



Spring Ridge Team Tennis

Team Tennis invites Spring Ridge residents ages 18 and older to join our Saturday morning teams at the front tennis courts from 9AM-11AM. Play will continue through June 25. New member application & waiver forms are available in the clubhouse. Returning team members have been emailed the forms. Please complete the registration information and mail to the address on the application or bring it with you to the courts. Additionally, you may come to the front tennis courts on Saturday mornings at 9 AM to join or to find out more information.

Pickleball

Do you love the game? Looking for experienced and new players to the sport! Please email me and let me know your experience level and availability. Include your contact information. We would like to see what level of interest there is to see if it should be recreational or a more organized league. **Let's Have Some Fun with Pickleball!** Following is my contact information:

Cindy Pluto
cindypluto@gmail.com
201-819-7775

Tennis Courts



Please be aware, Team Tennis has the courts closest to King George Road reserved on Saturday mornings from 9:00 – 11:00 AM for their spring session which runs through June 25th. During this time, please use the tennis courts closest to Acken Road.

Clubhouse

The clubhouse is open Monday – Friday from 9:00am – 5:00pm for residents to drop-off and pick-up documents, address concerns or speak with your Property Manager. Face masks are required when entering the clubhouse.

Association Office

Mon. - Fri. 9:00 AM- 5:00 PM

Executive Property Management

Office Phone: 908-647-6070

Office Fax: 908-647-6479

Emergency No. 908-806-3823

June Board Meetings

20 Adams Village	7:00 PM
22 Jackson Village	7:00 PM
20 Jefferson Village	7:15 PM
29 Madison Village	7:15 PM
15 Master Association	7:30 PM
14 Van Buren Village	7:00 PM
28 Washington Village	6:00 PM



Classifieds

All classifieds are due to the Management Office by the 15th of each month. Please email your classified ad to kara.kennelly@epmwebsite.com. Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

For Sale: New Andersen 3046 tilt-wash windows, factory finished in white. (Will fit most large windows in Van Buren & Jackson Villages). I have a total of seven (7). \$950.00 each, includes installation. Please call 908-256-4147

Want To Buy: Two bed, two bath, Essex! condo located on Alexandria Way. Deck must not face parking lot. I am NOT a realtor. Please call 908-604-6546 and leave message.

For Sale By Owner: Two bed, one bath condo located on Potomac Drive. Italian Quinn Bedroom set, Italian leather couch, Dining room set, Two bar stools. Price is negotiable. Samsung 65" Non Smart Flat-Screen TV and TV Stand, Outdoor furniture (table and chair), electric grill FOR FREE. (908) 420-7564.

Manager's Corner

(For EPM-Managed properties)

Proper Disposal of Baby Wipes

Please don't flush anything down the toilet other than toilet paper, especially baby wipes and other items such as flushable cat litter! Even though the manufacturer says you can flush baby wipes, they get caught on the piping and clog the plumbing system.

Being Considerate of Others During These Times

Management is asking residents to be considerate of others. While it is impossible to cease normal daily activities, some of your neighbors will likely work from home or participate in conference calls. So, please be considerate with the television or stereo volume.

Bernards Township Website

The official Bernards Township website (www.bernards.org) is an excellent source of current local news and a community calendar. Quick links provide easy access to detailed information about Boards & Commissions, Departments & Services, Planning Board and Township Committee meeting agendas and minutes, and much more. You can easily find, for example, information about commuter parking permits, online payment of tax and sewer bills, Parks & Recreation programs, and recycling. Spring Ridge residents are encouraged to check out the website and use this valuable community resource.

Hanging of Items

Hanging items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited. *Continued on page 3*

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References & Insured

Continued from page 2

Pets and Dogs

Residents should be aware that there is a regulation in the Spring Ridge Master Association Bylaws regulating pets within the entire Spring Ridge Community. These regulations apply to both Condominiums and Single Family/Duplex Homes.

Spring Ridge residents may observe people walking dogs on Spring Valley Blvd, Smithfield Court, Alexandria Way, Hampton Court, Salem Street, Plymouth Court, and Gelsey Lane. Please know that those roads are public streets, and you may observe people who live outside of the Spring Ridge community walking their dog through the neighborhood. This does not mean a Spring Ridge resident may harbor a dog in their unit but walk the dog on one of the public streets. Dogs are not permitted in Spring Ridge.

Welcome, First-Time Buyers

Few events in life are more exciting than buying your first home. We are glad you have chosen us! You are now a member of our community association. We are proud of our Association and trust it will contribute to the quality of your experience in our community. Here are a few tips and information to help you make the most of community association living.

Your Home

There is one crucial difference between renting and owning a home that you need to keep in mind. Unlike renting, your unit and its upkeep belong entirely to you. You are responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber, not the association manager.

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Membership

When you bought your new home, you became a member of our community association. Membership entitles you to attend and observe Open Board meetings and vote in Board elections. You may even want to consider running for a Board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. So get involved; we need you.

Changes to Your Home

There may be a time when you wish to replace your windows, replace your front door, doorknocker, or front door handle. The Association may have specifications requiring you to use certain materials and seek approval before completing the work. You should contact the Clubhouse for further information before you start such a project. Simply put, if you wish to replace anything that can be seen from the exterior of your home, you need to contact the Clubhouse.

Common Elements and Assessments

The community has several common areas like the grounds and the maintenance to keep them attractive and enjoyable. The Association shares these areas and their expenses you pay your monthly assessments.

Continued on page 4

Continued from page 3

Community Rules and Regulations
Because many residents share the common areas, it is necessary for the Association to have regulations so everyone can enjoy the community. The former buyer should have provided you with the information when you purchased your home. If you do not have a copy of the community rules, please call the Clubhouse for help.

Please contact the manager for more information or if you have questions about the Association.



Village News

Jackson Village

It's that time again! Dryer vent cleaning and fireplace inspection/cleaning is due for all units by September 15, 2022. Please ensure that you email me a copy of the receipts (preferred method) or you can send it to Jackson Village c/o: Corner Property Management, 11 Cleveland Place, Springfield, NJ 07081 or fax to 973-232-5117. The Association does not make recommendations of vendors to use for our community; however, there are some that do offer a discount for both services.

Mulch installation and dead plant material removal community-wide was completed at the end of April 2022. *Continued on page 5*



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Call for a consultation 973-403-8600

Evening and weekend appointments available

A logo for Blackbeard's Services L.L.C. It features a black and white illustration of a pirate with a beard and a red bandana, holding a cutlass. To the right of the pirate is the company name "Blackbeard's Services" in a stylized, gothic font, with "L.L.C." in a small oval. Below the name is the text "Chimney Inspection and Dryer Vent Cleaning" in a smaller font.

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Continued from page 4

The new light fixtures that were chosen last year as replacements have been discontinued. The Board of Trustees is currently working on securing new light fixture replacements not only for the fronts of garages and entranceways but also for the unit owners to purchase and install for the balconies/decks. Once that information is available it will be shared with the community. We are still anticipating replacing all lights at the entranceways and by the garages this year.

The light poles in each courtyard have been stained and building entrance signposts repainted, which gives our courtyards a much nicer appearance.

Please be reminded that all windows require to have grids in their windows. Any missing grids must be replaced.

It is imperative that landlords share all email blasts and information with their tenants so they are up to date as to what is occurring within the community.

The next Board of Trustees meeting will be held on Wednesday, June 22, 2022, at 7:00 P.M. and will be a zoom meeting.

As always, should you have any questions or need assistance, please feel free to contact me at 973-376-3925 ext. 124 or via email at [Miranda.lardieri@cp-management.com](mailto:lardieri@cp-management.com).

Washington Village

DCA Inspections

Please be informed that the State Inspector will be coming to the community on July 12, 2022 to complete the required five-year inspections. The inspections will start at 8am each day and will continue until all units are inspected. You will receive a letter providing further details about the inspection.

Continued on page 6



Barbara Kukura
Broker Associate
Spring Ridge Resident
Cell: 908-917-2132
Bkukura@aol.com



RESIDENTIAL BROKERAGE

7 Mt Bethel Rd
Warren, NJ 07059
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The decision to put your home on the market is a business decision. As an expert in market conditions, and a resident of **Spring Ridge**, I know how to create the strongest marketing position to sell your home.

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www.DryerVentCleaningNewJersey.com

Continued from page 5

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

Verizon Fios

Our community will be able to provide Verizon Fios services in the near future. The conduits will be installed within the next few months after which time, anyone interested in obtaining the service will be able to reach out to the provider for services tailored to their specific needs.

Concerns/Issues/Suggestions

Please reach out to your property manager with anything you would like to share. Lupe.p@epmwebsite.com. Or you can call 908-647-6070 ext. 1004.

Madison Village

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

Garage Inspections

Inspections will be taking place the week of June 1st. Your cooperation in providing access to your garages is appreciated.

Continued on page 7




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Continued from page 6

Water Usage

Please keep in mind the importance of ensuring there are no leaky water faucets, toilets running, lose washing machine hoses, etc. It is imperative that everyone be conscientious of their water consumption. This will help in keeping water bills to a minimum hence aiding in keeping the Association dues from rising.

Concerns/Issues/Suggestions

Please reach out to your property manager with anything you would like to share. Lupe.p@epmwebsite.com. Or you can call 908-647-6070 ext. 1004.

Jefferson Village

Board Vacancy

Please be informed that a Board member has resigned from the Board of Trustees, resulting in a vacancy. If you would like to serve your community, you can join the Board of Trustees. If you are interested, please get in touch with your Property Manager, Greg Formica, at the Clubhouse by calling 908-647-6070.

June Meeting Date Change

Please be informed that the June meeting date has been changed to June 20th.

Dryer Vent Cleanings

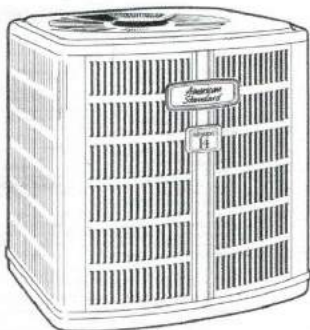
Please be advised that homeowners have until **June 30, 2022**, to have their dryer vents **professionally** cleaned and a copy of the receipt provided to the Clubhouse.

Continued on page 8



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Continued from page 7

The proper method for cleaning a dryer vent is from the exterior exhaust to the rear of your dryer and in the reverse direction. Kindly ensure that Management receives your cleaning receipts indicating what work was performed by the deadline.

Smoking in Common Areas

Please know that smoking in the stairwells, garages, basement storage areas, or at the building entryways is prohibited and a safety issue for the community. Please do not dispose of cigarette butts in the parking lots, garages, or planting beds around the building.

DCA Inspections

The Association would like to thank the residents that provided access to their units so the NJ State Inspector could complete his inspections. The Association will not receive the inspection results for about four to six weeks. Once the report is received, letters will be sent to any homeowners who were in violation of the State codes.

Building 28 Foundation Project

A few weeks ago, the Association started replacing the stairwell foundation for the right and center hallways. The project is expected to be completed by the end of June.

Building 24 Shrub Installation

The Association will be installing shrubs in the planting bed located to the right of the right hallway entrance.

Audit

The Board met with the accountant and reviewed the year-end audit. The auditor reported that they did not find any irregularities with the

Association's financials, and the Association is financially sound. If you wish to receive a copy of the audit for review, please contact the Clubhouse at 908-647-6070.

Inspection of the Landscaping

Management, the Board, and the landscaper completed a walk-through of the community noting locations to remove dead or declining shrubs and areas where to possibly install new shrubs. The Board approved the landscaper's proposal.

Adams Village

Rental Occupancy Limit

According to the Adams Village Master Deed, a two bedroom unit should be occupied by no more than four people and a one bedroom unit to no more than two people. We are bringing this to your attention because we have discovered this infraction in some units recently. This is a violation of the governing documents that the Board and Management take very seriously. Any residents that violate this rule will receive a violation notice and they will be fined on a weekly basis.

Continued on page 9



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Continued from page 8

Landscaping

The Board approved a series of landscape proposals that our landscape contractor will be executing this month. A tree pruning project was completed last month to specifically address the trees that were infringing on the building structures in the community.

DCA Inspections

Every five years, the state of New Jersey requires that a DCA inspection be completed. These inspections require access to the inside of each individual unit and storage unit. The inspector will be looking to make sure your smoke detectors are working and have been updated within the last ten years. The same goes for the carbon monoxide detectors within the last 10 year period. These inspections will take place the week of July 18th. Please make sure your unit is compliant with these regulations. As the inspection week approaches, Management will share with the community the exact schedule.

Did You Know?

Did you know that FirstService Residential has a Customer Care Center that is available to assist our residents 24 hours a day/7 days a week? If you have a question or concern outside of regular business hours, you can contact the Customer Care Center, and they will be able to assist you. The number for the Customer Care Center is 1-800-870-0010. In addition, if you have an after hours emergency, you can contact the Customer Care Center, and they will contact the manager on their cell phone to assist you. And as always, your manager can be contacted on her direct extension at

(732) 403-8165, or by email at jackie.grant@fsresidential.com.

Van Buren Village

Rental Occupancy Limit

According to the Van Buren Village Master Deed, a two bedroom unit should be occupied by no more than four people and a one bedroom unit to no more than two people. We are bringing this to your attention because we have discovered this infraction in some units recently. This is a violation of the governing documents that the Board and Management takes very seriously. Any residents who do not adhere this policy will receive a violation notice and be fined on a weekly basis.

Landscaping

The Board approved a series of landscape proposals that the landscape contractor will be executing this month. In addition, the Board and Management will also be evaluating trees in the Van Buren Community in the coming weeks.

Did You Know?

Did you know that FirstService Residential has a Customer Care Center that is available to assist our residents 24 hours a day/7 days a week? If you have a question or concern outside of regular business hours, you can contact the Customer Care Center, and they will be able to assist you. The number for the Customer Care Center is 1-800-870-0010. In addition, if you have an after hours emergency, you can contact the Customer Care Center, and they will contact the manager on their cell phone to assist you. And as always, your manager can be contacted on her direct extension at (732)403-8165, or by email at jackie.grant@fsresidential.com.

Single Family / Duplex Homes

Single-Family/Duplex Email and Website

If you wish to send an email to your representative, you can. The email address is single.duplex@gmail.com.

Instead of calling the Clubhouse to obtain information, forms, or regulations, you can get information from the website 24-hours a day. singlefamilyduplexes.frontsteps.com

Property Inspection

Management is currently conducting inspections of the homes. Please know the Association has permission under the Association's Bylaws to access your property in order to complete the inspection. Therefore, you might observe your Manager, Greg Formica, on your property. Management will note if a home has a deck or patio, the materials used, and colors during the inspection. Additionally, Management will note the type and color of the carriage light fixtures and privacy fences installation. The inspections will be used as a baseline of the homes current conditions. Management will also review the Association records to determine if any unapproved changes have occurred over time.

Continued on page 10

Continued from page 9

Front Porch Inspections

Management completed an inspection of the front porches noting the current conditions of the porches.

Delinquent Dryer and Fireplace Inspections

Currently, four homeowners are outstanding with their cleanings in 2021 and are receiving monthly fines. If you are one of these homeowners, please complete the work and submit the receipt to the Clubhouse.

Specifications

Note: A homeowner must submit a property modification form to the Association seeking approval before starting any work.

Landscape Stone

Landscaping stone may be used instead of mulch for the shrub beds.

- Size is 3/4 to 3/8 of an inch stone size
 - o Approved color is brick-town red.
- Pebble River Rock (Owners should visit the Clubhouse to examine samples prior to purchasing)
 - o Color – Gray
 - o Size – 2-inch x 2-inch square
 - o Shape - Pebble shape

Front Door Pediment

The approved model for the combination peaked cap pediment from Fypon is CPCP75BT. The website for the company is www.fypon.com.

Duplex Privacy Fencing (Applies to Duplex homes only)

- Board on Board fence style (Wolmanized wood or Cedar). Vinyl fencing is not approved for installation.
- The top of the panels may be arched, scalloped or straight.
- Maximum panel height is 6' ft and 8' ft wide. Maximum fence length (16 ft).
- Fence must be installed at the center point of the duplex building.
- Whether wolmanized wood or cedar, all fences may not be painted or stained a color. A transparent waterproofing may be applied, or left to weather naturally.

Paint Colors for Homes

Available from Warrenville Hardware



White Homes:

Benjamin Moore

Chrome Green (W096-4X) Shutters

Brilliant White (W096-01) Trim & Garage Door & Front Door

Beige Homes:

Benjamin Moore

Commonwealth Beige (W096-2X) Trim & Garage Door & Front door

Paint mix specifications for Commonwealth Beige (1 gal)

Y3 1x9.50

S1 0x30.25

W1 0x17.50

R3 0x6.75



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Spring Ridge Community Pool 2022

The Spring Ridge Community Pool will be open for the 2022 season according to the following schedule:

Day	Date	Open Hours
Weekends & Holidays	May 28 to September 5	10 AM to 8 PM
Weekdays	May 31 to June 17	4 PM to 7 PM
Weekdays	June 20 to September 2	10 AM to 8 PM

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

Pool Membership is open to Spring Ridge unit owners and their families who reside full-time during the year at Spring Ridge. Resident information is updated each year by completion of the enclosed Pool Application Form. Renters must also submit a completed Facilities Waiver form. Once information is updated, membership will be activated for the 2022 season.

- Members who were issued pool access cards in 2015 or later will not need to attend a pool badge session but must submit the above form(s) for update of information by April 30th.
- Residents who move from one unit to another within Spring Ridge keep their pool passes. Call the Management Office with questions 908-647-6070 ext. 1002.
- Lost pool cards may be replaced through appointment with the Management Office. Cost: \$10.00 per lost card.
- Association-related paperwork must be completed, and maintenance accounts current.
 - Unresolved issues/questions with the unit's maintenance account or required paperwork will result in denial of pool entry until the issue is resolved.

New residents/renters must:

- Complete and submit the Pool Application Form before the pool badge session, and renters must also submit a completed Facilities Waiver Form.
- Please the Management Office if you still need a pool access card. There is a one-time fee of \$5.00 per card.
- Persons who live alone in the unit, may purchase a season guest pass for a one-time fee of \$5.00. This season pass is good from year to year.
- Adults over age 17 must present proof of residency to obtain a valid pool access card.
- Application for a pool card after May 26th at 5:00 PM will incur a \$20.00 late fee per unit, in addition to the one-time fee of \$5.00 per card.
-

Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Gail Fehrman at Gail.F@empmwebsite.com. Forms submitted after the deadline are subject to \$20 late fee.

Books of daily guest passes are available for purchase at the clubhouse. The book contains 10 passes and the cost is \$50.00. The passes do not expire. **Daily guest pass books are not sold at the pool.**

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

Our team has buyers looking to purchase in Spring Ridge. If you are considering selling, contact Roxanne - (908) 507-0037. I will update you on what the market is currently doing. Here is what sold in the month of April.

Happy Flag Day!

Thank you,

Roxanne

SOLD IN APRIL**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
136 JAMESTOWN ROAD	\$240,500	4	1	1	\$240,000
138 JAMESTOWN ROAD	\$244,900	5	1	1	\$244,900
156 POTOMAC DRIVE	\$310,000	5	2	1	\$336,000
165 JAMESTOWN ROAD	\$315,000	5	2	1	\$315,000
30 SMITHFIELD COURT	\$319,000	5	2	2	\$330,000
48 COMMONWEALTH DR	\$334,900	5	2	2	\$350,300
15 ALEXANDRIA WAY	\$379,900	5	2	2	\$350,000

** Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation.

Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



Roxanne Formisano

Broker/Sales Associate

Office (908) 766-0085

Cell (908) 507-0037

roxanneformisano@kw.com

www.roxanneformisano.com

kw TOWNE SQUARE
KELLERWILLIAMS. REALTY
222 Mount Airy Road, Basking Ridge, NJ 07920



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All information provided is deemed reliable but is not guaranteed and should be independently verified.

JUST SOLD at SPRING RIDGE in April 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
165 Jamestown Rd	2	1	\$315,000	\$315,000	04/04/22
136 Jamestown Rd	1	1	\$240,500	\$240,000	04/08/22
156 Potomac Dr	2	1	\$310,000	\$336,000	04/08/22
48 Commonwealth Dr	2	2	\$334,900	\$350,300	04/11/22
15 Alexandria Way	2	2	\$379,900	\$350,000	04/14/22
120 Smithfield Ct	1	1	\$260,000	\$285,000	04/22/22
138 Jamestown Rd	1	1	\$244,900	\$244,900	04/26/22
30 Smithfield Ct	2	2	\$319,000	\$330,000	04/26/22
14 Alexandria Way	2	2	\$369,000	\$376,000	04/26/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

Call Alma, "the Best Agent" at 908-672-2222

Local knowledge:



Process expertise:



Responsiveness:



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Irina Bagmut

Sales Representative
Spring Ridge Marketing Specialist
 cell 908-499-0750 (best)
 irbagmut@weichert.com
 www.Irina-Bagmut.weichert.com



Alma Aguayo

Broker/Sales Representative
Spring Ridge Marketing Specialist
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June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Team Tennis 9:00-11:00 AM
5	6	7	8	9	10	11 Team Tennis 9:00-11:00 AM
12	13	14 7:00 PM Van Buren Mtg.	15 7:30 PM Master Assoc. Meeting July Newsletter Deadline	16	17	18 Team Tennis 9:00-11:00 AM
19	20 7:00 PM Adams Mtg. 7:15 PM Jefferson Mtg.	21	22 7:00 PM Jackson Mtg.	23	24	25 Team Tennis 9:00-11:00 AM
26	27	28 6:00 PM Washington Mtg	29 7:15 PM Madison Mtg.	30		