

CASTLE RIDGE CONDOMINIUM ASSOCIATION, INC.

Professionally Managed by Towne & Country Management, Inc.

195 East Bergen Place, Red Bank, NJ 07701

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



SUMMER 2013 NEWSLETTER

Dear Castle Ridge Homeowner:

SAVE THE DATE

POT LUCK SUMMER POOL PARTY - Sunday – August 18, 2013 Noon to 2:00 PM

Rain Date - Sunday – August 25, 2013

COMMUNITY INFORMATION

POOL

Pool rules allow all residents use of the pool. Please be considerate of your surrounding swimmers.

PUBLIC SERVICE ELECTRIC & GAS UPDATE

PSE&G has put Castle Ridge on hold for now as they are working on emergency projects. At this time they have repaired all gas leaks and there is no threat to the community. They have repaired the paving, ILM has repaired the landscaping damaged by PSE&G (which will be paid by PSE&G) and will continue to work with John DePola regarding seal coating and paving.

PAINTING

The Accent Group has been contracted to do the first of the three cycles of painting. The following homes to be painted are on Castle Ridge Drive for 2013 which are underway:
1-11, 12-22, 13-23, 60-70, 61-71, 73-83, 140-150, 141-151, 152-160, 153-163 and 165-175.

ATTENTION OWNERS 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.

It is suggested that you include (b) and (c) above on the lease when entering into an agreement so to avoid any confusion or misunderstanding during the term of the lease.

CASTLE RIDGE WEBSITE

The Website Committee has created a wonderful and informative website for all homeowners. Please check www.castleridgenj.com for up-to-date information, upcoming events, Board meetings, forms, etc.

SOCIAL COMMITTEE

Pot Luck Summer Pool Party - The Social Committee has planned at Pot Luck Summer Pool Party on Sunday, August 18th from noon to 2:00 PM. Please see information enclosed as well as the community website www.castleridgenj.com.

Water Aerobics - Water aerobics began on July 9th and will be offered through August 29th. It is from 6:45 PM - 7:45 PM every Tuesday and Thursday evening at the Castle Ridge pool. For additional information or to register, please contact Nancy Miller at 973-585-6211.

Lakeland Bus Tours – See flyer attached.

LANDSCAPING

ILM has been removing dead bushes and planting new ones throughout the community in accordance with the plans outlined in the 3-year landscaping project.

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.

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.

GARBAGE

Trash is to be placed at curbside on the evening prior to the designated collection day not before 7:00 PM. Trash pickups are Monday and Wednesday.

BULKY ITEM PICK-UP

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 pick-up. 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.

CASTLE RIDGE BOARD OF DIRECTORS

John DePola	President
Mario Tiberi	Vice President
Barbara Rayvid	Treasurer
Gennady Netrikin	Secretary
Joan Salzman	Trustee

CASTLE RIDGE SOCIAL COMMITTEE 2013/14

Dee Cohen, 109 CRD, Deeat109@gmail.com, 973-428-3953 (home), 973-960-4353 (cell)
Marianna Colavita, 47 CRD, marianna.colavita@mdlz.com, 973-220-4367 (cell)
Olimpia Garruto-Grillo, 45 CRD, olimpia.garruto@prudential.com, 973-687-0012 (cell)
Colleen Lalor, 52 CRD, clalor@optonline.net, 973-599-1947 (home), 973-464-6028 (cell)
Nancy Miller, 111 CRD, millercmp@aol.com, 973-585-6211 (home), 973-951-4525 (cell)
Barbara Rayvid, 12 Queensbridge, brayvid@aol.com, 973-515-3518 (home), 973-713-5505 (cell)
MaryAnn Sabia, 115 CRD, 973-884-0154

TOWNE & COUNTRY MANAGEMENT TEAM

- **Ginger Pitaccio, PCAM, Property Manager**
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 michelec@tc-mgt.com
- **Ed Kwiatkowski, Accountant**, for any information pertaining to your individual account history.
Phone: 732-212-8200 e-mail: edwardk@tc-mgt.com