS
 - *Owners or occupants of any condominium unit within the development are prohibited from making any structural alteration in the interior or exterior of a condominium unit or installing or permitting to be installed any wiring for electrical, telephone, radio, or machines or devices of any kind, either within or extending through any wall or outside of his condominium unit without first obtaining express written authority therefore from the Board of Directors. If said authority is obtained, the same shall be exercised in accordance with specifications, restrictions and stipulations required by the Board of Directors.*

OUR COMMUNITY – Activities

- January 27 - Pirate's Bingo
- Book Club - Any interest?
- Game Night - Any interest? What games? What night?
- Cookie Exchange - Any interest? What night in December?
- Pool Opening Party? May/June 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?
- Community Planting Day – Spruce up another area of the community
- End of Summer Doggie Swim
- Community Vendor Fair (anyone who owns a business/side hustle can pay a small fee \$25.00 to set up a table and sell/promote their business/products from the clubhouse.)
- Cookie Exchange - Any interest? What night in December?

Any questions or comments may be directed to BerkshireRidgeBookClub@gmail.com

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 martin.laderman@memProperty.com, 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)

The BerkshireRidgeOakRidge@gmail.com is distributed to the Board.

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.

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?

- Paving
- Pool
- Roofing
- Landscaping
- Snow Removal
- Cleaning
- Generator
- Tree Service
- What else....

Just ask, we can supply specifications.

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The Berkshire Ridge Condominium Association, Inc.
A great place to live!
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