

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

January 8th, 2020

Open Session

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## BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President  
Greg Robinson, Vice-President  
Daniel Dojlidko, Treasurer  
Christina Kirkpatrick, At large

## BOARD MEMBERS ABSENT:

Nancy Sponholtz, Secretary

## OTHERS PRESENT:

Bob Boyles, Associa Community Mgt.  
Mimi Goossen, Associa Community Mgt.  
Toine Hutchinson, Associa Community Mgt.  
Ellen Goodman, Esq.  
Jeff Sirot, Esq.

RESIDENTS PRESENT: See attached Sign In Sheet (9 Homeowners)

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## CALL TO ORDER

- The Open Session was called to order at 7:02 pm. The above-noted individuals were in attendance.

## INTRODUCTION OF BOARD MEMBERS

- Introduced Christina Kirkpatrick as newest member to fill vacant Board position through June 2020. Greg Motioned. Dan Seconded. All in Favor. **Motioned Carried.**

MINUTES: Not presented. To be addressed during next meeting. February 5<sup>th</sup>, 2020 Open Session Minutes.

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## OLD BUSINESS:

- DW Smith April 2019– Board voted to approve and ratify the following work to be completed by DW Smith. Greg motioned. Jeanne seconded. All in favor. Motion Carried.  
15 & 16 Olive Court - \$4500 for specs – Board voted to have LMS complete the grading. HO's responsible for water collection from house to existing inlet  
31 – Elm Terr - Board approved \$11K to have DW Smith conduct topographic survey and develop specs  
7 -14 Elm Court - Board approved \$9300+ to have DW Smith conduct topographic survey, conduct water flow test and develop specs. Water Flow test will be \$135 per hour for T&M.  
19 Fir Court - Board approved \$8600 to have DW Smith conduct topographic survey and develop specs
- Jeanne advised of the following:
  - a) Condo Section I received a onetime credit of \$22.46 for a Landscaping Reimbursement
  - b) SFH will receive a onetime credit of \$7.47 Landscaping Reimbursement
  - c) Condo Section IV will receive a onetime credit of \$7.66 Landscaping Reimbursement
  - d) Townhouse, Condo Section II & III owe minimal amounts - \$1.52, \$4.43 & \$4.80 respectively. Board voted to waive charges.  
Dan motioned. Christina Seconded. All in Favor. **Motioned carried**
- Fence Gate Locks – Old York Fence replaced (3) playground locks. Keys are available free of charge for Sun Ridge Homeowners.
- Final Decision on Trash/Recycling Proposals – Board voted to accept proposal from Dave's Disposal as the sanitation company for HOA. Greg motioned, Christine seconded. All in favor. **Motion Carried**

## NEW BUSINESS:

None

## FINANCIALS:

- Dan Dojlidko did not review the Treasurer's Report.

**HOMEOWNER FORUM: 7:12pm**

- Jeanne opened forum with inviting all Homeowners to sign-up for TownSq and advise their neighbors to do the same.
- Homeowner raised concern regarding residents who do not have emails or computers. Jeanne advised a solution would be applied and have those Homeowners call the office.
- A Homeowner asked, where is the information for Sun Ridge located, on TownSq or on website. Homeowner advised that she asked that question because on 11/24/2019 a current Board member posted confusing and wrong information on Social Media forum. Board advised Homeowners Sun Ridge official website is TownSq.
- Homeowners from Cypress Court advised that she posted to enter in the holiday lights contest and was not entered. Greg looked up her information and Homeowner realized she did not actually complete her entry into the contest. She was invited to do so for future contests.
- Homeowner asked what type of bins they will be getting for trash and recycling. Homeowners were advised that they will receive bins that are square and will have secured lids.
- A Homeowner had question on increase in dues. Greg explained China's charging and or not taking recycle anymore. This was the primary reason the trash costs escalated and increased the monthly dues.
- Homeowner asked questions about the Christmas trees being picked up. Homeowners were advised that sanitation company is picking up throughout the month of January and should be left at the curb on trash days.
- Homeowner asked if you Homeowner could have commercial vehicle. Board advised yes with specific regulations/qualifications. These guidelines can be found in the Governing Documents on TownSq.

**ADJOURNMENT:** Open Session was adjourned at 7:34 pm.

**NEXT MEETING:**

- The next meeting will be Wednesday, February 5, 2020 7:00 pm

**Prepared By:**

**Toine Hutchinson, Assistant Community Manager  
Mimi Goossen, Community Manager**

# SUN RIDGE HO SIGN IN SHEET



Associa Community Management Corp serves the greater New Jersey and surrounding areas with unrivaled HOA management and property management services. Our dedicated community management team provides the full suite of services every homeowner's association needs to thrive and we are thrilled to partner up with Sun Ridge Home Owners Association!

NO.	ADDRESS	HO NAME	PHONE	EMAIL	Date
01	123 Bell Court	Allison Brown	(203) 555-0123	<a href="mailto:allison@example.com">allison@example.com</a>	9/17/2019
02	2 Linden Ct	Nedine Piroo	732 668 3553	<a href="mailto:ngerwers@yahoo.com">ngerwers@yahoo.com</a>	
03	12 LINDEN CT	THEODORE ROSS	908.892-7590	<a href="mailto:twilliamreed@google.com">twilliamreed@google.com</a>	12/27/11
04	4 Redwood Ter	Lynn Santos	908 328-6352	<a href="mailto:lynn.santos58@gmail.com">lynn.santos58@gmail.com</a>	1/2/20
05	MAHNI PATEL				1/6/20
06	727 MAPLE CT	MAHNI PATEL	908-875-9998		1-7-20
07	37 Redwood Ter	B. Randolph	908.369.461		1-7-20
08	4 Hemlock Ct	M. Julian	908 917 8600	<a href="mailto:megjulians@gmail.com">megjulians@gmail.com</a>	
09	24 ELM TR	Linda Desposito	908-782-9911		1-11-2020
10	37 ELM TER.	Mary Alice Merk	908-237-9203		
11	17 Elm	Dawn Fuchs	908 881 4694		
12	25 Chestnut Tr.	Jack + Susan Mitchell		<a href="mailto:jmitcheltree@comcast.net">jmitcheltree@comcast.net</a>	1/8/20
13	519 Cypress Ct.	Lori Luthman		<a href="mailto:lorihl@comcast.net">lorihl@comcast.net</a>	
14	526 Cypress Ct.	Sharon Hoffmann	908-806-7070	<a href="mailto:sharonyhoffmann@embargo.com">sharonyhoffmann@embargo.com</a>	
15	10 Maple Ct	Jim Hertz	908 285 7415	<a href="mailto:jcm321@comcast.net">jcm321@comcast.net</a>	
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# Sun Ridge Key Log

All keys issued (regardless if it's a resident or contractor) must be signed out and in.

Address	Name	Reason	Initial	Date	Staff Initial
129 Locust Ct	John Yarezz	Tennis	JY	9-10-19	JY
428 Willow Ct.	Denise Wilson	Tennis/Paygas	DW	9-16-19	DW
513 Cypress Ct	Dan Wene	Playground	DW	9-18-19	DW
35 Elm Terrace	Cheryl Manning	Playground		9-20-19	CM
248 Spruce	Tom Leszcz	Tennis/Playground	TL	9-20-19	TL
64 Elm	Don Funder	Playground	DF	9-30-19	DF
22 Sterwood	Rupinder Singh	Playground	RS	10/9/19	RS
11 Redwood	Richard Sauer	Tennis	RS	10/15/19	RS
33 Elm Terrace	Tithia Johanna	Playground	TJ	10/28/19	TJ
5 Plum Ct	Lauren Pauli	Playground	LP	10/31/19	LP
118 10 Maple Ct	Jim Myers	Tennis	JM	1/13/2020	JM