



Clubhouse Activities

Starting the week of July 11, 2022, afternoon activities will resume in the clubhouse lounge. Participants will be responsible for bringing their own supplies, i.e. yarn, knitting needles, cards, games, mahjong tiles. No items are to be stored in the lounge for the following week’s activities.

The schedule of activities is as follows.:

- Mondays: Knitting 1:00 p.m.
- Tuesdays: Cards and Games 1:00 p.m.
- Wednesdays: Mahjong 1:00 p.m.

Tennis Courts – New Locking System

New locking systems will be installed at both sets of tennis courts within approximately 30 days. Once the new locking systems are installed, residents will use their current photo pool badge to gain access to the tennis courts. If a resident does not have a photo pool badge and requires a photo badge to access the tennis courts, please contact Kara at the Management Office, 908-647-6070 ext. 1002. Once the new locking systems have been installed, those residents who have a key to the front tennis courts, can return their key to the Management Office for a refund of their deposit. Refunds will be issued by check and will be received within 10 – 14 business days. If you have any questions or concerns, please contact Kara at the Management Office, 908-647-6070 ext. 102.

Holiday Office Closure

The office will be closed on Monday, July 4, 2022 in observance of the 4th of July. We would like to wish all of you a safe and enjoyable holiday.



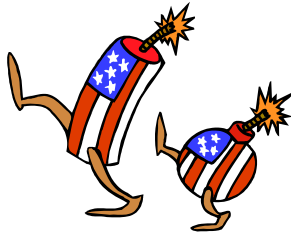
Association Office

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

July Board Meetings

18 Adams Village	7:00 PM
27 Jackson Village	7:00 PM
13 Jefferson Village	7:15 PM
27 Madison Village	7:15 PM
12 Van Buren Village	7:00 PM
26 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@epm-website.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.

FOR SALE: Glass shower door with brushed nickel hardware Purchased in 2018 72 1/2" high 30 1/16" wide 3/8" thick glass Hard water protection on glass \$500 Call Kathy 908 625-7723

For Sale: Rolltop desk/computer table - very good condition. ~28" W, 24" D, 46" H. \$50.00 Loveseat/small sofa with two matching pillows. Very good condition. Width 58". \$50.00 If interested, please call (908) 421-3401 by July 15. Must be able to pick-up.

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Village News

Adams Village

Plumbing Special Instructions

Adams Village recently had a plumbing issue that was quite costly. We would like to request that unit owners do not put grease down their sink. Avoiding this practice can help us prevent future plumbing issues and extra expense. Your cooperation in this matter is much appreciated.

Community Pruning

Our landscaper will begin pruning at the end of June, and it will continue into July.

Parking in the Community

We have had several reports of residents parking along Jamestown Road in the evenings. Parking along Jamestown Road is never allowed unless there is a project going on that would require residents to park there. We currently have a contract with a towing company that allows us to tow any vehicles that are illegally parked.

Van Buren Village

Community Lighting

The installation of LED bulbs in all courtyards has been completed. In addition, DMI has begun painting the wooden light posts to retain the beauty of our community.

Plumbing Special Instructions

The Board would like to request that unit owners do not put grease down their sink. We recently had a plumbing issue related to this in another village that was quite costly. Avoiding this practice can help us prevent future plumbing issues and extra expense.

Continued on page 4



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Continued from page 3

Dryer Vent Cleaning

A dryer vent and chimney cleaning resolution has been passed by the Van Buren Village Board. This new resolution requires that dryer vents and chimneys be cleaned every other year. Proof of dryer vent and chimney cleaning is due this year by September 30th. Please be sure to comply before the due date to avoid receiving a violation letter and/or fine.

Pest Control Issues

The association has a contract with a pest control company for once a week exterior treatment service for individual work order requests. They come out every Thursday. If you have any pest control issues, please report them to Management before Thursday for timely service. Also, they treat the landscaping monthly. Service is April – October.

Madison Village

Dumpster/Recycling Enclosures

Residents are placing furniture, beds, electronics and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are disposing of their trash. If you have large items to dispose of, please obtain a permit from Bernards Township for the Pill Hill facility. Permits can be obtained online at www.bernards.org. Or contact the trash removal company for a bulk trash pickup, Republic Services 732-545-8988.

Also, recycling bins should only be used for recycling. Please **DO NOT** throw your garbage in the recycling bins. Boxes should be broken down. Only clean pizza boxes are recyclable.

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



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Umbrellas on Decks

Management would like to remind residents that have an umbrella on their deck to please close it when not in use. Also, it is very important to close same during a storm. If left open your umbrella could become airborne causing property damage or personal injury. Your cooperation is greatly appreciated!

Vent Covers

Many homeowners may not be aware that they are responsible for having vent covers installed over their dryer vents. This is done to prevent birds and any other animals from entering your unit. Madison Village is not responsible for installing these vent covers or removing any wildlife from the vent pipe and/or unit. Please ensure your vent covers are properly installed.

Cats

Management has received several complaints regarding cats roaming the community. According to the Madison Village By-Laws Rules of Conduct, **cats are to be kept within the confines of the unit at all times.** Cats, under no circumstances are permitted on the decks or allowed to roam the property.

Dryer Vent Cleaning

If you haven't already done so, please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 2 years no later than May 31st. Fines will continue to accrue until receipts are provided.

Washington Village Dryer Vent Cleaning

Please make sure that you provide the Management Office with a copy

Continued on page 6



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\$149.95	

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Continued from page 5

of the receipt showing that your dryer vent was cleaned. Cleaning is required every 24 months no later than the last day of the month that it was previously inspected. If you are unsure of when the cleaning for your unit was last performed, please contact the Management Office.

DCA Inspections

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

Landscaping

High Tech has completed the tree and bush trimming throughout the community. Please help keep our community beautiful by not leaving any trash behind as you exit your vehicles.

Emotional Support Animals

It is the resident's responsibility to curb their pet. Please ensure you carry a bag with you when out walking with your dog. EVERYONE must be cleaning up after their pets. This is common courtesy and your cooperation

in keeping our community clean of pet waste is appreciated.

Power Washing

Power washing and painting of the exterior of the buildings, mailbox stations, and decks will be taking place the week of July 18th. Residents will be notified prior to the work being performed at their building.

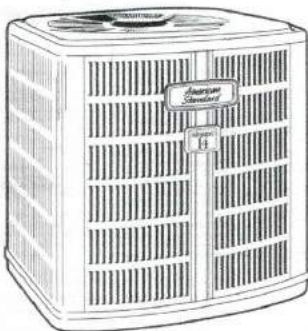
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Jackson Village

Reminder-The Master Association handles all the amenities for our community. Please ensure to contact the clubhouse at 908-647-6070 for further assistance.

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.

Please advise your children not to play in the landscaped courtyard areas. Also, no additional plantings are permitted to be added on any part of the common areas.

Any unit owner who is looking to sell their unit must advise the Association at least thirty (30) days prior to the closing date of the proposed sale. The closing documents and any questionnaires must be obtained at www.homewisedocs.com.

There are limitations on a resident's use of their garage. The garage is intended to be used for storing a vehicle. As such, 75% of the garage space must be free and available to park a vehicle in. There is an Association resolution you should be familiar with. No commercial activity of any kind is permitted in carports (i.e., manufacturing, warehousing, shipping, retailing, auto body repair, etc.) except that

commercially registered vehicles may be parked in the carports/garages if said vehicles can safely fit inside the space.

Smoking is prohibited in the storage areas, on or near the building entrance steps and landings. Smoking is permitted on your deck or patio. Please be considerate of your neighbors who might find the smoke bothersome, and dispose of your cigarette butts in a safe non-flammable container. Please do not dispose of your cigarette butts in the planting beds, parking lots, or the storm drains.

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.

next Board of Trustees meeting will be held on Wednesday, July 27, 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 via email at Miranda.lardieri@cp-management.com or by phone at 973-376-3925 ext. 124.



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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

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 a new pool badge to access the pool.
- 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 and renters must also submit a completed Facilities Waiver Form.
- Please contact 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 received 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 May.

Have a Happy 4th of July!

Thank you,

Roxanne

SOLD IN MAY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
3 COMMONWEALTH DR	\$325,000	5	2	2	\$336,250
3 PLYMOUTH COURT	\$519,000	7	3	2.1	\$565,000
12 HAMPTON COURT	\$670,000	9	3	3.1	\$735,000

** 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

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JUST SOLD at SPRING RIDGE in May 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
3 Commonwealth Dr	2	2	\$325,000	\$336,250	05/02/22
12 Hampton Ct	3	3.5	\$670,000	\$735,000	05/06/22
150 Jamestown Rd	2	1	\$289,999	\$300,000	05/16/22
3 Plymouth Ct	3	2.5	\$519,000	\$565,000	05/17/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

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Weichert Realtors

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JULY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	 <p>4th of July / Independence Day</p> <p>Assoc. Office Closed</p>	5	6	7	8	9
10	<p>1:00 PM Knitting 7:15 PM Jefferson Mtg.</p>	<p>1:00 PM Cards & Games 7:00 PM Van Buren Mtg.</p>	<p>1:00 PM Mahjong</p>	14	<p>15 August Newsletter Deadline</p>	16
17	<p>1:00 PM Knitting 7:00 PM Adams Mtg.</p>	<p>1:00 PM Cards & Games</p>	<p>20 1:00 PM Mahjong</p>	21	22	23
24	<p>25 1:00 PM Knitting</p>	<p>26 1:00 PM Cards & Games 6:00 PM Washington Mtg.</p>	<p>27 1:00 PM Mahjong 7:15 PM Madison Mtg. 7:00 PM Jackson Mtg.</p>	28	29	30
31						