



CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC.

Professionally Managed by Towne & Country Management, Inc.

711 Sycamore Avenue, Red Bank, NJ 07701

(732)212-8200 Fax (732)212-8201

SUMMER 2014 NEWSLETTER

MESSAGE FROM THE PRESIDENT – JOHN DEPOLA: CHECK YOUR HOMEOWNERS INSURANCE

As President of Castle Ridge, my top priority is to ensure that we all live in an exceptional townhouse community. The Castle Ridge Condominium Association has a master insurance policy which will rebuild your townhouse back to the original outer shell (i.e. frame and walls). What is missing from this master policy is the rest of the materials to rebuild your home (i.e. hardwood floor, appliances, countertops). How would you replace your flooring or cabinets? How would you cover upgrades? What about your personal property? Have you considered the expenses incurred to live somewhere else while your townhouse is being rebuilt? Items listed above are covered under a personal homeowner's policy. After a close review of my homeowner's policy and discussing this matter with other townhouse owners, it has come to my attention that some owners may not be properly protected.

Through this review, we have developed a professional relationship with Strategic Wealth Group, an office of MetLife. Moving forward, they will be able to assist you in reviewing your personal homeowner's and auto policies, in order to make sure you are properly protected. If issues are discovered, they will work with you to create a cost effective solution to address these issues. I suggest that you collect your insurance information and spend a few minutes discussing your coverage with a representative of Strategic Wealth Group. This is not something that should be left unattended. I appreciate your time and attention to this matter and I am available to answer any questions you may have.

If you would like to discuss your insurance concerns, please contact Joe Grande:

MetLife Solutions Group, An Office of MetLife

425 Eagle Rock Ave, Suite 401

Roseland, NJ 07068

Phone: # 973-618-4411

Fax: # 973-618-2361

Email: jgrande1@metlife.com

COMMUNITY INFORMATION



PAINING

The Accent Group has been contracted to do the second of the three cycles of painting. The homes to be painted in 2014 are listed below. Painting will begin shortly after the 4th of July. The painters will be leaving a flyer on your garage door the day before painting begins so please check your door for updated information. The addresses of homes to be painted are:

- 48-58, 49-59, 85-93, 95-103 Castle Ridge Drive.
- 1-11, 2-12, 13-23, 14-24, 26-36 Queensbridge Drive

PATIO POWER WASHING

If your patio is in need of power washing, call Towne & Country at 732-212-8200 to be added to the list. The cost of a single patio is \$35.00/\$45.00 double patio.

ATTENTION HOMEOWNERS WHO RENT THEIR TOWNHOMES AT CASTLE RIDGE

- (a) A copy of a lease is to be provided to the management office with the terms of the lease along with the names and phone numbers of tenants.
- (b) If you rent your home and have transferred your pool privileges to your tenants, they are not permitted more than 2 guests at-a-time entrance to the pool area. Whether the guests plan to swim, sun, or just meet with others, only 2 guests are permitted. This rule will be strictly enforced.
- (c) Tenants are not permitted to have dogs. This rule is being strictly enforced.

It is mandatory that you include (b) and (c) above on the lease when entering into an agreement so as to avoid legal action.

POOL

Please be considerate of your surrounding swimmers and be certain to obey the rules for the Castle Ridge Pool.

CASTLE RIDGE WEBSITE

Please check

castleridgenj.com for up-to-date information, upcoming events, Board meetings, forms, etc.

MODIFICATION REQUEST FORM

Now that summer has officially arrived, you may be thinking about changing your windows, sliding glass doors, exterior light fixtures, or extending your patio. Prior to performing any work to the outside of your home, a Modification Form, available from Management, must be completed and returned to management for approval. Once you receive the approval and the work is completed, you are to contact management for a final inspection. Please note: There may be a fee required for the type of work you are doing, a permit from the Township may also be required, and always obtain a Certificate of Insurance from the contractor.

PICK UP AFTER YOUR DOG

It is important that all dog owners pick up after their dogs. Exposure to dog feces is a health hazard. Not picking up after your pet is in violation of the Master Deed as well as the Township of East Hanover Ordinance.

ANIMAL CONTROL ALERT

Animal control will be patrolling the community to locate and pick up stray cats during the second week in July. Please keep your pets inside.

GARBAGE

Trash is to be placed at curbside on the evening prior to the designated collection day not before 6:00 P.M.

BULKY ITEM PICKUP

If you have large items, such as furniture, you must call the East Hanover Department of Public Works at 973-428-3063 to arrange for a pickup. Bulky items are not to be placed on the lawn, driveway, or at the curb. Disposal of bulky items is the responsibility of the homeowner.



PER FIRE CHIEF OF EAST HANOVER, CARMINE DAVINO

The East Hanover Fire Marshall attended the Annual Meeting June 2014. He spoke about the fact that it's important to clean fireplace and dryer vents every other year for fire safety. Each year, 5% of fires are caused by clothing dryers, both electric and gas. Dryers should not be left on when residents are away from home. Water should be turned off and all electrical items should be unplugged while you are on vacation. Stainless braided washer and dryer hoses should be installed. Also, gas and wood fireplaces must be inspected every two years. Carbon Monoxide detectors are a \$10 life saving device, which should be installed on the first level of your home and on the second level if there's no basement. Smoke detectors last only 10 years. Even if they go off, you cannot trust them to work properly if they are over 10 years old. The best thing you can do is remove them and take them to a local hardware store in order to replace them. If you have any questions about the location for the installation for these devices, call Carmine Davino at 973-887-6854. Since residents live in close proximity to one another, you need to be good neighbors and keep your homes safe.

WATER AEROBICS



Water fitness classes begin July 14th and continue through August 14th on Mondays and Thursdays from 7:00 till 7:45 p.m. The 5-week session (10 classes) cost \$80, and drop-ins are \$8.00 each class. Registration and checks are to be made payable to "Olimpia's Fitness Training Inc." For more information, please e-mail musclesinmotion@yahoo.com or call 973-687-0012. Classes are open to Castle Ridge Residents ONLY. Class size is limited, so please register ASAP. Participants may bring and use their own water shoes and gloves.

CASTLE RIDGE BOARD OF DIRECTORS

John DePola	President
Mario Tiberi	Vice President
Barbara Rayvid	Treasurer
Gennady Nektritin	Secretary
Alfred LiPira, Jr.	Trustee

TOWNE & COUNTRY MANAGEMENT TEAM

- **Ginger Pitaccio, PCAM, Executive Vice President**
Phone: 732-212-8200 e-mail: gpitaccio@tc-mgt.com
- **Michele Conlon, Customer Service**, for common area maintenance requests.
Phone: 732-212-8200 e-mail: mconlon@tc-mgt.com
Ed Kwiatkowski, Controller, for any financial information pertaining to your community.
Phone: 732-212-8200 e-mail: edwardk@tc-mgt.com
Martin Favetto, Accountant, individual account history information.
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