



SPRING RIDGE COMMUNITY NEWSLETTER

SEPTEMBER 2022

Welcome!

Executive Property Management would like to welcome Kirsten Fitzpatrick as our new Property Administrator. Kirsten can be reached at Kirsten.f@epmwebsite.com.

Clubhouse Activities

Afternoon activities have resumed successfully in the clubhouse lounge. Please remember that 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.

Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents ages 50 plus. Membership is only \$7.00/year, and all members receive discounted prices on club luncheons/dinners.

The next General Meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, September 21, 2022 at 12 p.m. See old friends. Make new friends. Please bring a Spring Ridge friend or neighbor as a potential new member and join us for sandwiches and salads, conversation and fun. The first luncheon post-COVID will be compliments of the club. Make your reservations on or before Sunday Sept. 18 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!

Mark your calendars. October 19th and November 16th are the dates for future Social Club meetings.



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.



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

September Board Meetings

19 Adams Village	7:00 PM
28 Jackson Village	7:00 PM
12 Jefferson Village	7:15 PM
28 Madison Village	7:00 PM
13 Van Buren Village	7:00 PM
27 Washington Village	6:00 PM



Tennis Courts – New Locking System

New locking systems are expected to be installed at both sets of tennis courts by approximately September 15th. 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 access to the tennis courts, please contact Lupe at the Management Office, 908-647-6070 ext. 1004. 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.

Classifieds

All classifieds are due to the Management Office by the 15th of each month. Please email your classified ad to lupe.p@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.

HELP NEEDED: Caregiver and driver in my home while I am in a walking boot. Part time, flexible on days and hours. Willing to pay \$20/hr. 908-307-0852.

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.

FOR SALE: Call Irene 908-604-6397

1. Elegant Walnut dining room table – 2 leaves, 6 chairs + padding \$500
2. One double bed \$75
3. European china cabinet with custom made bar \$400

FOR SALE: Brand New, never used 8.0 cu. ft. Front Load Perfect Steam Electric Dryer with LuxCare Dry and Instant Refresh in White color by Electrolux. Comes with 5 year extended warranty. The unit measures 31.5" Depth, x 38" High x 27" wide. This unit comes with 30A 3 prong plug. Only reason of sale is because the unit does not fit in my space. My loss your gain. I can deliver depending on distance. Asking \$800 obo. Please call 732-921-9556.

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The Newsletter Shoppe (908) 903-0336
or email hilariej@optonline.net



Manager's Corner

(For EPM-Managed properties)

Furnace Preparation

With Fall approaching, it is an excellent time to have your heating contractor inspect your furnace to ensure it is functioning properly before winter arrives.

Windows

Management wants to remind residents to keep their basement and garage windows closed. This will prevent animals from seeking shelter as the weather gets colder. If you see a window open, please mention it to your neighbor or call the Management Office.

Construction Debris

When having work performed in the interior of your unit, all construction materials must be removed by your contractor from the property. In addition, 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.

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 street within Spring Ridge, or in your unit's windows. If any signs are observed, they will be confiscated by Management.

Continued on page 4



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Melissa Cipriano, Esq.

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Continued from page 3

Center Island

Please be advised that the center island is Township property; therefore, it is their responsibility to maintain. For any concerns regarding the center island please contact Bernards Township directly.

Water Conservation

Water and electricity are significant expenses for the Associations; therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons an Association experiences increases in water usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired. Also, if you observe a malfunctioning lawn sprinkler, please contact the Management Office to report it.



Village News

Jackson Village

Did you have your dryer vent cleaned and fireplace inspected/swept? As a reminder, the deadline to have this done and receipt turned in is September 15, 2022, to ensure compliance and avoid fines. You may 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.

By the time you read this, the twenty-six (26) previously-approved garage doors will have been replaced by Door Boy. Further garage door assessments will be done at a later date.

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



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.

For a free market analysis, simply give me a call or send an email.



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Becht Engineering has been hired by the Board of Trustees to assess the entry steps to the buildings and railings to see which ones require replacement. Updates will be given to the community once we have more information.

Selling or refinancing your unit? Please make sure that you have your agent or attorney go to www.homewisedocs.com to obtain the necessary information.

Exterior Unit Modifications-If you plan to replace, modify, or install anything that can be seen from the exterior of your unit, you must seek prior approval from the Association. Please contact me to obtain the proper modification form and obtain written approval prior to any work being done.

Recycling and Trash Disposal-Please ensure that you are disposing the recycling in the correct recycling sheds and trash in the trash sheds. We noted that many items are being comingled resulting in our on-site maintenance personnel spending much time moving items to their correct locations. Any electronic items including but not limited to tv's, computers, refrigerators, microwaves, etc. you will need to contact Public Works at 908-204-3084 and obtain a permit card to be able to dispose these items at the Pill Hill recycling center.

Reminder, you should be utilizing your garage and driveway first and foremost before parking in the guest spots. There are two (2) units in each courtyard that do not have garages and have reserved parking spaces. Please do not park in those reserved parking spaces as they are for the exclusive use by that specific unit owner.

The next Board Meeting is scheduled for Wednesday, September 28, 2022, at 7:00 P.M and will be a zoom meeting.

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Continued from page 5

Jefferson Village

Neighbor to Neighbor Complaints

While the Association and Management are here to help the residents in neighbor-to-neighbor disputes, the Association is limited. The utmost help that the Association can provide is offering an alternative dispute resolution (ADR) mediation between parties. However, neither party is required to participate in a mediation nor abide by any decision resulting from an ADR Hearing.

The best approach is for you to speak with your neighbor about the matter, as they may not be aware of the situation. Should that approach not prove beneficial, then you may

wish to file a formal complaint with the Association. The Association will investigate the matter, and if warranted, the Association will contact your neighbor. However, should that not resolve the issue, or you feel things are escalating, you may have to take other measures such as contacting the police or filing a complaint with the Township Courts.

Dyer Vent Inspections- Past Due

Please know the deadline (June 30th) to complete and submit your dryer vent cleaning receipt to the office has passed. Failure to address this requirement will result in a \$100 fine being posted to any delinquent homeowner's maintenance account and a \$100 monthly fine until provided.

Fireplace Inspections

Don't forget the deadline for homeowners to have their fireplace inspected and cleaned (if necessary) and the receipt provided to the Management Office is **December 31st** every even-numbered year.

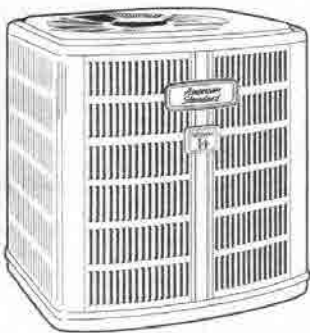
If you completed your inspection/cleaning in an odd-numbered year, you must complete another inspection this year. This will place you on the correct inspection schedule.

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Testing of Common Smoke Alarms in Basement

The Association would like to thank the residents while the testing of the fire alarm system was performed.

Landscape planting

Unfortunately, several of the plants installed before the heat wave have either died or declined due to the lack of water. The replacement of these plants will be covered under the landscaper's warranty and replaced at no additional charge in the fall.

Madison Village

Common Area Inspections

Please be advised that common area inspections are ongoing. Anyone found to have personal items in the hallways or common grounds will receive a warning notice, followed by a fine if a 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.

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.

Dumpster Enclosures

Would you please make sure you close the dumpster doors once you have disposed of your trash/recycling? This keeps the wildlife from entering the enclosure. If there is an issue with the door locks, please contact the Management Office.

Also, please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets or on top of the dumpster. Also, please break down your boxes prior to placing them in the recycling dumpster.

Garage and Hallway Lights

We are happy to announce that the new light fixtures have been installed! Please reach out to Management if you see any lights out. If you are in need of replacing the light fixture on your deck, reach out to Management for the specifications on the new fixture. You can also find them on the website, Madisonvillage.frontsteps.com.

Hallway Carpet

We are in the process of having the hallway carpet replaced in all of our buildings. Your assistance in keeping them clean is important. If you're taking your trash out, please take it straight to the dumpster and do not place it outside your door. During the winter season, please DO NOT put salt pellets on the carpet. If you spill something, PLEASE clean it up. Let's take pride in our community, help us keep it clean and beautiful.

Dumpster Sheds

The replacement/repair project was delayed; however, work has begun and will continue throughout the month until completion, weather permitting.

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References & Insured

Continued from page 7

Washington Village

Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 25, 2022. All owners should have received a mailing that included a nomination application for those interested in running for a position on the Board of Trustees. All nominations must be received at the Management office by **Tuesday, September 20th**.

Recycling

Just a reminder to the residents concerning the guidelines for recycling.

- Personal mail should be disposed of in the garbage dumpster, not the blue recycling buckets.
- Cardboard boxes should be broken down, cut into 2x2 ft sizes then placed in the recycling enclosures.
- Plastic bottles and glass containers should be placed in the blue recycling buckets.

Dumpster Enclosures

Residents should not place furniture, beds, electronics, and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are trying to dispose of their trash. If you have large items you wish to dispose of, you can arrange for a bulk item pickup from the trash hauler. There may be a disposal cost depending on the items. Please contact the clubhouse for the company's phone number. You can also dispose of items at Bernards Township's Pill Hill facility. You are required to obtain a permit which can be obtained online at www.bernards.org.

Power Washing and Painting

Our power washing and painting project has begun.

Single-Family/Duplex

Single-Family/Duplex Email and Website

If you wish to send an email to your representative, 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 at singlefamilyduplexes.frontsteps.com. You will have to register for the website to access the information.

Meeting Minutes

Suppose you are a Single-Family/Duplex owner and cannot attend a Spring Ridge Master Association Open Meeting. In that case, the approved meeting minutes are posted on the Spring Ridge Master website once approved at following the meeting.

Front Door Pediment

Homeowners can replace their existing front door acorn pediment with a combination peaked cap pediment. The Association has approved the combination peaked cap pediment from Fypon. The part number with the bottom trim is CPCP75BT. The website for the company is www.fypon.com.



Reminders

- Flower beds should be mulched or have approved stone. The beds shall be free of weeds, any dead or diseased bushes and trees and dead plant material.
- Front yards shall be free of dead or diseased bushes and trees. Trees and bushes shall be pruned or trimmed to eliminate dead or broken wood.
- The homeowner must properly dispose of leaves, grass clippings, and trees. These items should not be blown onto or placed upon the property of another village.
- The front of the home shall not be used to store toys, trampolines, equipment, portable goals, and other clutter or debris.
- A home's siding shall be kept clean and free of mold or mildew.
- Broken or missing shutters must be replaced and kept painted with the Association-approved colors.

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Adams Village

Resident Portal

Did you know there is a resident portal where you can access all association documents and information as well as access specific unit information? You can access the resident portal at: <https://AdamsVillageCondominium.connectresident.com>.

The resident portal is a great place to start if you are looking for particular community information. You can access your account balance, submit work orders, perform a search for a specific question you may have, etc.

Important Information Regarding the Dumpster Enclosures

Please be sure that boxes are broken down and placed in the allotted section of the dumpster enclosure. Also, please be sure the dumpster doors are securely shut so unwanted critters stay out. Also, leaving the doors to flap in the wind may cause damage to the dumpster.

Van Buren Village

Resident Portal

Did you know there is a resident portal where you can access all association documents and information as well as access specific unit information? You can access the resident portal at: <https://VanBurenVillage.connectresident.com>

The resident portal is a great place to start if you are looking for particular community information. You can

access your account balance, submit work orders, perform a search for a specific question you may have, etc.

Important Information Regarding the Dumpster Enclosures

Please be sure that boxes are broken down and placed in the allotted section of the dumpster enclosure. Also, please be sure the dumpster doors are securely shut so unwanted critters stay out. Also, leaving the doors to flap in the wind may cause damage to the dumpster.





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Market Update

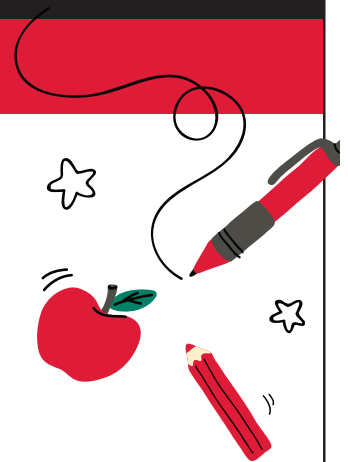
Bernards Township/Basking Ridge

Dear Neighbor:

If you're interested in selling, I can provide you with an update on the current market conditions.

Thank you,

Roxanne



SOLD IN JULY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
268 POTOMAC DRIVE	\$234,900	5	1	1	\$250,000
135 JAMESTOWN ROAD	\$239,000	4	1	1	\$245,000
201 ALEXANDRIA WAY	\$260,000	4	1	1	\$290,000
228 ALEXANDRIA WAY	\$275,000	5	1	1	\$285,000
139 ALEXANDRIA WAY	\$325,000	5	2	2	\$362,000
338 POTOMAC DRIVE	\$329,000	5	2	2	\$350,000
240 ALEXANDRIA WAY	\$330,000	5	2	2	\$330,000
23 SPRINGVALLEY BLVD	\$335,000	5	2	2	\$335,000
10 ALEXANDRIA WAY	\$355,000	5	2	2	\$338,000
221 POTOMAC DRIVE	\$358,000	5	2	2	\$360,000
21 POTOMAC DRIVE	\$359,000	5	2	2	\$365,000
314 ALEXANDRIA WAY	\$699,000	8	3	2.1	\$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

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JUST SOLD at SPRING RIDGE in July 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
201 Alexandria Way	1	1	\$260,000	\$290,000	07/01/22
338 Potomac Dr	2	1	\$329,000	\$350,000	07/01/22
139 Alexandria Way	2	1	\$325,000	\$362,000	07/06/22
240 Alexandria Way	2	2	\$330,000	\$330,000	07/08/22
268 Potomac Dr	1	1	\$234,900	\$250,000	07/13/22
21 Potomac Dr	2	2	\$359,000	\$365,000	07/14/22
135 Jamestown Rd	1	1	\$239,000	\$245,000	07/18/22
221 Potomac Dr	2	2	\$358,000	\$360,000	07/21/22
5 Plymouth Ct	3	2.5	\$589,000	\$631,000	07/25/22
314 Alexandria Way	3	2.5	\$699,000	\$735,000	07/26/22
10 Alexandria Way	2	2	\$355,000	\$338,000	07/28/22
228 Alexandria Way	1	1	\$275,000	\$285,000	07/29/22
23 Springvalley Blvd	2	2	\$335,000	\$335,000	07/29/22

*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
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SEPTEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Labor Day Office Closed	6 1:00 PM Cards & Games	7 1:00 PM Mahjong	8	9	10 9:00 AM Team Tennis
11	12 7:15 PM Jefferson Mtg. 1:00 PM Knitting	13 7:30 PM Van Buren Mtg. 1:00 PM Cards & Games	14 1:00 PM Mahjong	15	16	17 9:00 AM Team Tennis
18	19 7:00 PM Adams Mtg. 1:00 PM Knitting	20 1:00 PM Cards & Games	21 12:00 PM Social Club Mtg. 1:00 PM Mahjong	22	23	24 9:00 AM Team Tennis
25	26 1:00 PM Knitting	27 6:00 PM Washington Mtg. 1:00 PM Cards & Games	28 7:00 PM Jackson Mtg. 7:15 PM Madison Mtg. 1:00 PM Mahjong	29	30	