

Welcome

www.Berkshire-Ridge.com

You are now living in one of the few condominium communities in the state that is in a park-like setting and contains many amenities such as a large pool, tennis courts, fitness center, playground and a clubhouse for community events and activities.

This community, made up of 218 units, is maintained by a **Board of Trustees** which consists of your fellow residents who are elected by the homeowners. Public meetings are held quarterly for the sharing of information between the owners and the Board. The Board hires a management company to provide them with information and services in order to assist in their decision-making concerning matters affecting the community. Should you have any questions, concerns, or needs, feel free to contact the **Property Management** company.

There are five (5) types of housing units at Berkshire Ridge. They are:

- A - Ashley or Ashleigh (1 bedroom)
- B - Breton (2nd floor)
- C - Cambrian (Bedrooms downstairs)
- D - Dakota (end unit with dining room)
- E - Eden (3 bedroom unit)

In order to finance the maintenance of the community, a maintenance fee is collected from all homeowners. In addition to the maintenance fee, there is a fee for water and sewer which is established by the township, is collected by Berkshire Ridge who then pays the township.

The inside (A, B, C) units pay less in maintenance fees than end units (D, E) as outlined in our governing documents. A reserve fund is also maintained for future needs of the community.

Safety is important in our community; therefore, we require each year an owner/renter **Census** form, **inspection of fireplaces and chimney** (if applicable), **dryer vents** and water heaters. These forms are uploaded to the **Property Management** Website.

Access Cards are required to gain access to the Clubhouse, Pool and Tennis Courts. The fitness center (**Gym**) requires a key and a waiver.

The State of New Jersey Department of Community Affairs requires inspections of our units every five (5) years. These inspections are mandatory and will be announced. It is also

suggested batteries be changed in all your detectors during each time change.

Once again, welcome to Berkshire Ridge and enjoy life in this most desirable community!

HOMEOWNER ASSOCIATION OPEN MEETINGS ARE USUALLY HELD QUARTERLY ON THE SECOND MONDAY OF THE MONTH AT 7:30 PM AT THE CLUBHOUSE. ALL OWNERS ARE ENCOURAGED TO ATTEND.

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Property Management – mem Property – www.memproperty.com

Martin Laderman – (201) 798-1080 ext 9227 – martin.laderman@memproperty.com

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On site Tuesday – 9am till 1pm

MEM PROPERTY MANAGEMENT

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