



WINTER

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, February 15 at 12 p.m. Please join us for an Italian lunch. Price is \$12 for Members, \$15 for Non-members. Make your reservations on or before Sunday, February 12 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!

- March 15
- April 19
- May 17
- June 21

Clubhouse Activities

Please remember that participants are responsible for bringing their own supplies, i.e. yarn, knitting needles, cards, games, 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 Closure

The office will be closed on Monday, February 20th for Presidents Day.

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



February Board Meetings

27 Adams Village	7:00 PM
22 Jackson Village	7:00 PM
13 Jefferson Village	7:15 PM
22 Madison Village	7:15 PM
15 Van Buren Village	7:00PM
21 Washington Village	6:00 PM

FEBRUARY

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. Please emails your Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

FOR SALE: Tools - Mechanics or Carpenter Tools. All made in the USA. Includes tool box. \$150. Call Eve or Art at 908-80-9237.

FOR SALE: Skis with boots, Ice hockey hardly used for sale. Samsonitevresl leather suitcases, Epson printer, lamps, Nee IKEA twin bed set, dresser/mirror, matching desk twin bed, sturdy excellent quality heavy duty full plates, flatware, cups and glasses. New embroidered white table cloths/napkins. New curtains for windows. Silk banarsee sarees. 908-442-0552.

LOOKING FOR A RELIABLE TRUSTWORTHY CAREGIVER - live in. Accommodation and food covered. Give company to a 72 years retired physician who has recovered completely from a stroke. She needs a partner to walk, exercise and do some social activities. If interested, please call 908-442-0552 so we can discuss further. Rabila Ata

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.



ALLIED LOCKSMITHS	908.766.0080 Door & Hardware Experts Free Estimates
All Locks • Safes • Garage Doors & Openers Sales • Service • Installations	
<ul style="list-style-type: none">• Locks Rekeyed & Replaced• New Brass Hardware• Home & Auto Lock-out Emergency Service	<ul style="list-style-type: none">• Garage Doors & Openers Repaired & Replaced / Tune Up Service• Broken Springs & Cables Replaced• Keyless Entry's & Transmitters
SERVING THE AREA WITH 30+ YEARS OF PROMPT & RELIABLE SERVICE	



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.



Village News

Jackson Village

Have you returned your 2023 registration and directory form to management? The form was due January 31, 2023. If you have not done so already, please do so immediately to avoid fines being assessed to your monthly maintenance account.

Things to look forward to in the Spring: This is of course in addition to the warmer weather which I personally cannot wait for to get here.

- All entry steps and entry stair railings will be replaced. The Board and Management are currently working with Becht Engineering in securing bids for this project. Once this project begins, we anticipate approximately four (4) weeks for the completion of this project in its entirety (weather permitting).
- All building entry and exterior garage lights will be replaced this Spring.
- We are currently obtaining bids for the powerwashing and painting of the exterior of all buildings and are hoping to schedule this work right after the completion of the stair/railing replacement project.

SHHHH you are being too loud. Community living means understanding that you are surrounded by neighbors trying to have peaceful enjoyment of their units. Please make sure that you

take every effort of being courteous and keep noise levels at a minimum. One thing I have learned is that on the exterior within the courtyards your voice carries and echoes. Please keep that in mind when carrying on conversations outside on your phone or with other neighbors.

Since it is still February, let us get back to some winter reminders: During snow removal, please make every effort to move vehicles from in front of the garages and the common parking areas to ensure that all snow is removed expeditiously. Refreezing can occur, so please take extra care when walking outdoors. Buckets with ice melt are located in the hallway of each building. Please feel free to utilize the ice melt as needed for any icy patches that may form on our sidewalks. Lastly, 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.

Landlords please make sure to share all information with your tenants so they are aware of the community rules and reminders.

The next Board Meeting is scheduled for Wednesday, February 22, 2023, at 7:00 P.M and will be a zoom meeting.

YOUR FULL SERVICE MOVING COMPANY

RE MOVE ALL

Residential & Commercial Moving
Local & Long Distance
Packing & Crating
Storage Solutions
Pick Up & Delivery
Junk Removal
Estate Services
Home Staging
And Much More

908-458-6683

www.Re-Move-All.com

Continued from page 3

Jefferson Village

Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. Below is the website address. Please contact the Management office if you have not registered and activated your account.

jefferson.frontsteps.com

Are You Adequately Insured?

Condominium owners sometimes assume that the Association's master insurance policy is all the coverage they need. The Association's master policy only covers the building, not your personal belongings or any upgrades you have made to your unit. For example, upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. In addition, it does not cover parts of the building used **ONLY** by you, like your air conditioning unit or the pipes that feed into your unit from the main pipes.

All residents need their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within their unit (such as a leaking toilet or water damage).

In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible of the Association's policy. The deductible amount is \$5,000. To have your personal belongings and any deductibles covered, you must invest in a condominium owner's insurance (**HO-6**) policy, available from most carriers.

Continued on page 5



Cipriano Law Offices, PC

Melissa Cipriano, Esq.

Helping families move forward to a happy, healthy, stable future

www.ciprianolaw.com

WE ARE HERE FOR ALL YOUR LEGAL NEEDS

- Family Law
- Divorce/Equitable Distribution
- Mediation
- Custody/Parenting Time/Support
- Adoptions
- Parenting Coordination
- Domestic Violence/Restraining Orders
- DWI/DUI
- Municipal Court Issues

Call for a consultation 973-403-8600

Evening and weekend appointments available



APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

★ **Dryer Vent** ★
Cleaning Special
\$89.00
Townhomes & Condos

Serving All Of New Jersey For Over 30 Years

SAFETY AND RELIABILITY IS OUR #1 PRIORITY

Did you know that 80% of the dust in your home is made up of Human Skin?

- Air Duct Cleaning
- Dryer Vent Cleaning
- Chimney Sweeping

Whole House Air Duct Cleaning
\$35 Each Vent -FREE Sanitizing

Dryer Vent & Chimney
Combo \$129.00
Townhomes & Condos



732-257-4590

Office@ApexAirDuctCleaning.com
www.DryerVentCleaningNewJersey.com

Continued from page 4

These policies generally cost only a few dollars each month and are well worth it! In addition, be sure to ask about water or sewer backup coverage. Sewer backups or water leak damages are not unheard of, and a standard policy will not cover water damage to your unit without a water or sewer backup rider.

If you do not have any insurance coverage and experience an incident, you would be responsible for covering your own damages and any damages to other units affected due to the incident. Therefore, you should contact your insurance agent to determine what type of coverage you need.

Package Delivery Services

Package theft has risen over the past year. If you have a delivery, make sure you indicate to the delivery company that the package should be left at your front door. If you find the driver left the package at the garage, you should contact the delivery company to file a complaint.

Census Forms for Rentals

It is that time when the Association will be sending out the yearly request to landlords to complete a census form. If your landlord asks you to complete sections or provide information on the census form, please do so by the May 1st deadline.

Adams Village

New Manager Introduction

My name is Rob Marino, and I am your new community manager. I can be reached on my email Robert.Marino@fsresidential.com, or on my direct extension: (732)403-8165. If you need to reach me outside regular business hours, please contact the 24/7 Customer Care Center at (800)870-0010.

Continued on page 6

BASKING RIDGE

ELECTRIC

 www.baskingridgeelectric.com 

Office: (908) 766-1846 • Cell: (908) 797-3866

SMOKE DETECTOR UPGRADE SERVICE

Charles F. Fortenbacker NJ Elec Lic. #10007



David J. Groendyk
Plumbing & Heating
Bedminster, NJ

908-234-2749

license #10113 ◆ EMERGENCY SERVICE

KARG'S PLUMBING
50th Anniversary Celebration!

24 hour emergency service!

Fast reliable service! From people you know and trust!

Call 908-647-0577

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs



Karg's Plumbing

\$50 OFF
any plumbing service

Phone: 908-647-0577

Emergency Water Heater Replacement

Hot Water Heater Repair

Faucet and Fixture Replacement

Drain Cleaning

Family Owned and Operated

Located at 1903 Long Hill Rd Millington, NJ

Continued from page 5

I have twenty-two years' experience in the community management industry. I am also the community manager at your neighboring community, Van Buren Village. As you know I am replacing Jackie Grant and this is a temporary assignment for me, until a new manager can be brought on-board and properly trained to work in your community. I look forward to meeting and speaking with you while I am here.

Did You Know?

FirstService Residential has a tool that makes it easy to stay connected to your community association any time (24 hours a day/ 7 Days a week) from anywhere. This tool is FirstService Residential Connect Resident Portal. On this portal, you can communicate with your property manager, access community forms and documents, pay association fees, submit work orders, and much more. The Portal link for Adams Village is: <https://AdamsVillageCondominium.connectresident.com>.

Site Reviews

Management has begun conducting site reviews on specific areas in the community to ensure all residents are being compliant with our governing documents. That being said, it is a good time to review your property to make sure you are compliant to avoid receiving emails regarding not following community rules, or violation notices and/or fines.

Van Buren Village

New Manager Introduction

My name is Rob Marino, and I am your new community manager. I can be reached on my email Robert.Marino@fsresidential.com, or on my direct extension: (732)403-8165. If you need to reach me outside regular business hours, please contact the 24/7 Customer Care Center at (800)870-0010.

I have twenty-two years' experience in the community management industry. I am also the community manager at your neighboring community, Adams Village. As you know I am replacing Jackie Grant and this is a temporary assignment for me, until a new manager can be brought on-board and properly trained to work in your community. I look forward to meeting and speaking with you while I am here.

Did You Know?

FirstService Residential has a tool that makes it easy to stay connected to your community association any time (24 hours a day/ 7 Days a week) from anywhere. This tool is FirstService Residential Connect Resident Portal. On this portal, you can communicate with your property manager, access community forms and documents, pay association fees, submit work orders, and much more. The Portal link for Adams Village is: <https://VanBurenVillageCondominium.connectresident.com>.

Site Reviews

Management has begun conducting site reviews on specific areas in the community to ensure all residents are being compliant with our governing documents. That being said, it is a good time to review your property to make sure you are compliant to avoid receiving emails regarding not following community rules, or violation notices and/or fines.

Continued on page 7

Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

AIR DUCT	
CLEANING	DRYER VENT
10 Vents	CLEANING
1 Main	
1 Return	\$89.95
\$149.95	

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

Continued from page 6

Madison Village

Annual Election Meeting

The Madison Village Annual Election Meeting will take place on Wednesday, March 29, 2023 at 7:15pm. Please expect to receive the first election notice soon. Should you wish to run for election, please complete the Nomination Form and return it to the Clubhouse by the deadline indicated on the form. Please include a resume with your submission.

Dumpster Enclosures

Please ensure, 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 that 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. Cardboard boxes are to be broken down prior to placing in the recycling enclosures.

Parking

Management has received several complaints related to residents not using their garages. Those residents with garages should be parking their vehicle in the garage. If you have more than one (1) vehicle, the second vehicle should be parked in front of the garage. Parking is limited in some courtyards. Please use your garage and the space in front to allow guests to use the visitor's parking spaces. Please inform your guests **not** to park in spaces with a reserved sign. These spaces are assigned to residents who do not have a garage.

Continued on page 8

Painting & Carpentry

Raymond McConnell
HIC# 13VH06581900
(908) 672-3541
Basking Ridge NJ

- Interior/ Exterior Painting
- Fine Trim and Moldings Installed
- Basement Remodeling • Tile & Marble Installation
- Replacement Windows • Tape and Spackle

References & Insured

House Cleaning

Houses, Apartments & Offices

If you don't have time to clean your place and need someone, please call me.

Free Estimates
References and Experience



ELISETE:
Cell: 973-991-6411
Please leave a message



Arrrrr... Service is Great !

Dryer Vent Cleaning

Fireplace Inspections

Townhome/condo discounts

732-627-8461

Certified Technicians

FULLY INSURED / NJ HIC #13VH04722900

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

Continued from page 7

Only one vehicle should be parked in front of the garage.

Snow Bays

When snow is in the forecast, we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard.

Water Consumption

The level of water consumption in some of our buildings is higher than normal. Please inspect all of your faucets, hoses, toilets, etc. to ensure you have no active leaks. Even the smallest continuous drip can add up quickly.

Washington Village

Basement Heaters

The heaters in the basements have been turned on for the season. We ask that you do not adjust the temperature on the heaters.

Garage 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.

Smoke Alarms

Maintenance will be inspecting the smoke alarms in the storage rooms and storage hallways over the next month. The Management Office will be contacting each resident regarding the date the work will be performed. Please be aware, access to all of the storage rooms on the scheduled dates is required in order for the alarms to be inspected and, if needed, replaced. Residents will be required to inform the Management Office of how access to their storage room will be made available. Any storage rooms left unlocked will be locked once the work is completed.

Dumpster Enclosures

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. Please break down your boxes and place them on the recycling shelves. Management has received several complaints regarding this issue.

Snow Bays

When snow is in the forecast, we ask that you do not park your vehicle in the designated snow bay spaces in each of the courtyards.

Single-Family/Duplex

Annual Election Meeting Reminder

The Annual Election Meeting will take place on Tuesday, March 7, 2023, at 7:30 PM and will be a virtual meeting. If you cannot attend the Annual Election Meeting, please submit your Absentee Ballot to the Management Office by the deadline. If you do not receive the election mailing by February 7th, please contact the Management Office at 908-647-6070.

Single-Family/Duplex Representative & Website

Need to reach your representative? You can at this email, single.duplex@gmail.com. Please know you have a community website, singlefamilyduplexes.frontsteps.com. It's an interactive, informational site designed to get you the information you need when you need it.

Holiday Decorations

We want to take this time to remind all residents that winter exterior holiday decorations should have been removed by January 31st. If you have not done so, please make sure to remove your holiday decorations and lights from the exterior of your unit.

Property Modifications Requirement and Form

Homeowners must submit a property modification/replacement form seeking prior approval before replacing/repairing/installing any items seen from their home exterior. Examples of such items include windows, front and garage doors, storm doors, mailboxes, mulch, stone, privacy fences, patios/decks, chimney facades, etc. In addition, homeowners should contact the clubhouse to obtain the correct Association specifications and approved models.

Township Snow Emergencies Ordinance

The Township has adopted Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked on a public street, and no portion of a car 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 the 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.

Continued on page 9

Continued from page 8

Single Family/Duplex residents should not park in any Condominium Association parking lots during snow events. The Associations have the right to tow any car that does not belong to their homeowners. **DON'T RISK IT.**

Association Specifications for Aawnings

You must submit a property modification form to the Association seeking approval.

Placement- Rear of the house and should be nine feet above the threshold of the sliding door.

Single Family & Hamilton Duplex Units- Maximum size 24' ft wide with 13' ft projection.

Greenbrier Duplex-, Maximum size 22.5' ft wide with 13' ft projection

Minimum Size- Same size as concrete patio/slab with 7' ft projection

Valance Style- Scallop "E" standard

Awing Colors

White Homes- Style # 4806, Forest green with Natural (6) bar strips

Beige Homes- Style #5760, Beige with White (6) bar strips

<https://majesticawning.com>



Manager's Corner

(For EPM-Managed properties)

Emergency Service Calls

Residents continue to provide their incorrect Association name to the emergency service center. This has resulted in important messages being sent to the wrong manager, delaying a timely response. Your Association name is listed on the sign at each courtyard entrance. Please know the name of the Association you live in (Madison, Jefferson, or Washington village).

Christmas Tree Disposal (For Condominiums)

You should have discarded your Christmas tree by February 1st by placing it next to the dumpster shed for pickup by the garbage company on the next scheduled day.

Holiday Decorations Removal

Don't forget to remove your holiday decorations from your deck and front door by February 1, 2023. Please remember your decoration placement should be limited to your deck and front door **ONLY**. Your personal items should **NEVER** be placed on the common hallways.

Ice Melt

While it has been an extremely warm winter, do not forget there are buckets of ice melt at the entrance to each building.

Opening Garage Door in Power Outage

Did you know that when the power goes out to the community, some residents might still be able to open their garage door? Some residents have an emergency key release installed in the garage door, allowing them to disengage the door from the opener. You can determine if you have such a release by examining the top garage door panel to see if you find a small lock installed in the door. When the key is inserted and turned, the lock's body is pulled outwards from the door, bringing out a cable with it. A sharp pull of the cable will release the garage door from the opener, allowing you to lift the door by hand. However, homeowners lose the key over time, or the lock is painted over and can no longer open the door. If that is the case, you will need to replace the lock.

Crime Prevention Tips

The Bernards Township Police would like to suggest a few **crime prevention tips** that may make you less likely to become a victim of burglary/theft.

- Always lock your residence at all times. Thieves will often target unlocked homes.
- Utilize motion lights on the exterior of your home.
- When on vacation, stop newspaper and mail delivery. Newspapers in the driveway, by your front door suggests no one is home.

Continued on page 10

Continued from page 9

- Put lights and televisions on timers or delay switches when not home.
- Keep detailed records and inventory of all valuable possessions. Have photos available of items like jewelry and antiques. Keep records of manufacturers, models, and serial numbers for valuable electronics.
- If possible, leave a vehicle or vehicles in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the Police Department and ask that the person or situation be looked into. Good neighbors report unusual activity. The Police need our residents to be our eyes and ears.

Bringing It to the Board

You live in a Condominium Association and might have an excellent idea for the community. You are not on the Board, so what do you do? Attend an Association meeting and present your idea to the Board. A good idea needs a spokesperson, which is you. If you can imagine the concept and how it will benefit your community, paint that picture in your presentation. Or, if you can, explain how it will profit your community. Give your idea wings and a voice, and see if it can fly.





**A family-friendly
full service & sales
bike shop**

Visit our in-store coffee shop serving delicious Italian style espresso and French Roast drip coffee. We also offer delicious pastries and cookies from Cocoluxe Fine Pastries.

**15 Church Street, Liberty Corner, NJ
(908) 588-3434 • Justridingalong.org**



BEE LEE BLOOMS
FLORAL DESIGN
Warren, NJ

Birthdays • Anniversaries
Bridal & Baby Showers • Holidays
Special Occasions • Corporate Arrangements

  BeeLeeBlooms

**973-699-2387 • beeleeblooms.com
BeeLeeBlooms@gmail.com**

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

Here are all the listings that sold in 2022.

Wishing you a Happy Valentines Day!

Roxanne



SOLD IN 2022*

ADDRESS	LIST PRICE	#RMS	#BDRS	#BA	SOLD PRICE
91 JAMESTOWN RD	\$230,000	5	1	1.0	\$225,000
268 POTOMAC DR	\$234,900	5	1	1.0	\$250,000
135 JAMESTOWN RD	\$239,000	4	1	1.0	\$245,000
136 JAMESTOWN RD	\$240,500	4	1	1.0	\$240,000
138 JAMESTOWN RD	\$244,900	5	1	1.0	\$244,900
93 JAMESTOWN RD	\$245,000	4	1	1.0	\$261,000
90 POTOMAC DR	\$249,000	4	1	1.0	\$281,500
361 POTOMAC DR	\$250,000	5	1	1.0	\$260,200
66 POTOMAC DR	\$254,000	5	1	1.0	\$275,000
120 SMITHFIELD CT	\$260,000	5	1	1.0	\$285,000
201 ALEXANDRIA WAY	\$260,000	4	1	1.0	\$290,000
59 COMMONWEALTH DR	\$260,000	4	1	1.0	\$255,000
71 COMMONWEALTH DR	\$270,000	5	1	1.0	\$275,000
228 ALEXANDRIA WAY	\$275,000	5	1	1.0	\$285,000
78 POTOMAC DR	\$275,000	5	1	1.0	\$282,000
306 POTOMAC DR	\$280,000	5	1	1.0	\$292,000
150 JAMESTOWN RD	\$289,999	6	2	1.0	\$300,000
119 ALEXANDRIA WAY	\$299,000	5	2	2.0	\$320,000
17 ALEXANDRIA WAY	\$299,900	5	2	1.0	\$299,900
64 JAMESTOWN RD	\$300,000	5	2	2.0	\$285,000
313 POTOMAC DR	\$305,000	6	2	2.0	\$305,000
88 JAMESTOWN RD	\$305,000	5	2	1.0	\$305,000
250 POTOMAC DR	\$310,000	5	2	1.0	\$331,000
156 POTOMAC DR	\$310,000	5	2	1.0	\$336,000
34 COMMONWEALTH DR	\$310,000	5	2	2.0	\$290,000
54 ALEXANDRIA WAY	\$315,000	5	2	2.0	\$329,000
165 JAMESTOWN RD	\$315,000	5	2	1.0	\$315,000
321 POTOMAC DR	\$315,000	5	2	1.0	\$315,000
253 POTOMAC DR	\$315,000	5	2	1.0	\$340,000
83 POTOMAC DR	\$317,000	5	2	1.0	\$320,000
232 POTOMAC DR	\$318,000	5	2	1.0	\$340,500
30 SMITHFIELD CT	\$319,000	5	2	2.0	\$330,000
10 SMITHFIELD CT	\$319,000	6	2	2.0	\$319,000

ADDRESS	LIST PRICE	#RMS	#BDRS	#BA	SOLD PRICE
190 JAMESTOWN RD	\$325,000	5	2	2.0	\$340,000
3 COMMONWEALTH DR	\$325,000	5	2	2.0	\$336,250
139 ALEXANDRIA WAY	\$325,000	5	2	1.0	\$362,000
215 ALEXANDRIA WAY	\$325,000	5	2	1.0	\$320,000
214 POTOMAC DR	\$325,000	5	1	1.0	\$327,000
338 POTOMAC DR	\$329,000	5	2	1.0	\$350,000
101 POTOMAC DR	\$329,000	5	2	1.0	\$340,000
37 ALEXANDRIA WAY	\$329,000	5	2	1.0	\$320,000
240 ALEXANDRIA WAY	\$330,000	5	2	2.0	\$330,000
48 COMMONWEALTH DR	\$334,900	5	2	2.0	\$350,300
110 JAMESTOWN RD	\$335,000	5	2	2.0	\$345,000
129 ALEXANDRIA WAY	\$347,500	5	2	2.0	\$330,000
216 ALEXANDRIA WAY	\$349,000	6	2	2.0	\$340,000
101 JAMESTOWN RD	\$349,999	8	2	2.0	\$340,000
195 JAMESTOWN RD	\$350,000	5	2	2.0	\$350,000
44 JAMESTOWN RD	\$350,000	6	2	2.0	\$344,000
4 SMITHFIELD CT	\$350,000	5	2	2.0	\$360,000
10 ALEXANDRIA WAY	\$355,000	5	2	2.0	\$338,000
19 POTOMAC DR	\$355,000	5	2	1.0	\$355,000
221 POTOMAC DR	\$358,000	5	2	2.0	\$360,000
21 POTOMAC DR	\$359,000	5	2	2.0	\$365,000
122 JAMESTOWN RD	\$359,900	5	2	2.0	\$350,000
14 ALEXANDRIA WAY	\$369,000	5	2	2.0	\$376,000
112 ALEXANDRIA WAY	\$374,500	5	2	2.0	\$380,000
15 ALEXANDRIA WAY	\$379,900	5	2	2.0	\$350,000
302 ALEXANDRIA WAY	\$500,000	10	3	2.1	\$505,000
3 PLYMOUTH CT	\$519,000	7	3	2.1	\$565,000
318 ALEXANDRIA WAY	\$560,000	7	3	2.1	\$560,000
76 COMMONWEALTH DR	\$575,000	7	3	2.1	\$592,000
5 PLYMOUTH CT	\$589,000	7	3	2.1	\$631,000
12 HAMPTON CT	\$670,000	9	3	3.1	\$735,000
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

www.roxanneformisano.com

kw TOWNE SQUARE

KELLERWILLIAMS REALTY

222 Mount Airy Road, Basking Ridge, NJ 07920

© 2023 Keller Williams Towne Square Realty. Each office is independently operated and owned.
All information provided is deemed reliable but is not guaranteed and should be independently verified.

February 2023

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