

  
**SUN RIDGE OWNERS ASSOCIATION, INC.**

Phone (908) 237-0994

5 Sun Ridge Drive  
Flemington, NJ 08822-9156

Fax: (908) 237-0995

**Spring 2016**

**Sun Ridge Owners Association**

**Master Association Trustees**

**Jeanne Mulherin Dombrowski**

President/Treasurer

**Patti Gallagher – Vice President/Secretary**

**Jim Myers – Trustee**

**Matt Litterini – Treasurer**

**Condo Association Trustees**

**Section I – Sequoia and Locust Courts**

Dave Cortright - President

**Section II – Spruce Court**

Nancy Sponholtz

**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.*

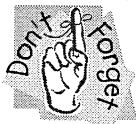
**Victoria Miller, CMCA – Community Manager**

email: [vmiller@premiermanagement.net](mailto:vmiller@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.

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



**ELECTION/ANNUAL MEETING**

Please look for a mailing in April for Nominees for the Board of Trustees

**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.

**WINTER WRAP UP:**

**ONE VERY BIG, VERY EXPENSIVE STORM**

There were some minor events that prompted de-ice service, but the headline this year was a 30" Blizzard in January. These storms are very expensive due to the additional charges for moving piles around with equipment. The entire annual budget was absorbed for this one storm, leaving no funds left in the budget for December. In light of this, the Board has opted to NOT INSTALL MULCH in the planting beds this year. We will refresh them by turning the existing mulch. That will leave money for December, and no need for an assessment.

**SIDEWALK PROJECT**

The Board will be commencing a sidewalk replacement project this year to completely remove and replace the aging sidewalks. This will be done in age order of the different sections of the site, over a four to five year period. These funds will be drawn from the replacement Reserves, put aside for this purpose. There was an engineering survey done in the fall to determine the most pressing repair areas throughout the community and these will be addressed also with the first Phase.

## **2016 POOL NEWS**

Pool Badge Applications will be available for download at [www.sunridgeowners.org](http://www.sunridgeowners.org)

***2016 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 2016 stickers.

### **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 badge stickers without the updated form on file.  
You may download both forms at:  
[www.sunridgeowner.org](http://www.sunridgeowner.org).

### **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.

### **Payments/Billing**

Late fees are assessed when your payment is RECEIVED after the 30<sup>th</sup> of the month. Please refer to the website to view a copy of the letter that went out to all owners regarding the changes in the payment address.

### **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, 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.

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?

**Take pride in your lovely community of Sun Ridge!**

**Note: Dumpster is NOT for household waste.**

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

### **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.