



SPRING RIDGE COMMUNITY NEWSLETTER DECEMBER 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, December 14 at 12 p.m. Please join us for our Christmas luncheon, entertainment and door prizes. Menu includes roast beef, ham, salad, beans, carrots, dessert and coffee/tea. Price is \$20 for members, \$25 for non-members. Make your reservations on or before Friday, December 9 by calling Elissa at 908-350-7166. Leave a message. Due to planning necessities, no late reservations will be accepted. New members are always welcome!

- SAVE THE DATES!**
- January 18
 - February 15
 - March 15
 - April 19

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.

Holiday Office Closures

The Management Office will be closing at 11:00A.M on Friday, December 9, 2022.

The Management Office will be closed on Friday, December 23, 2022 and Monday, December 26, 2022 in observance of the Christmas holiday. The office will also be closed on Monday, January 2, 2023 in observance of the New Year’s holiday. We would like to wish all of you a safe and enjoyable holiday season!

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

December Board Meetings

7 Jackson Village	7:00 PM
12 Jefferson Village	7:15 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:

- 1) Lovely 7 foot long sofa in very good condition. Back of sofa is 31 inches high, asking \$275 or obo.
- 2) Large decorative antique mirror, unique shape, 41 inches tall in center of mirror and 41 inches wide. \$250.
- 3) Many Pops 70's & 80's vinyl records, \$2.00 each. Cash only. Please call 908-601-3288.

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 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.



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.

Manager's Corner

(For EPM-Managed properties)

Bernards Township Website

The Bernard's 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, Township Committee Meeting Agendas and much more. You can find 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.

Emergency Service

Please indicate the Village you live in when contacting the emergency service. This will ensure your message will be directed to the appropriate Property Manager to be addressed in a timely matter.

Budget Mailing

The 2023 Budget mailing will include a copy of the 2023 Budget and a coupon book. Coupon books are not sent to homeowners who have elected electronic funds transfer (EFT) for their monthly fee payments or pay their bills online. If you have not received the 2023 Budget mailing by January 13, 2023, please contact Executive Property Management at 908-647-6070.

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Holiday Decorations

While decorations at your front door and deck are permitted, **affixing lights and decorations to the garages, common areas, stairwell landings and handrails is prohibited.** Decorations may not be permanently fastened to the building exterior by using, nails, screws, etc. All decorations must be removed from your decks and front doors by January 15, 2023.

Christmas Trees

Christmas trees should be placed next to the dumpster enclosure for pick up by the trash removal company on the next scheduled day. Trash removal takes place on Tuesdays and Fridays.

Community Lighting

Please contact the Management Office if you see a light bulb that is burnt out or if a post light is out or not working properly.

Ice Melt

Buckets containing ice melt have been placed at the entrance to each building. If you observe ice forming on the entry steps or on a sidewalk, please sprinkle ice melt over the area. Please do not pour the melt onto the ice. It will cause the melt to clump. Please contact the Management Office to notify us if the bucket needs to be refilled.

Priority Snow Clearing

The Management Office is getting prepared for the upcoming snow season. Please fill out a form in order for us to notify the snow removal company if you need your driveway cleared due to an emergency medical condition or you are a homecare provider/emergency personal. You can obtain the form by emailing the office, kirsten.f@epmwebsite.com, or the Spring Ridge Master Website. Emergency medical personnel and homecare providers will be required to submit a copy of their ID.

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Clearing Snow From Decks

During the winter, residents are required to remove snow and ice from their decks. Please use a plastic shovel, which will prevent damage to the surface of your deck. If you have an ice build-up on your deck, please do not use salt to break down the ice. It may cause damage to your deck and possibly the deck below. Calcium chloride should be used to break down the ice. Removing the snow and ice from the decks will help avoid damage to first floor units. When the snow and ice is not removed, water penetrates the building exterior and damages the first floor unit.

If you are a resident who lives out of the state during the winter, please make arrangements with either a neighbor or contractor to have your deck cleared of snow and ice.

Please be informed that Section 3.B of the Bylaws states, owners are responsible for the maintenance of the limited common element such as a deck. This includes removing snow and ice from the deck.


Windows

Management would like to remind residents to keep their basement and garage windows closed. This will prevent animals from seeking shelter during the winter season. If you see a window open, please call the Management Office.

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. Ensure your screen is functioning. It 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. It will cause a fire. Please wait until the ashes have cooled down before disposing of them.



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Village News

Jackson Village

The monthly maintenance fees will increase by \$20.00 monthly (\$17.00 for Jackson Village and \$3.00 for Master Association) as of January 1, 2023. This amount represents monies to offset costs for inflation, as well as the much-needed increase to our capital reserve funding for future replacement projects. Please ensure that you make the appropriate adjustments to your payments if sending by check, paying thru your banking institution, or thru the CIT bank by visiting www.cp-management.com and click make a payment (choose “edit the schedule” option for this method). All maintenance fees are due on the 1st of the month with a grace period of the 10th of each month. Any fees received after the 10th of the month will receive a \$25.00 late fee assessed to the monthly maintenance account.

Welcome to our new maintenance and cleaning company, EDL Construction, who will begin within our community on December 1, 2022. We are happy to report that our onsite maintenance personnel Aldo will still be servicing our community.

Please make sure to return the 2023 registration and directory form to management by January 31, 2023 to ensure compliance and avoid a \$100.00 fine being assessed to the maintenance account.

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Christmas trees should be placed next to the dumpster not left outside on the hallway landings, sidewalks, or inside of the dumpster areas. Please make sure that you clean up any areas that may have fallen tree needles from your tree. Please remove all decorations and lights prior to disposal.

Ice melt is located at each entrance hallway of the building. Please feel free to use the ice melt as necessary for icy conditions on the sidewalks. When using the ice melt, please do not place an overwhelming amount on the sidewalks in clumps as that may have an adverse effect and cause more slippery conditions and may cause you to track it into the hallways and your home.

Let it Snow



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.

The next Board Meeting is scheduled for Wednesday, December 7, 2022, at 7:00 P.M and will be an Annual Election meeting held via zoom.

All Corner Property Management offices will be closed on Monday, December 26, 2022 in observance of the Christmas holiday and Monday, January 2, 2023 in observance of the New Year. Wishing you and your family a wonderful and joyous holiday season.

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Adams Village

2023 Budget

There will be no increase in association fees for Adams Village in 2023. The association fee will remain at \$376. You will be receiving a copy of the Adams Village 2023 Budget if you have not received it already.

Monitoring of Electric and Water Usage

The Board and Management have been closely monitoring the water and electric usage in Adams Village on a monthly basis to make sure there are no substantial increases month after month. Something, like a runny toilet or a leaky faucet, could cause a substantial increase to our monthly invoices. We ask that you are cognizant of any such issues within your unit. This will help us to lessen our monthly operating costs. Your cooperation is much-appreciated.



Van Buren Village

2023 Budget

In November, the Board approved the 2023 Budget for Van Buren Village. There will be a 3.98% increase in association fees, which amounts to a \$15 increase. The new monthly association fee will be \$392. The reasons for the increase this year are many of our contracts have increased in 2023. In addition, there is a 7.5% increase in our contribution to the master association. You will receive a copy of the 2023 Budget this month if you have not received it already.

Parking

You may not park your car in guest parking and have it remain idle. You should first use your garage, driveway, or assigned spot. Also, there have been several reports of vehicles that are not registered with the association. If you have a new vehicle, please be sure to email the updated information to jackie.grant@fsresidential.com. We must have this information as it can prevent you from being towed.

Madison Village

Snow Bays

Please do not park in the designated snow bays in each courtyard when snow is in the forecast.



Basement Heaters

The heaters in the basement storage hallways will be turned on shortly for the season. We ask that you do not adjust the temperature on the heaters. The heaters in the fire suppression rooms remain on throughout the year to prevent the pipes from freezing.

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Garage Doors

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

Garage Use

Residents shall park their primary vehicle inside the garage. If a resident has a second vehicle, it should be parked in the driveway in front of the garage. Not all residents have an assigned garage. Please be courteous and leave the open parking spots for those without an assigned garage. Your cooperation is greatly appreciated!

Vent Covers

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

2023 Budget

The Association approved a budget for 2023. For units without fire sprinklers in their unit, the maintenance fee is \$356 per month. For units with fire sprinklers in their unit, the maintenance fee is \$372 per month.

Ice Melt Buckets

When using the buckets, kindly ensure that the ice melt is not thrown on the new carpets. This will help keep our new carpets clean and lasting longer.

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:

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 Removal

The task of snow removal is a difficult one, but with everyone's cooperation in can be a successful one. When snow is in the forecast, please do not park in the designatd snow bays in each courtyard. Thank you!

2023 Budget


The Association approved a budget for 2023. The maintenance fee will be \$423 per unit, per month beginning January 1, 2023. *Continued on page 9*




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

The email for your representative, Chris Hatt, is single.duplex@gmail.com.

You can obtain information like regulations, forms, specifications, etc., from the Single-Family/Duplex website 24-hours a day at single-familyduplexes.frontsteps.com. You will have to register for the website to access the information.

Township Snow Emergencies Ordinance

The Township has adopted Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked in a public street, and no portion of a vehicle can extend into the roadway or obstruct any sidewalk or bikeway. The ban applies for 12 hours after the snowfall has ceased and can be extended if snow has not been completely cleared.

Police can order the removal of a vehicle, with the owner to pay the costs of removal and storage. Residents are prohibited from depositing snow or ice on a public street or sidewalk. The ordinance can be viewed in full at www.bernards.org.

Annual Elections

The Single Family/Duplex Annual Election Meeting will take place on March 7, 2023. The first Meeting Notice will be mailed to all unit owners the first week of January. The mailing includes the nomination form if you wish to have your name placed on the ballot for consideration to elect the Single Family/Duplex representative.

Please return the completed nomination form and resume to the Management Office at the clubhouse by the indicated deadline in the letter.

Sports Equipment

All toys, trampolines, equipment, portable goals, and other sports equipment should be stored during the winter season and not be left out on your property.

Parking in Courtyards

Vehicles belonging to the residents of the Single-Family and Duplex homes are prohibited from parking in the Van Buren Village courtyards. If you have multiple cars, they should be parked in your garage, driveway, or roadway. If snow is in the forecast, you should not park in the condominium lots, as non-Van Buren residents' cars may be towed at the owner's expense.

Meeting dates

Listed below are the tentative meeting dates for Spring Ridge Master Association 2023 meetings. The Open Session meeting starts at 7:30 PM, and is held virtually for now.

January 10th	August 1st
March 7th	October 3rd
May 2nd	November 7th
June 6th	

Jefferson Village

Association Website

Please be informed the Association's website contains information such as Association policies, regulations, form, 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

Annual Elections

On November 14, 2022, the Association held its Annual Election Meeting. The Board of Trustees would like to thank the twenty-two homeowners who returned their proxy votes to the office for this year's elections. In the end, Julian Ochrymowych and David Royster won, filling the two positions for a two-year term. The third position is still vacant.

The Board of Trustees would like to thank Lillian Shaw for her ten years of serving her community, as she did not run for re-election.

2023 Budget

The Board of Trustees adopted the budget for 2023. The budget required an increase of \$16.00 related to the increased funding of the Long Term Reserve Account and Deferred Maintenance Account, Association insurance coverage, and contractual increases. This included the \$3.00 Spring Ridge Master fee increase, which is now \$44.00 per unit. A \$33.00 increase would have been required; however, the Association was able to offset the potential

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increase by using \$30,393 of surplus funds from the prior years' cumulative surplus account.

Deck Replacements

The Association replaced the list of approved decks scheduled for this year.

Hallway Railing Replacements

The Association replaced three hallway railings on the second floors that required replacement.

Smoke Detector and Fire Bell Testing of the Storage Rooms and Common Areas

The Bernard Township Fire Marshall has informed the Association that all of the smoke detectors in the homeowners' storage rooms, common hallways, and utility rooms must be tested yearly by an electrician or other certified contractor. Therefore, the Association has hired Northern Lights Electric to perform the testing in the coming weeks. Residents will receive a notice and will be required to provide access to their storage room on the scheduled day.

Orange Cones

There are certain sidewalks near the garages that ice up during the winter season. The Association is sometimes not made aware of these conditions until the following day. Should a resident observe an area of concern, they should place a cone at the location, warning other residents. The resident should also contact the clubhouse during the next business day, so the matter may be addressed, if possible.

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 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.



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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.

Enjoy the holidays with your family and friends!

Thank you,

Roxanne

SOLD IN OCTOBER**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
71 COMMONWEALTH DR.	\$270,000	5	1	1	\$275,000
10 SMITHFIELD COURT	\$319,000	6	2	2	\$319,000
37 ALEXANDRIA WAY	\$329,000	5	2	1	\$320,000
318 ALEXANDRIA WAY	\$560,000	7	3	3	\$560,000
76 COMMONWEALTH DR.	\$575,000	7	3	3	\$592,000

** 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 October 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
10 Smithfield Ct	2	2	\$319,000	\$319,000	10/03/22
76 Commonwealth Dr	3	2.5	\$575,000	\$592,000	10/03/22
71 Commonwealth Dr	1	1	\$270,000	\$275,000	10/04/22
318 Alexandria Way	3	2.5	\$560,000	\$560,000	10/13/22
78 Potomac Dr	1	1	\$275,000	\$282,000	10/19/22
37 Alexandria Way	2	1	\$329,000	\$320,000	10/31/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

Positive Energy...

Outstanding Results!

Local knowledge:



Process expertise:



Responsiveness:



Negotiation skills:



Happy Holidays!



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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DECEMBER



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 1:00 PM Rummikub	2	3
4	5 1:00 PM Knitting	6 1:00 PM Cards & Games	7 1:00 PM Mahjong 7:00 PM Jackson Mtg.	8 1:00 PM Rummikub	9 Office Closing at 11:00 a.m.	10
11	12 7:15 PM Jefferson Mtg. 1:00 PM Knitting	13 1:00 PM Cards & Games	14 12:00 PM Social Club Holiday Lunch 1:00 PM Mahjong	15 1:00 PM Rummikub	16	17
18	19 1:00 PM Knitting	20 1:00 PM Cards & Games	21 1:00 PM Mahjong	22 1:00 PM Rummikub	23 Office Closed	24
25	26 Office Closed	27 1:00 PM Cards & Games	28 1:00 PM Mahjong	29 1:00 PM Rummikub	30	31