

Berkshire Ridge Open Meeting Minutes

Date: January 12, 2026

Location: In person and remote call in Meeting

Facilitator: Board of Directors

Attendees: Board Members, Property Manager, Residents

1. Call to Order & Opening Remarks

- The meeting commenced with a reminder for attendees to mute their devices to avoid audio feedback.

2. Annual Financial Report

- Treasurer (Renee Haak) gave a report of the financial status for year ending 2025.
- The HOA had a surplus of \$125K, that will go to the reserve funds, all residents in attendance agreed.
- HOA fees for 2026 will not be increased
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3. Landscaping and Snow Plow

- Residents gave feedback related to the snow plow company (Double00) and the landscaper (JT)
- In general they were happy with Double00. Some residents noted that they need to spray the salt more evenly, the feedback will be relayed to Double00.
- There were come complaints related to JT Landscaping. The board reminded residents that it is very important to contact the Property Manager (Lloyd Sleeper) or the Landscaping Escalation Manger (Lynda Trongone) when they see an issue that they need corrected.
- A question was raised whether mulching will be done in 2026, the board is currently reviewing, since we will need to first address the roads and driveways.
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4. Misc

- Follow up on broken street light, JCP&L has been contacted. The street lights are managed by the power company and not HOA responsibility.

- Residents asked about how to get access their cards working, they need to email the Property Manager with the number of the card, address and name on the card.