



Holiday Office Closure

The office will be closed on Monday, September 5, 2022 in observance of Labor Day. We would like to wish all of you a safe and enjoyable holiday.

Clubhouse Activities

Afternoon activities have resumed in the clubhouse lounge. Participants are responsible for bringing their own supplies, i.e. yarn, knitting needles, cards, games and 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. 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. 102. Once the new locking systems have been installed, 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.

Team Tennis

Team Tennis invites Spring Ridge residents ages 18 and older to join our Saturday morning teams. The Fall 2022 season begins September 10 from 9AM-11AM at the front tennis courts through November 12. New member applications & 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 front courts on Saturday mornings at 9 AM.

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

August Board Meetings

8 Jefferson Village 7:15 PM

2 Master Association 7:30 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: 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. Drexel 2 unit – bath renovation

HELP NEEDED: Caregiver and driver wanted part time in my home. Help with sweeping floor, clean bathroom (one), transportation to doctor appointments. I am in a cast and my friend might leaving the state for a death in the family. nancyrdianna@gmail.com or call 908 307 0852. Thank you!

HELP NEEDED: Looking for someone to set up my TV and printer to my laptop. Please feel free to contact Diane on my cell phone 973-207-3031.

FOR SALE: Dining table & chairs - Antique style - 60" round table with 4 chairs \$250. Excellent Condition, negotiable. 4 Dark Brown Leather Chairs \$80.00. Good Condition, negotiable. Cash only. Call 973-207-3031

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Village News

Jackson Village

Reminder! 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 offer a discount for both services.

No homeowner should place their personal items or belongings in the Association's common hallways. Nothing shall be planted or placed in or on any common element nor alteration of any plantings shall be done on the common elements without the express prior written permission by the Board of Trustees. Storage on the decks should be limited to deck furniture and planters only. Electric grills are only permitted to be used within the community.

Snow bays are intended for use by the Association's contractor for snow placement during snow removal or other Association business. Residents should not park their vehicles in these locations. Vehicle Maintenance is not permitted on the common property within the courtyards.

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Melissa Cipriano, Esq.

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Continued from page 3

Commercial vehicles with lettering or signage, commercial plates, with visible commercial equipment may not be stored or parked overnight within the courtyard. This includes trailers of any kind. As always, a reminder, you should be utilizing your garage and driveway first and foremost before parking in the guest spots.

Brown and Brown are the insurance agents for the Association's insurance coverage. The Association carries coverage to protect the Association's buildings. It is the responsibility of each unit owner to have their own HO6 policy to cover their personal property and upgrades in their home. It is also suggested that renters carry renter's insurance. If you have any specific questions on what exactly is covered by the association's policy, please call the insurance agent directly at (610) 947-9490. Any questions regarding your policy should be directed to your personal insurance agent.

It is imperative that landlords share all email blasts and information with their tenants so they are up to date as what is occurring within the community and keep them updated with reference to any rules and regulations of the community.

There will not be a Board meeting during the month of August 2022.

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.

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



RESIDENTIAL BROKERAGE

7 Mt Bethel Rd
Warren, NJ 07059
908-754-7511

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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Adams Village

Connect Resident Portal

Did you know you have access to a portal that contains all association documents such as governing documents, meeting minutes, and association forms? On this portal, you can also view resident specific information such as account balances, work orders, etc. Additionally, there is a section that contains all pertinent community information in which you can use a search bar to find exactly what you are looking for. Our Connect Resident Portal can be accessed on the following website: <https://AdamsVillageCondominium.connectresident.com>. If you have not registered for the portal, please do so at your convenience so you can have access to all this good information.

Manager Vacation Time

Jackie Grant, your community manager, will be on vacation starting Wednesday, August 24th, until Wednesday, August 31st.

Please note, emails and voice-mails are not monitored while Jackie is out of the office on vacation. There will be another Community Manager covering for emergencies *only*. All emergencies are to be called into the 24/7 Customer Care Center while Jackie is on vacation - 1.800.870.0010. If the matter is an emergency, the Customer Care Center will reach out to the covering Community Manager to address it. If not, then Customer Care Center will log the call for a return call by Jackie upon her return to the office. If the matter absolutely cannot wait until Jackie Grant returns, please note this with Customer Care Center, and they will reach out to the covering manager.

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Van Buren Village

Dryer Vent and Chimney Cleaning Resolution

The Van Buren Board recently passed a dryer vent and chimney cleaning resolution which requires residents have their dryer vent and chimney cleaned every other year. Because last year we required that they be cleaned, proof of cleanings will not be due again until September 2023.

Connect Resident Portal

Did you know you have access to a portal that contains all association documents such as governing documents, meeting minutes, and association forms? On this portal, you can also view resident specific information such as account balances, work orders, etc. Additionally, there is a section that contains all pertinent community information in which you can use a search bar to find exactly what you are looking for. Our Connect Resident Portal can be accessed on the following website: <https://VanBurenCondominium.connectresident.com>. If you have not registered for the portal, please do so at your convenience so you can have access to all this good information.

Manager Vacation Time

Jackie Grant, your community manager, will be on vacation starting Wednesday, August 24th returning to the office, Wednesday, August 31st.

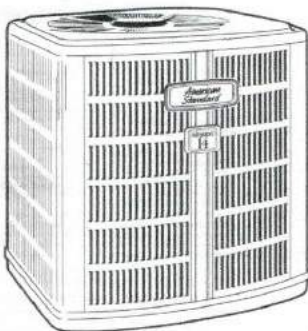
Please note, emails and voicemails are not monitored while Jackie is out of the office on vacation. There will be another Community Manager covering for emergencies *only*. All emergencies are to be called into the 24/7 Customer Care Center while Jackie is on vacation - 1.800.870.0010. If the matter is an emergency, the Customer Care Center will reach out to the covering Manager to address it. If not, then Customer Care Center will log the call for a return call by Jackie upon her return. If the matter absolutely cannot wait until Jackie Grant returns, please note this with Customer Care Center, and they will reach out to the covering Manager.

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Washington Village

Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 25, 2022. All owners will receive a mailing at the beginning of September, which will include a nomination application for those interested in running for a position on the Board of Trustees.

Moving PODS

The Association would like to remind residents of the Association's policy for requesting moving PODs. Residents should contact the clubhouse to obtain a form that must be completed.

- Your request must be in writing and must include the date of delivery and removal. Contact the clubhouse to obtain the request form. If you are a tenant, the form must be signed by your landlord.
- The POD may only be placed in the space in front of your garage. If you do not have a garage, it would be placed in your reserved parking space. You may have only one POD on site at a time.
- The POD Company must provide proof of insurance naming the Association.
- The POD must have plywood under it to prevent damage to the asphalt.



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DCA Inspection

We wish to thank everyone that cooperated during the 5-year State inspection that took place on Tuesday, July 12th. We had 97% compliance!

Take aways from the inspection:

- If your smoke alarm or carbon monoxide alarm is 7 – 10 years old, it must be replaced. (All alarms have an expiration date on them.) Even if they still beep and seem to be working properly, if they are outdated you will not pass a State inspection.
- It is NOT the Association's or Management's responsibility to tell the homeowners when their smoke alarm or carbon monoxide alarm needs replacement.
- Management will accompany the inspector; however, Management will NOT enter your home.

Madison Village

2021 Audit

The 2021 audit has been approved by the Board of Trustees. Should you wish to receive a copy, log on to the community website madisonvillage.frontsteps.com, and it can be found under Documents, Internal Documents, Financials, 2022.

Meeting Minutes

If you are a Madison Village owner and unable to attend the Madison Village Open Meetings, and would like to receive a copy of the meeting minutes, please log on to the community website and they can be found under Documents, Internal Documents, Minutes – Open Session.

Common Area Inspections

Please be advised that common area inspections are ongoing. Anyone found to have personal items in

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the hallways or common grounds will receive a warning notice, followed by a fine if the violation is not abated. You may have a wreath on your door and a floor mat in front of your door. We thank everyone for their anticipated cooperation.

DCA Re-inspection

As you are all aware, the community had its 5 year state inspection in December 2021. We have received notice that the State will be out to re-inspect the units that were in violation on Tuesday, August 16, 2022. If you were advised during the inspection that your smoke alarm or your carbon monoxide alarm needed replacement, kindly ensure that you have installed a new one prior to the August 16th inspection to avoid any fines.

Children Playing in the Courtyards

The courtyards are **not** designed for children to play; they are designed for vehicles. Allowing children to play in the courtyard poses safety concerns. In addition, children playing in the courtyards pose a liability issue, not only for the parents and their children, but also potentially the Association, other residents, guests, delivery personnel and any other drivers entering the courtyard.

The Association requests that parents not allow their children, even if supervised, to play in the courtyard. Please use the playground at the Clubhouse or those located throughout the township.

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park their vehicles inside their 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 utilizing any guest parking spaces. This leaves the guest parking available for guests.

Washing Machine/Dryer

It is important that if you are leaving your home, you **DO NOT** leave your washing machine or dryer running. This is for everyone's safety.

Jefferson Village

Dryer Cleaning / Inspections

All homeowners were required to have their dryer vents cleaned, inspected, and the original receipts turned in to Management **by June 30, 2022**. Any homeowners that still have not inspected and cleaned their dryer vent by August 1, 2022, have received a **\$100.00 fine**.

Building 28 Foundation Replacement

The Association has completed rebuilding the foundation for the center and right hallway stairways. During the project, several feet of underground leader pipes had to be replaced due to being blocked by roots and dirt. The next phase is to replace the sidewalk sections that were removed and replace additional areas that are in need. After that, the Board will evaluate the landscaping planting beds for future renovation.

Deck Replacements

The Association began replacing decks within the community once again. The work is expected to occur over the next several months.

Shrub Trimming

The landscaper has completed the second scheduled shrub trimming of the season.

Landscape Plantings

The landscaper completed installing new shrubs and removing dead or declining shrubs as a result of the previous inspection.

Hallway Railing Replacements

The Association will be replacing three second-floor wooden railings that were damaged.

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Lattice Window Replacement

The Association will be replacing one of the common hallway lattice windows that was damaged.

Building Pressure Reducers and Water Shutoffs Replacements

In the coming weeks, the Association's plumber will replace the pressure reducer and main water shutoff valves for some of the buildings. Residents will be notified when the work for their building will occur.

Testing of Common Smoke Alarms in Basement

The Association will be testing the smoke alarms in the basement hallways and residents' storage rooms. The residents will not have to provide access to their storage room during the testing. This work will be performed during the day, so please be aware of the testing. If any detectors are found defective, the Association will contact any residents should the Association require access to their storage room. Notices will be posted at the building before the testing.



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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.

Website

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 You will have to register for the website in order to access the information.

Property Modifications

Homeowners must submit a Property Modification/Replacement Application and receive Association approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. Examples of modifications are windows, front door, storm door, mailbox and post, mulch, stone, privacy fence, patio, deck, chimney, etc.

Homeowners should contact the clubhouse to obtain the current Association specifications and approved models.

A homeowner must provide the listed documents below to the clubhouse and receive approval before performing any work. The documents will be reviewed once received by the Association.

- Completed property modification form
- Copy of your vendor's proposal
- Copy of the vendor's insurance
- Copy of the vendor's NJ contractor's license
- Additional brochure information showing an example of the material you will be installing.

Completing work without Association Approval

Suppose it is later determined that an unapproved installation was performed without Association approval. In that case, the homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

Emergencies

The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the emergency.

Property Inspections

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.

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Additionally, Management will note the type and color of the carriage light fixtures and privacy fence installations. The inspections will be used as a baseline of the homes' current conditions. Management will also review the Association's records to determine if any unapproved changes have occurred over time.

Resident Census Information

Does Management have your current contact information on file? Homeowners were required to submit a form by May 1, 2022. If you have not submitted one, you may have received a fine. Please contact the office and complete a form.

Community Parking

Be informed that the condominiums' parking lots are considered private property and are for the **exclusive** use of those living in the condominiums or their guests.

Management would like to remind Single Family/Duplex residents that they should not park their vehicles in the condominiums parking lots; this includes any guests that may be visiting you. Doing so puts the cars at risk of that Association's parking policy, which could result in the vehicle being towed. Please park in your garage, driveway, or on the public road in front of your home.

Thank you in advance.

Specifications

Floodlights

Floodlights may be installed on the rear of your home. The maximum allowed fixtures is two lights with a maximum of 75 watts per light. Lights should be positioned in a manner not to offend neighbors.

Roof Shingles

GAF Royal Sovereign Shingles, Color Weathered Gray
GAF Timberline Select 40 or Timberline Ultra, Color Weathered Wood

Skylights

Homeowners may install any skylight manufacture of their choosing.
Deck mounted skylight
Skylight Dimensions- 21 " wide x 45.75 " tall x 3.75 " tall

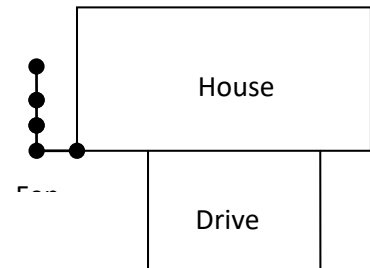
Window Screen Requirement

Residents have the option to remove the window screens only on the windows facing the street. All other window screens must be installed and in good condition.

Hideaway Panels

Privacy panels may be used to hide garbage and recycle cans.

One panel may be installed coming out from the side of the house facing the street. Up to three panels may be installed running along the side.



Manager's Corner

(For EPM-Managed properties)

Grills

For safety reasons, and per the State of New Jersey, gas, propane, and open flame grills are prohibited in Spring Ridge. Therefore, Management would like to remind condominium residents that **only** electric grills can be used within Spring Ridge.

Window Fans & Air Conditioners

Please be aware that per the By-Laws, window fans and window air conditioners are prohibited within the condominium homes.

Lights

Please contact the Management Office if you see that a light bulb

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needs to be replaced or a post light is not working properly.

For Sale Signs

If you are selling your unit, please be aware “For Sale” signs of any kind are **not permitted** in the community. Please make it clear to your realtor that signs are not to be placed on the Spring Valley Blvd. center island, in the courtyards, on any of the streets within Spring Ridge, or in your unit's windows. If any signs are observed, they will be confiscated by Management.

Water Conservation

Water and electricity are significant expenses for the Associations. One of the reasons the Associations experience increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired. If you observe a malfunctioning lawn sprinkler, please contact the Management office to report it.

Who is Responsible for Maintenance?

Who is responsible? That question is sometimes asked when there is a problem with a leaking or broken water pipe or sanitary drain line. The Association's governing documents are pretty straightforward on this matter. Any water or sanitary line pipe which serves only one unit is the responsibility of that unit's owner, even if the pipe is located outside your unit, such as in between your ceiling or floor and your neighbor's unit. The repair of any pipe which serves two or more units is the responsibility

of the Condominium Association. This almost certainly means that any pipe problem above the basement level is the responsibility of either the first or second-floor unit owner. If a problem arises and it is uncertain who is responsible for the repair, our management office should be able to sort it out.

Items on Railings

Hanging items such as towels, area rugs or clothing over deck railings or in the common areas is prohibited.

Construction Debris

When having work performed in your unit, all construction materials should be removed by your contractor from the property. Your contractor should not be dumping construction materials inside the community trash dumpsters. If it is determined your contractor placed debris inside the community dumpster, the homeowner will be fined.

Lantern Flies

The most effective way to kill a spotted lanternfly is to **squish it**. They're good at hopping, but they aren't very good at flying, so a quick stomp or swift swat should do the trick.



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THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

The market is strong. Contact me for a free marketing analysis.

Thank you,

Roxanne

SOLD IN JUNE**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
119 ALEXANDRIA WAY	\$299,000	5	2	2	\$320,000
313 POTOMAC DRIVE	\$305,000	6	2	2	\$305,000
232 POTOMAC DRIVE	\$318,000	5	2	1	\$340,500
110 JAMESTOWN ROAD	\$335,000	5	2	2	\$345,000

** 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

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JUST SOLD at SPRING RIDGE in June 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
232 Potomac Dr	2	1	\$318,000	\$340,500	06/13/22
119 Alexandria Way	2	2	\$299,000	\$320,000	06/21/22
313 Potomac Dr	2	2	\$305,000	\$305,000	06/24/22
110 Jamestown Rd	2	2	\$335,000	\$345,000	06/24/22
253 Potomac Dr	2	1	\$315,000	\$340,000	06/30/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

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Irina Bagmut

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



Alma Aguayo

Broker/Sales Representative
Spring Ridge Marketing Specialist
 cell 908-672-2222 (best)
 Alma@AlmaSellsHomes.com
 www.BaskingRidge-Homes.com
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Weichert Realtors

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August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>1</i> 1:00 PM Knitting	<i>2</i> 7:30 PM Master Assoc. Mtg. 1:00 PM Cards & Games	<i>3</i> 1:00 PM Mahjong	<i>4</i>	<i>5</i>	<i>6</i>
<i>7</i>	<i>8</i> 1:00 PM Knitting 7:15 PM Jefferson Mtg.	<i>9</i> 1:00 PM Cards & Games	<i>10</i> 1:00 PM Mahjong	<i>11</i>	<i>12</i>	<i>13</i>
<i>14</i>	<i>15</i> 1:00 PM Knitting	<i>16</i> 1:00 PM Cards & Games	<i>17</i> 1:00 PM Mahjong	<i>18</i>	<i>19</i>	<i>20</i>
<i>21</i>	<i>22</i> 1:00 PM Knitting	<i>23</i> 1:00 PM Cards & Games	<i>24</i> 1:00 PM Mahjong	<i>25</i>	<i>26</i>	<i>27</i>
<i>28</i>	<i>29</i> 1:00 PM Knitting	<i>30</i> 1:00 PM Cards & Games	<i>31</i> 1:00 PM Mahjong			