



SUN RIDGE OWNERS ASSOCIATION, INC.

5 Sun Ridge Drive
Flemington, NJ 08822-9156



Sun Ridge Owners Association
Master Association Trustees

Jeanne Mulherin Dombrowski

President/Treasurer

Patti Gallagher – Vice President/Secretary

Jim Myers – Trustee

Martin Hirschhorn – Trustee

Condo Association Trustees

Section I – Sequoia and Locust Courts

Dave Cortright - President

Section II – Spruce Court

Mary Koteles – 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.*

Victoria Miller, CMCA – Community Manager
email: vmiller@premiermanagement.net

NEW!!! Website

Announcing:

www.sunridgeowners.org

Here you will find EVERYTHING you need to know including forms, applications, governing documents, calendar and links to mygreencondo.net, county and local sites. Check it out and let us know what you think!

**WINTER IS GONE.....BUT THE BILLS REALLY
PILED UP THIS YEAR.**

As hard as your Board of Trustees works to control costs, Mother Nature and Old Man Winter teamed up this year and made this season one of the most expensive ever! Your Board is going to have to present a snow assessment due to the number of incidents that were addressed, 19 and counting.

In a typical year, snow events that require service are usually around 8-10 separate events. The Annual Budget is based on a typical year. That way the owners are only paying in based on an average. In a year like we had, cost overruns are unavoidable and rather than cutting other services the Board must collect additional revenue to cover those costs. Please look for a letter and full details soon!

2015 POOL NEWS

Please be sure to **update your owner information** on www.mygreencondo.net! You **must** visit/log in to the site to update your information before we will process your Application. Instructions to access the site if you are a new user and Pool Badge Applications will be available for download at www.sunridgeowners.org

2015 stickers to update your badges will be distributed via return mail, as your applications are received. They will start being mailed by May 15 for Memorial Day weekend Opening!

Please Note: Owners not in good standing (All Fees up to date, Condominium and Owners Association) will not be eligible to receive 2015 stickers.

***All Holiday Lights and Decorations
should be removed by now!***



Exterior Unit Maintenance

Maintenance inspections will be done in late Spring and violation letters will be noted with a compliance date. Please be pro-active this Spring and take care of any items BEFORE we need to send you a notice.

Condominium Maintenance – Condo owners need to call their Condominium Association Representatives, listed above, to report any maintenance problems with your building.

Sun Ridge Owners Association – Spring Cleaning!

There are some simple things all owners can do to help Sun Ridge look its best. As Spring comes along, let's focus on refreshing, renewing and focusing on making every corner in Sun Ridge clean, tidy and well maintained.

Spring Cleaning!If you or someone in your Court needs to sell your unit or if you would like your surroundings to just be that much nicer, there's a lot you can do that costs little to nothing and can make all the difference in our appearance and sale values!

Do the planting beds around your unit need some fixing up? Is there some stuff around your deck that is starting to look more like junk? Does your garage have so much stuff in it you have a hard time putting your garbage and recycling cans away? Are there areas in and around your unit that look cluttered, untidy?

You could even group with your neighbors on some maintenance items (in the Townhomes/Single Family Homes) and get a good rate from a contractor on items you all may need to take care of such as trim painting or powerwashing!

Take pride in your lovely community of Sun Ridge.

Note: Dumpster is NOT for household waste.

Dryer Vent/Fireplace Inspections

All forms must be returned to 5 Sun Ridge Drive, Flemington NJ 08822 by each **Condominium Owner** and **Townhome Owner**. Detached Single Family homes **do not** need to return these forms to the Association, although it is highly recommended that you clean your fireplace and dryer vent periodically. Townhome and Condominium Owners/Tenants WILL NOT be eligible to receive pool badger stickers without the updated form on file.

You may download both forms at:
www.sunridgeowner.org.

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 Architectural Control Committee (ACC) 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.

Board of Trustee 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.

Insurance – Townhome and Single Family homeowners should check to be sure they are carrying full homeowner's coverage (typically an HO-3 Policy) for their units. **The Sun Ridge Owners Association carries no building coverage for units.** Condo Owners should have an HO-6 Policy for the interiors only. Your Condo Association Carries full coverage for your building.