

## Summer 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.*

**Jacqueline Hanlon, CMCA** – Community Manager  
email: [jhanlon@premiermanagement.net](mailto:jhanlon@premiermanagement.net)

## **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.

## **NEW RECYCLE BINS**

Our recycle company is offering new recycle bins to the community free of charge. The recycle bins can be picked up at the pool house parking lot on July 18<sup>th</sup>. They will not be collecting your old cans at this time. **We will update the community, once we know how we will be disposing of the old recycle cans.**

## **WEBSITE**

Please be advised that the website is currently “under construction” and the community manager will be working diligently to make the appropriate updates and bring the website current.

## **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.

## **2016 POOL NEWS**

For those of you who have not yet received your Pool Badge stickers, applications are available for download at [www.sunridgeowners.org](http://www.sunridgeowners.org) or can be picked up in the management office. You can also request the forms by email to

[jhanlon@premiermanagement.net](mailto:jhanlon@premiermanagement.net)

***2016 stickers to update your badges will be distributed via return mail, as your applications are received.***

**Please Note:** Owners not in good standing (All Fees up to date, Condominium and Owners Association) will not be eligible to receive 2016 pool 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**

The community has recently installed a new fountain at the pond. We are currently researching State and Federal programs that we hope may defer some of the cost of planting wildflowers and installing a riparian buffer to cut down on algae in the pond. Anyone interested in helping clean up our pond should contact the management office.

### **Exterior Unit Maintenance**

Maintenance inspections have begun. Any unit owner receiving a violation letter will be provided with a compliance date. Please be pro-active this Summer and take care of any items BEFORE we need to send you a notice.

### **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.

### **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 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.

### **Bird Feeders**

The Board has agreed to pass a resolution banning all bird feeders from any decks. If you have a bird feeder it must be at least 5' from the deck, but not on common property.

### **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. This includes, but is not limited to, little tykes play houses, soccer nets, battery powered automobiles, etc.

### **Lost and Found**

A set of keys was found on Elm Terrace. A pair of prescription sunglasses were left in the management office.

**HAVE A GREAT SUMMER!!!**