

PRESIDENT'S REPORT

2015 ANNUAL MEETING June 10, 2015

Jeanne Mulherin-Dombrowski

Although the big news most recently has been the terrible winter, there are many things that we are working on to make Sun Ridge a great place to live.

You may have noticed that last year we started a Landscaping overhaul project on the common areas. We had the entire property looked at by the Landscape Design professionals at LMS and had a 5 year plan of improvements mapped out for us to follow to update the look of the community. Last season, we started with the Monuments sign plantings, at the corner of Edgewood and Voorhees Corner Road, and the two on Case Blvd. We have added Solar lighting as well to make them easier to see at night.

We will do more towards that project in 2016 as we redirected the operating funds for that into snow costs this year, unfortunately.

Last fall we did a complete crack fill process on all of the areas that were paved in 2010 as well as extensive repairs on the walking paths. The walking path along Voorhees Corner Road, however, was a complete removal and replacement.

This year you may have noticed, we are refurbishing the tennis courts with crack/filling and paint and other repairs, as well powerwashing on the basketball courts.

Going on right now is the replacement of the fence and gates at the pool area. The major work is paid for through the replacement reserves, not the operating budget. In 2014 we also updated the replacement reserves, as is necessary every few years.

This year we are in the process of getting specs and bids for a complete sidewalk replacement project, starting with Phase One. That will consist of Dogwood, Plum, Peach and Holly . The Condo Section I (Locust and Sequoia) are also part of this Phase.

We are looking for volunteers this year to pick up the Recreation/Community Events job that has been vacant for 3 years now. The last person who volunteered left and there has been no one to coordinate these activities such as Halloween decorating contest, Holiday decoration Contest, Easter Egg Hunt, Community Garage Sale or parties for the Community at the Pool. If you would be interested to take these on, we would love to get these events going again.

Sun Ridge is a wonderful community. We receive feedback constantly about the lovely open space, the well-kept grounds and the lowest fees in the Raritan Township/Flemington Area. As a Board with our hired professionals we work hard to maintain a good standard of maintenance and updates to the facilities and spend the monies collected in the reserves to do replacement projects. The Reserves are healthy, the budget is reasonable and we try to anticipate costs the year ahead to collect what we can reasonable expect to have to spend. This year, as you all know, two things happened at once that necessitated the collection of a special assessment for snow removal costs. First, we had a very bad winter with numerous storms to respond to and historically long term very cold temperatures. It was not the number of inches total for the season that got us in the hole on our budget; it was the frequency of many small storms that persisted well into March.

The other situation is the ongoing agreement we are working on with Condo Sections to legally define what maintenance/repair and replacement the Owners Association will be doing on the Condominium Sections property. This year snow removal was added to the equation at the sections' request. Also, the Association came to understand that the Townhome area sidewalks are actually Common Property and also need to be cleared by the Owners Association. That added potential cost, but how much was not known when the budget was cast last September. Please understand that the budgeting process is based on averages, and that the only really fair way to collect funds is by collecting for an average. In good years you bank what you don't spend and in bad years you charge back what was spent over budget. This can now be addressed in the 2016 budget in a more informed way and as long as we have a more normal winter, the cost and what we collect will stabilize.

The Board thanks you for all of your support and feedback and will continue to do the best job we can for all of our residents.