

## **Fall 2016**

### **Sun Ridge Owners Association**

#### **Master Association Trustees**

**Jeanne Mulherin Dombrowski** President  
**Patti Gallagher** – Vice President/Secretary  
**Jim Myers** – Trustee  
**Matt Litterini** – Treasurer  
**Sandy Cafro** – Trustee

#### **Condo Association Trustees**

##### **Section I – Sequoia and Locust Courts**

Dave Cortright - President

##### **Section II – Spruce Court**

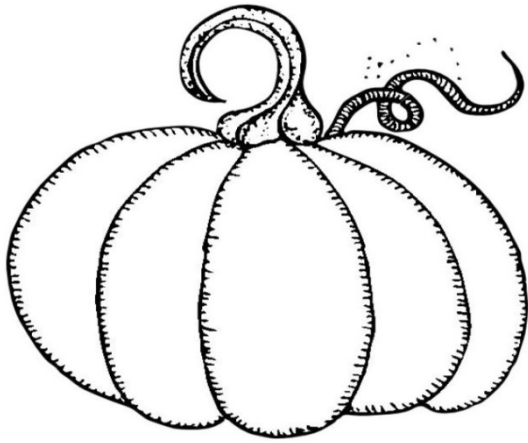
Nancy Sponholtz - President

##### **Section III – Cypress, Larch and Willow Courts**

Patti Gallagher – President

##### **Section IV – Apple, Almond and Poplar Courts**

Terry O'Neill – President



**Management Office** – 5 Sun Ridge Drive,  
Flemington, NJ 07822  
908-237-0994 Phone, 908-237-0995 Fax  
Hours: 9 am-5 pm, M – F, *unless otherwise posted.*

**Debbie Haraburda**, – Community Manager  
email: [dharaburda@premiermanagement.net](mailto:dharaburda@premiermanagement.net)

**[www.sunridgeowners.org](http://www.sunridgeowners.org)**

Here you will find EVERYTHING you need to know including forms, applications, governing documents (including all the latest resolutions and meeting minutes), calendar and links to county and local sites.

#### **Sun Ridge Owners Association Board Meetings**

Your Sun Ridge Owners Association Board of Trustees meets the first Wednesday of every month at the Management Office at 5 Sun Ridge Drive (by the pool) at 7:30pm. Owners are welcome and encouraged to attend and be informed and involved in the Community.

#### **VOLUNTEERS SOUGHT**

The Community would like to put together a Recreation Committee and is seeking volunteers who reside in the Sun Ridge community. The goal of the Recreation Committee is to plan activities for residents of all ages who reside in our community.

#### **PLAYGROUNDS**

The playgrounds are for use by all residents' children. They are not for pets to play in. Please take into consideration that pets carry roundworm, tapeworm and hookworm, all of which can be passed onto children. Let's do our best to keep our children healthy. After all, the community has two miles of walking paths for our pets to enjoy.

#### **2017 POOL NEWS**

The Association has hired a new pool company, Aqua Safe Pool Management Inc.

The pool will open ***FULL TIME*** on May 27<sup>th</sup> 2017 and will remain open until SEPTEMBER 10<sup>TH</sup>.

**Please Note:** Owners not in good standing (All Fees up to date, Condominium and Owners Association) will not be eligible to receive 2017 stickers.

# **Dumpster at the management office is NOT for household waste.**

**You may call Republic/RVD to arrange a bulk pickup at 908-534-4004**

The dumpster in the pool parking lot is strictly for trash from the pool and dog waste. No resident should consider this their personal garbage can. Over the past few months, we have been billed extra because residents are placing household furniture outside the dumpster. There have also been several instances of people leaving furniture on corners throughout the community.

**Please take pride in your community.**

## **Pond**

As you are aware, the community has recently installed a new fountain at the pond. In the spring, we will be planting wildflowers and stocking with grass carp- algae eating fish to cut down on algae in the pond.

**NO FISHING SIGNS WILL BE POSTED**

## **Exterior Unit Maintenance**

Maintenance inspections have been completed, and a follow up inspection will be done shortly. Those of you that have received a violation, please comply accordingly.

## **Condominium Maintenance**

Condo owners need to call their Condominium Association Representatives, to report any maintenance problems with your building. You also must have any architectural control committee applications signed by your Board president prior to submitting same to the management office.

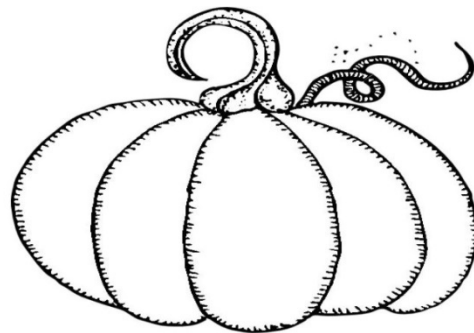
## **Architectural Changes**

Owners must obtain permission in advance for any change to the appearance of the exterior of your home. Condo Owners must also obtain permission from their respective Boards before the Board of Sun Ridge Owners Association will approve their request. Application forms may be downloaded from the website or obtained at the Management Office.

**Remember** – if you need a permit the Township will not provide one without the letter from the Association.

## **Portable Play Equipment**

Just a reminder that portable play equipment is not allowed to be stored in the common areas. Any play equipment in any of the townhomes and condominium sections should be stored on the deck of the respective unit.



**HAVE A GREAT FALL!!!**