



## SPRING RIDGE COMMUNITY NEWSLETTER      NOVEMBER 2022

### 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, November 16 at 12 p.m. Please bring a Spring Ridge friend or neighbor as a potential new member and join us for pizza and bingo. Price is \$12 for members, \$15 for non-members. Make your reservations on or before Sunday, November 13 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATE!  
December 14 - Christmas lunch



### Tennis Courts – New Locking System

*Installation of new locking systems at both sets of tennis courts has been delayed for the week of October 24th. Please be on the lookout for further updates.* 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 Elisa 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.

### Holiday Office Closures

The office will be closed on Friday, November 11<sup>th</sup>, in observance of Veteran’s Day. It will also be closed on Thursday, November 24<sup>th</sup> and Friday, November 25<sup>th</sup> in observance of the Thanksgiving 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

  

**November Board Meetings**

21 Adams Village	7:00 PM
14 Jefferson Village	7:15 PM
16 Madison Village	7:00 PM
1 Master Association	7:30 PM
8 Van Buren Village	7:00 PM
15 Washington Village	6:00 PM

## Classifieds

All classifieds are due to the Management Office by the 15<sup>th</sup> of each month. Please email your classified ad to [elisa.c@epmwebsite.com](mailto: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.

**FOR SALE:** Brand nNew, 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.



## Clubhouse Activities

Afternoon activities have resumed 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 & Games 1:00 p.m.
- Wednesdays: Mahjong 1:00 p.m.
- Thursdays: Rummikub 1:00 p.m.



## Cipriano Law Offices, PC

Melissa Cipriano, Esq.

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**Call for a consultation 973-403-8600**

*Evening and weekend appointments available*

## Village News

### Jackson Village

As a reminder, Spring Ridge, including Jackson Village Condominium Association, does not permit dogs within the community.

During the month of December 2022, an email blast will be sent containing a 2023 registration and directory form. This form must be filled out and returned to the community manager by January 31, 2023 to ensure compliance and avoid a fine of \$100.00 being assessed to the maintenance account. If you require a paper copy of the registration form, please let me know and I will have one sent to you.

The Board of Trustees is happy to announce that contracts with Garden State Landscapes (current vendor) for landscape, snow, and irrigation have been renewed.

Your home needs special attention during the winter months. Keep the thermostat no lower than 60 degrees when you are not at home to prevent the pipes from freezing. Open vanity or cabinet doors so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period of time. *Continued on page 3*

Continued from page 2

Please make sure that you clear your deck/balcony after each snowfall. As each deck/balcony is covered by duradek material, please use plastic shovels to remove ice and snow.

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.

Please note all Corner Property Management offices will be closed on Thursday, November 24<sup>th</sup> and Friday, November 25<sup>th</sup> in observance of Thanksgiving. Wishing you and your family a wonderful holiday.

There will not be a November Board meeting. The next meeting will be the Annual Election meeting held on Wednesday, December 7, 2022 at 7:00 PM and will be held via Zoom. *Continued on page 4*

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### Van Buren Village

#### Van Buren Village Election

Ballots have been mailed for the Van Buren Village Board election. It is very important that you vote as we need to reach quorum. If quorum is not reached, we will have to do a second ballot mailing which would be an additional expense for the association. All ballots are due on November 4<sup>th</sup>, and the election meeting is being held on Tuesday, November 8<sup>th</sup>. The budget will also be presented at this meeting. All residents are encouraged to attend. This meeting will be held on Zoom. Zoom information will be made available the day of the meeting.

#### Dumpster Enclosure Housekeeping

Please be sure to dispose of garbage and recycling correctly. Do not place garbage on top of the dumpster lids. Be sure to break down boxes. Be sure doors are secured after you dispose of your garbage and/ or recycling. If you are moving out, do not use the dumpster area to dispose the contents of your home or furniture. If you happen to notice this happening, please make sure to make me aware of it, and I will address it.

### Adams Village



#### Adams Village Election

Ballots have been mailed for the Adams Village Board election. It is very important that you vote as we need to reach quorum. If quorum is not reached, we will have to do a second ballot mailing which would be an additional expense for the association. All ballots are due on November 18<sup>th</sup>, and the election meeting is being held on Monday, November 21<sup>st</sup>. The budget will also be presented at this meeting. All residents are encouraged to attend.

*Continued on page 5*



**Barbara Kukura**  
**Broker Associate**  
**Spring Ridge Resident**  
**Cell: 908-917-2132**  
[Bkukura@aol.com](mailto: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.

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Continued from page 4

This meeting will be held on Zoom. Zoom information will be made available the day of the meeting.

Water Spigot Usage

It has been brought to the attention of Management that some residents have been using the water spigots on the outside of the community buildings. Please note this is not permitted and can cause a spike in the association’s water bills.

Jefferson Village

**Association Website**

Please be informed the Association’s website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. Below is the website address. If you have not registered and activated your account, please contact the Management office. [jefferson.frontsteps.com](http://jefferson.frontsteps.com)

**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. Election packets were mailed to homeowners. If you are a homeowner wishing to participate in the meeting, please contact the clubhouse or our manager at [greg.formica@epmwebsite.com](mailto:greg.formica@epmwebsite.com). You will be provided with the meeting information no later than the day of the meeting.

**Window Screens**

Residents can remove 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.

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### **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.

This includes any holiday items on your deck or by your front door. Real pumpkins should be disposed of before they start to rot. The Association would like to suggest that residents keep the unit number on their front door clear of any decorations. Doing so makes it easier and quicker for emergency personnel to locate your unit in an emergency.

### **Garage Space Cleanup**

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.

### **Snow Bay Parking**

The Association would like to remind all residents that no vehicles are permitted to park in the snow bays as it will interfere with the snow removal.

Furthermore, should any vehicle be parked in any of the snow bays, the car will be towed at the owner's expense.

### **Snow Removal from Decks**

Residents are responsible for removing any snow and ice from their decks. Failing to do so may result in melting snow penetrating the building exterior and damaging the ceiling of the first-floor unit. If you are a resident living out of the state during the winter, please make arrangements with a neighbor or contractor to have your deck cleared of snow and ice. Your neighbors are asking for your help.

The Association would like to remind residents not to use metal

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Continued from page 6

snow shovels when removing snow from their decks. Metal shovels can damage the Duradek surface allowing water to penetrate the plywood sheathing, causing it to rot. Please be advised that should this happen, the repair expense will be the homeowner's responsibility.

### Single Family/Duplex **Single-Family/Duplex Representative Email and Website**

The email for your representative is [single.duplex@gmail.com](mailto:single.duplex@gmail.com).

You can obtain information such as regulations, forms, specifications, etc., from the Single-Family/Duplex website 24-hours a day at [single-familyduplexes.frontsteps.com](http://single-familyduplexes.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 the leaves by placing them in the wooded area behind your home. They also should not blow the leaves toward 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.

### **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.

### **Property Inspections**

Management completed the detailed inspection of the homes it has been performing over the last several months. The results will be reviewed to determine if modifications were made since the previous detailed inspection. If any are found, further review of the homeowner's account will be completed.

### Madison Village

#### **Maintenance and Cleaning**

We have contracted a new maintenance and cleaning crew, EDL

#### **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. *Continued on page 8*





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*Continued from page 7*

If you do not have a garage, please use your reserved parking space.

### **Snow Bays**

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Your cooperation is greatly appreciated!

### **Garage Inspections**

Management would like to thank the residents that provided access to their garage for the inspection. Unfortunately, while most of the residents are in compliance with the 2014 regulations, there are still a few residents that are in violation of the rules. As a result, those owners are receiving fines.

### **Damaged Garage Doors**

It has come to the Association's attention that several damaged garage doors have been noticed. While the Association is responsible for replacing the garage doors, the Master Deed defines states, "each unit owner is responsible for the cleanliness, and routine maintenance, and repair of all limited common elements that are utilized solely by that unit owner." Therefore, the Association will inspect the doors and inform any owner with a damaged door that they have to repair or replace the door.

### **Dumpster Enclosures**

Please make sure once you have disposed of your trash and/or recycling the dumpster doors have been closed properly to avoid wildlife from entering the enclosure. If you find there is an issue with the locks on the doors, please contact the Management Office so the issue can be addressed. 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, and break down your boxes prior to placing them in the recycling dumpster.

### **Water Consumption**

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Please ensure any problems are addressed on a timely basis.

### **Washington Village**



### **Water-Saving Tips**

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Below are some tips to help conserve water usage:

1. Turn off the faucet while brushing your teeth.
2. Only run the washing machine and dishwasher when you have a full load or adjust the water level for the size of the load.
3. Use a low-flow showerhead and faucet aerators.
4. Fix leaks.
5. Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.
6. Share your knowledge about saving water through conservation and efficiency with your neighbors.

### **Snow Bays**

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Thank you in advance for your cooperation!

## **Manager's Corner**

(For EPM-Managed properties)



### **Priority Snow Clearing**

As winter approaches, the Management Office is getting prepared for the upcoming snow season. You can request snow clearing priority if you are a homecare provider, emergency medical personnel, or need your driveway cleared due to a medical condition. You can obtain the form by emailing the office at [kirsten.f@epmwebsite.com](mailto:kirsten.f@epmwebsite.com), from the Spring Ridge Master Website, or by calling the office. Emergency medical personnel and homecare providers will be required to submit a copy of their ID. *Continued on page 9*



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### Potted Plants on Decks

Now that we have entered the fall season, please remove any dead or wilted plants/flowers from any potted containers that may be on your deck. Please store empty flower pots inside your unit or storage area. This will prevent them from blowing away during a winter storm.



### Snow Birds

If you are a homeowner that spends the winter months out of state, the following is recommended to prevent property damage.

- Keep your thermostat set at no lower than 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 unit while you are away to limit any damages should something happen.
- Another option is to contract a plumber to winterize your unit during the time that you are away.

### Furnace Preparation

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

### Fireplace Operations

If you use Duraflame-type fireplace logs in your fireplace, please be sure that you follow the manufacturer's directions on their packaging and use **only** (1) one log at a time, as they burn hotter than regular wood logs.

This is also an excellent time to inspect and ensure that your fireplace screen opens and closes properly. Ensuring that your screen is functioning can prevent a potential fire from occurring due to a spark or ember. Hot fireplace ashes should not be disposed of in your trash can or a dumpster, as this will cause a fire. Please wait until the ashes have cooled before disposing of them.

### 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 fixture. 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 carpet landing.

To place a business ad, please call  
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### 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 SEPTEMBER\*\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
321 POTOMAC DRIVE	\$315,000	5	2	1	\$315,000
195 JAMESTOWN ROAD	\$350,000	5	2	2	\$350,000
44 JAMESTOWN ROAD	\$350,000	6	2	2	\$344,000
122 JAMESTOWN ROAD	\$359,900	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](mailto:roxanneformisano@kw.com)

[www.roxanneformisano.com](http://www.roxanneformisano.com)

**kw TOWNE SQUARE**

KELLERWILLIAMS. REALTY

222 Mount Airy Road, Basking Ridge, NJ 07920



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# JUST SOLD at SPRING RIDGE in September 2022\*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
321 Potomac Dr	2	1	\$315,000	\$315,000	09/01/22
44 Jamestown Rd	2	2	\$350,000	\$344,000	09/08/22
122 Jamestown Rd	2	2	\$359,900	\$350,000	09/09/22
195 Jamestown Rd	2	2	\$350,000	\$350,000	09/27/22

\*Source GSMLS. Sold information deemed reliable but not guaranteed

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### Irina Bagmut

Sales Representative  
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 ibagmut@weichert.com  
 www.Irina-Bagmut.weichert.com



### Alma Aguayo

Broker/Sales Representative  
**Spring Ridge Marketing Specialist**  
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 Alma@AlmaSellsHomes.com  
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### Weichert Realtors

22 E Henry Street, Basking Ridge, NJ 07920  
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Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1  7:30 PM Master Assoc. Mtg.	2  1:00 PM Mahjong	3  1:00 PM Rummikub	4	5  9:00 AM Team Tennis
6	7  1:00 PM Knitting	8  1:00 PM Cards & Games 7:30 PM Van Buren Mtg.	9  1:00 PM Mahjong	10  1:00 PM Rummikub	11  Association Office Closed  Veteran's Day	12  9:00 AM Team Tennis
13	14  1:00 PM Knitting 7:15 PM Jefferson Mtg.	15  1:00 PM Cards & Games December Newsletter Deadline 6:00 PM Washington Mtg.	16  12PM Social Club Meeting 1:00 PM Mahjong 7:00 PM Madison Mtg.	17  1:00 PM Rummikub	18	19
20	21  1:00 PM Knitting 7:00 PM Adams Mtg.	22  1:00 PM Cards & Games	23  1:00 PM Mahjong	24  Association Office Closed  Thanksgiving	25  Association Office Closed	26
27	28  1:00 PM Knitting	29  1:00 PM Cards & Games	30  1:00 PM Mahjong			