



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, October 19 at 12 p.m. Please bring a Spring Ridge friend or neighbor as a potential new member and join us for Octoberfest, conversation and fun. Price is \$12 for Members, \$15 for Non-members. Make your reservations on or before Sunday October 16 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

Save the date - November 16

Tennis Courts – New Locking System

New locking systems are scheduled to be installed at both sets of tennis courts the week of October 3rd. The work is projected to take 3 days to complete. Residents will need to use their current photo pool badge to gain access to the courts. If you do not have a photo pool badge, please contact Elisa at the Management Office, 908-647-6070 Ext 1002.

Executive Property Management would like to welcome Elisa Coteron as the new Community Manager for the Spring Ridge Master Association and Spring Ridge Recreation. Elisa can be reached at elisa.c@epmwebsite.com.

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

October Board Meetings

17 Adams Village	7:00 PM
26 Jackson Village	7:00 PM
10 Jefferson Village	7:15 PM
26 Madison Village	7:00 PM
4 Master Association	7:30 PM
11 Van Buren Village	7:00 PM
25 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 elisa.c@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.

Manager's Corner

(For EPM-Managed properties)



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, 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 the windows of your unit. If any signs are observed, they will be confiscated by Management.

Holiday Decorations

Just a reminder to residents, when installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. Decorations **should not** cover any building light fixtures. Hanging decorations on the garages and/or building railing is **prohibited**. As a general guideline, decorations, lights, pumpkins, etc., should be removed two weeks after the holiday has passed. This includes any holiday items on your deck or by your front door. Real pumpkins should be disposed of before they start to rot and should not be placed directly on the carpeted landing.

Continued on page 3

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Continued from page 2

Management would like to suggest that residents keep the unit number on their front door clear of any decoration. Doing so makes it easier and quicker for emergency personnel to locate your unit in an emergency.

Smoke Detectors

October is "Fire Prevention Month". The Association would like to remind homeowners to check the batteries in their smoke and carbon monoxide detectors in their unit and storage room. If your detector is chirping once a minute, it means that the battery needs to be replaced. Fire officials recommend replacing any smoke detector that is over seven (7) years old. If you must replace a 120 Volt A/C power smoke detector, it must be replaced with another A/C powered unit in the exact location. It may not be replaced with a battery-powered unit.

You should not replace the smoke detector in your storage rooms as the Association is responsible for replacing those as needed. If you replace it with an incorrect model it will cause the system to malfunction.

Lights

Please contact the Management Office if you see that a light bulb needs to be replaced or a post light is not working correctly.

Windows

Management would like 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.

Continued on page 4



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Continued from page 3

With the winter season coming, the Management office would like to take a moment to remind residents who spend the winter months out of the state “Snowbirds,” the following recommendations to prevent property damage and assure prompt responses in the event of an unplanned occurrence:

- Keep your thermostat set above 60 degrees to prevent your pipes from freezing.
- Have a local emergency contact person who can access your unit should Management contact you regarding an emergency.
- Shut off the water to your entire unit while you are away to limit any damages should something happen.
- Another option is to contract a plumber to winterize your unit before you leave for the season.

Washington Village, Jefferson, and Single-Family/Duplex residents, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98, the shut-off is located above the water heater. If you live in Madison Village, buildings 62-86 and 87-88, the shut-off is located close to the floor in the closet that backs up to your bathroom tub.



To place a business ad, please call The Newsletter Shoppe (908) 903-0336 or email hilariej@optonline.net



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



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Village News

Jackson Village

The Board of Trustees and Management is currently working on next year's budget. Our portion of the budget is anticipated to be finalized no later than October, but we will need to await to see if the Master Association has an increase in their budget. Information with regards to the budget will be sent out to the unit owners accordingly.

More delays with the post office have been reported to Management. Please be reminded that the maintenance fees are due on the 1st of each month with a grace period of the 10th of each month. If paying by check and mailing out your payments, please make sure that you send out your payments well in advance to ensure that they are received by the deadline and to avoid late fees.

The Spring Valley Blvd. center island belongs to the Township, therefore, should be maintained by the Township. Feel free to contact Ryan Wallace, Director of Public Works for Bernard's Township at 908-204-3086 with regards to any questions or concerns regarding the maintenance of the center island.

Trash disposal and recycling continues to be an issue. Please make sure that you dispose of your trash inside of the trash containers in the trash enclosures and recycling in appropriate bins in the recycling enclosures.

Continued on page 6



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Continued from page 5

Our onsite maintenance personnel spend a lot of time each week cleaning these areas up as they are comingled and mixed together.

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. It is imperative that your tenants are aware of community rules as well as any updates about the community.

The next Board Meeting is scheduled for Wednesday, October 26, 2022, at 7:00 P.M and will be a zoom meeting.

Adams Village

Dumpster Enclosure Reminders

There have been several reports of critters getting into the dumpster areas and making a mess. If you happen to notice this, please make Management aware. Also, be sure the dumpster doors are closed at all times so we are not welcoming these critters in. Lastly, please dispose of your garbage properly, i.e. break down boxes, do not leave bags on top of the dumpster, and by all means, if you see something, say something.

Election

At the beginning of this month, the Call for Candidates will be going out

for any members that would like to run for the Board. We need new members to join to help serve Adams Village. The annual election meeting will be held November 21st on Zoom at 7pm.

Van Buren Village

Dumpster Enclosure Reminders

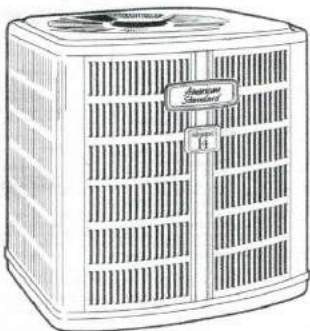
There have been several reports of critters getting into the dumpster areas and making a mess. If you happen to notice this, please make Management aware. Also, be sure the dumpster doors are closed at all times so we are not welcoming these critters in. Lastly, please dispose of your garbage properly, i.e. break down boxes, do not leave bags on top of the dumpster, and by all means, if you see something, say something.

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Continued from page 6

Election

At the end of last month, the Call for Candidates went out for any members that would like to run for the Board. All nominations are due on October 7th. The annual election meeting will be held November 8th on Zoom at 7pm. We need new members to help serve our wonderful community.

Madison Village

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 using any guest parking spaces. This leaves the guest parking available for guests.

Dumpster Enclosures

Please make sure that the dumpster doors are adequately closed once you have disposed of your trash and/or recycling. This prevents wildlife from entering the enclosure. If you find an issue with the locks on the doors, please contact the Management Office. Also, please be respectful of your fellow residents. Place your trash in the dumpster, not in the recycling buckets or on top of the dumpster, and break down your boxes before placing them in the recycling dumpster.

Garage and Hallway Lights

We are happy to announce that the new light fixtures have been installed at the garages. Hallway fixtures are in the process of being completed. 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

The carpet replacement project is ongoing. 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.

Snow Bays

It's that time of year! Yes, snow can sneak up on us at any time now. Please remember to leave the designated snow bays free of any vehicles. DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

Washington Village

Annual Election Meeting

The Washington Village Annual Election Meeting will take place on Tuesday, October 25, 2022 at 6:00 pm via Zoom. Please return your completed ballot in the return envelope which was included in your mailing to the Management Office by Tuesday, October 18, 2022. *Continued on page 8*



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References & Insured

Continued from page 7

Garages Doors

Please keep garage doors closed when not in use. For those residents that do not have a garage door opener, your door should also be kept locked when not in use.

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 pick-up 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 the Bernards Township for the Pill Hill facility. You are required to obtain a permit which can be obtained online at www.bernards.org.

Snow Bays

It's that time of year again! Yes, the forecast can call for snow. Please remember...DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

Jefferson Village

Annual Elections

The Association's Annual Election Meeting will be held on **November 14, 2022, at 7:15 PM**. Please mark your calendars and try to participate in the meeting. You will receive an election packet in the middle of October. If you do not receive an election packet, please contact the clubhouse.

While the Spring Ridge Clubhouse is now open for some small daytime public gatherings or meetings, the

Board will continue conducting hold the Annual meeting via tele/video conferencing. The Annual Meeting will be held virtual due to COVID-19 restrictions and the clubhouse being closed at this time. Homeowners will receive directions on how to participate in the upcoming meeting at a future date.

Window Screens

Residents have the option to remove their window screens from their windows during the timeframe of November 1st to April 1st of each year. At all other times, window screens must be installed on the windows.

Holiday Decorations

Just a reminder to residents, when installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. As a general guideline, decorations, pumpkins, etc. should be removed two weeks after the holiday has passed.

Garage Space Clean Up

The Association asks residents to sweep out their garages and dispose of any trash or debris. The Association also asks that residents not throw trash on the garage floors. Your help is appreciated in keeping the garages clean.

Cigarette Butt Disposal

The Association has been informed that residents are disposing of their cigarette butts on the common grounds. The Board of Trustees is asking residents not to dispose of their cigarette butts in that manner. Your help is appreciated.

Displaying Political Signage

The Association has adopted a new policy allowing residents to display political signs **ONLY** in the community. A copy of the new policy will be mailed to the homeowners. However, below is a summary of the regulations.

1. A sign may only be displayed inside the owner's unit windows or inside the window of their personal vehicle. A sign may not be placed or installed on Association limited or common grounds. This includes decks, planting beds, light fixtures, and the like.
2. A sign may not exceed the size of two feet wide by two feet tall.
3. A sign may be displayed no sooner than 45-days before an election or vote on a public issue and must be removed within fourteen days after the event. Any sign that is considered offensive, demeaning, threatening, inciting, deceitful, or of similar matter may not be displayed.

Carriage Light Replacements of Garage, Deck, and Building Entrances

Over the years, it has become increasingly harder to find the current fixture that had been discontinued. To keep the consistent look throughout the community, The Association partnered with another Association to purchase several hundred fixtures at a significant discount. The Association's responsibility is to replace the garage and building entrance fixtures.

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In contrast, the replacement/maintenance of the deck fixture is a homeowner's responsibility. To keep the look consistent throughout the community, the Association, as a one-time courtesy, will soon replace the deck fixtures at the Association's expense. (The Association could have back-charged the homeowner for this replacement cost.) Note the Association is not responsible for subsequent deck fixture replacements.



Single-Family/Duplex

Single-Family/Duplex Representative Email and Website

The email for your representative is single.duplex@gmail.com. You can obtain information from the Single-Family/Duplex website 24-hours a day at singlefamilyduplexes.frontsteps.com. You will have to register for the website to access the information.

Fall Cleanup, leaves

Do not forget that residents are required to clean up and remove the leaves from their property twice during the fall season. Leaves should also be cleaned from along the curb in front of your home. Residents or their landscape contractors should **NOT** dispose of leaves by placing them in the wooded area behind your home. They also should not be blown towards the retention pond located behind homes 246 to 266 Alexandria. Instead, they should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road.

Sports Equipment

Single Family/Duplex residents are reminded that in accordance with Single-Family/Duplex rules and regulations, the front of the home shall not be used for storage of toys, trampolines, equipment, portable goals, and other clutter or debris. Such items are permitted in backyard areas.

Holiday Decorations

Just a reminder, for the holidays of Christmas, Kwanza, Chanukah, and Halloween, exterior holiday lights and decorations may only be displayed 30-days before the holiday and must be removed 30-days after the holiday. For all other holidays, exterior lights and decorations may only be displayed for 10-days before the holiday and must be removed 10-days after the holiday.

Leasing Your Unit

If you are considering renting your unit, below are a few regulations to be aware of.

- A written lease is required, and provide a copy of the lease to the Association.
- A copy of the lease, lease rider, or lease renewal must be provided to the Association within 20-days of commencing.
- The owner is obligated to provide the tenant with a copy of the Association governing documents.
- The tenant is obligated to follow the Association's regulations.
- Single Family/Duplex homes may not be leased for less than six (6) months.
- A completed census form must be provided to the Association.

Bernards Township Website

The official Bernards Township website (www.bernards.org) is an excellent source of current local news and calendar of events in the community. 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 make use of this valuable community resource.



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THE FORMISANO TEAM

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.

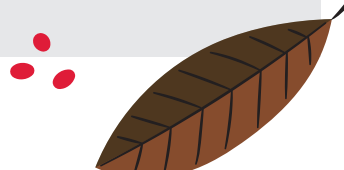
Thank you,

Roxanne



SOLD IN AUGUST**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
59 COMMONWEALTH DR	\$260,000	4	1	1	\$255,000
306 POTOMAC DRIVE	\$280,000	5	1	1	\$292,000
17 ALEXANDRIA WAY	\$299,900	5	2	1	\$299,900
88 JAMESTOWN ROAD	\$305,000	5	2	1	\$305,000
129 ALEXANDRIA WAY	\$347,500	5	2	2	\$330,000



** 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.



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Broker/Sales Associate
Office (908) 766-0085
Cell (908) 507-0037
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JUST SOLD at SPRING RIDGE in August 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
101 Potomac Dr	2	1	\$329,000	\$340,000	08/02/22
88 Jamestown Rd	2	1	\$305,000	\$305,000	08/12/22
59 Commonwealth Dr	1	1	\$260,000	\$255,000	08/19/22
129 Alexandria Way	2	2	\$347,500	\$330,000	08/29/22
306 Potomac Dr	1	1	\$280,000	\$292,000	08/31/22
17 Alexandria Way	2	1	\$299,900	\$299,900	08/31/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

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October

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 9:00 AM Team Tennis
2	3 1:00 PM Knitting	4 1:00 PM Cards & Games 7:30 PM Master Assoc. Mtg.	5 1:00 PM Mahjong	6	7	8 9:00 AM Team Tennis
9	10 1:00 PM Knitting 7:15 PM Jefferson Mtg.	11 1:00 PM Cards & Games 7:30 PM Van Buren Mtg.	12 1:00 PM Mahjong	13	14 November Newsletter Deadline	15 9:00 AM Team Tennis
16	17 1:00 PM Knitting 7:00 PM Adams Mtg.	18 1:00 PM Cards & Games	19 12PM Social Club Meeting 1:00 PM Mahjong	20	21	22 9:00 AM Team Tennis
23	24 1:00 PM Knitting 1:00 PM Knitting	25 1:00 PM Cards & Games 6:00 PM Washington Mtg.	26 1:00 PM Mahjong 7:00 PM Jackson Mtg. 7:00 PM Madison Mtg.	27	28	29 9:00 AM Team Tennis
30	31					