



SPRUCE HILLS CONDOMINIUM ASSOCIATION
 PO Box 414
 Glen Gardner, NJ. 08826
 Tel: 908-537-7515
 Email: pmanager@sprucehills.org

HOA Open Meeting Minutes December 3, 2025

In Attendance:

Property Administrator: Terri Slagle 1515

Property Assitant: May Mastapeter

Board Members:

- *President:* Lucia Mastapeter 1109
- *Vice President:* John Brown 1701
- *Treasurer:* Jason Yard 1304
- *Secretary:* Gina Ambrosio 2014- (Zoom)
- *Trustee:* Carrie Spilatro 1608- (Zoom)

Unit Owners

In Person	Unit	Zoom
M. Abdaliah	1802	Jeff Stieh 614
Tannya Abdallah	1802	Jess Patane 1801
Jim Trudel	509	Carrie Spilatro 1608/410
		Gina Ambrosio 2014
		Marilyn 212
		Rebecca 503
		Jen 1104
		William Palaferro Unit 815
		Matt D 503
		Lynn 1912
		Karen 603
		Maryann Zahorchak 1713
		Joe D 406
		Laura 1416
		Rosennies 1804
		Michael Ladolcetta 1211/1213
		Samantha R. 1516

	Vassili 105 Justin's iPhone 607
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Welcome and Call Meeting to Order at 7:05pm

- Bills list approved
- October minutes approved
- Approval of 2026 Fines and Fees

Status of Septic System

- They blew out lines and cleaning beds in the leach fields. They hadn't been done in 40 years. There was 40 years of sludge. There has been a noticeable improvement in the catch basket since pipe replacement and hand delivered letters to all residents.

Water Main Break

- Cedar Ridge fixed. The approximate cost was 13,000. Water and gas lines were nearby, unable to dig; Had to bring a vacuum hose, we lost 50K gallons of water. We will be inquiring with the borough for a credit.

Audit Status

- Ongoing. QuickBooks was not reconciled going back to 2 prev. property managers. The accounting firm is making progress but it's tedious. Will still seek loan to complete construction in the remaining buildings.

Loan Status

- Pending completion of audit.

HOA fees

- Will be increased January 2026 to \$315 monthly

Construction

- Going as planned. KP12 is resuming construction on 12/2 with building 2 then building 7 to follow (permits were previously obtained). We are hoping to get the loan to complete construction faster. This will help keep down building costs and get us out of unwarrantable status. We won't know loan details, term and interest until audit is completed.

General Updates

- Reminder Pictures with Santa 12/07 cost \$10.
- Pardini responded to attorney letter; hopefully resolution for units 503/504 and 413/414
- There will be new unit owner forms sent out to all in 2026

- Implementing a new pay system
- The issue of speeding was brought up in open discussion as well.
- Resolution to Cap Rentals- meeting with attorney, waiting for attorney to schedule.
Mentioned again it will require a community wide vote with 2/3 in favor.

Am - 2/4/28 approach