

2023

HAPPY NEW YEAR

SPRING RIDGE COMMUNITY NEWSLETTER

JANUARY 2023

Manager's Corner

(For EPM-Managed properties)

Emergency Service

When contacting the emergency service, please indicate your street name, unit address, and Association name. This will ensure your message is directed to the appropriate Property Manager and responded to promptly.

Budget Mailing

If you have not received the mailing regarding the 2023 Budget by January 15, 2023, contact Executive Property Management at 732-821-3224. The mailing will include a copy of the 2023 Budget and a coupon book. No coupon books are sent to homeowners who pay their monthly fee via electronic funds transfer (EFT) or pay their bills online.

Homeowners living in Adams, Jackson, or Van Buren Village, should contact their respective Management Company if they have not received anything.

Christmas Tree Disposal

Please discard your Christmas trees by February 1, 2023. Christmas trees should be placed next to the dumpster shed for pickup by the garbage company on the next scheduled day. Do not place your tree in front of the dumpster doors. This will cause a problem with trash or recycling pickup and access for the residents.

Holiday Decorations

Don't forget to remove your holiday decorations from your deck and front door by February 1, 2023.

Clearing Snow from Decks

During the winter, residents are required to remove snow and ice from their decks. Don't let the snow build up on your deck.

When removing the snow, please **only** use a plastic shovel, which will prevent damage to the surface of your deck.

Continued on page 2

Holiday Office Closure

The office will be closed on Monday, January 2, 2023 in observance of the New Year's holiday. We would like to wish all of you a Happy New Year!

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



January Board Meetings

23 Adams Village	7:00 PM
25 Jackson Village	7:00 PM
25 Madison Village	7:15 PM
10 Master Association	7:30PM
11 Van Buren Village	7:00 PM
24 Washington Village	6:00 PM

Continued from page 1

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. Instead, calcium chloride should be used to break down the ice.

Removing the snow and ice from the decks will help avoid water damage to first-floor units. The water penetrates the building's exterior and damages the first-floor unit when the snow and ice is not removed. Please be informed that Section 3.b of the Bylaws states owners are responsible for the maintenance of the limited common elements such as a deck. This includes removing snow and ice from the deck.

During the winter, residents who live out of the state should make arrangements with a neighbor or contractor to have their deck cleared of snow and ice. Your neighbors are asking for your help.

Priority Snow Clearing

During the winter, 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, 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.

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 a sidewalk, sprinkle the ice melt over the area.

Please do not pour the melt onto the ice; this will only cause the melt to clump, and do not place ice melt on the hallway carpeting.

In addition, contact the Management Office informing us of the icy condition or if the bucket needs to be refilled.



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



7 Mt Bethel Rd
Warren, NJ 07059
908-754-7511

The decision to put your home on the market is a business decision. As an expert in market conditions, and a **resident of Spring Ridge**, I know how to create the strongest marketing position to sell your home.

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



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, January 18 at 12 p.m. Please join us to celebrate Chinese New Year. Price is \$12 for Members, \$15 for Non-members. Make your reservations on or before Sunday, January 15 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!

- February 15
- March 15
- April 19

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.

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.

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.

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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.



Village News

Jackson Village

Happy New Year Jackson Village Community! I hope 2023 brings you good health, happiness, and abundance in all aspects of your life.

Reminder: the monthly maintenance fees have increased as of January 1, 2023, to \$435.00 per month. Please adjust your payments accordingly. 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.

Please 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. If you require a paper copy, please let me know and one will be sent to you.

Continued on page 5



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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.

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.

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.

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.

The next Board Meeting is scheduled for Wednesday, January 25, 2023 at 7:00 P.M and will be a zoom meeting. *Continued on page 6*

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Continued from page 5

Jefferson Village

January Meeting Canceled

Please be informed that the Association will not be holding a January meeting. The next meeting will be on February 13, 2022. The Association will continue holding the Association monthly meeting virtually until further notice.

Dryer Vent Cleaning

Please be advised that homeowners have until **June 30, 2023**, to clean their dryer vents professionally. The recommended method for cleaning a dryer vent is from the dryer rear to the exterior exhaust and then from the exterior exhaust to the dryer. Kindly ensure that Management receives your original cleaning receipts indicating the work completed by the deadline.

Car Cover Usage During Winter

A reminder that car covers may only be used from November 1st to April 1st of each year. Form-fitting car covers are the only approved cover, and the cover must be in good condition, e.g., the cover may not be torn or tattered. Tarps, plastic car wrap, or similar materials are not approved covers.

Storage Room Smoke Alarm Testing

Management and the Board of Trustees would like to thank the residents that provided access to their storage room so the contractor could test the alarms. While the Association performed a test in August, the Bernards Township Fire Marshall informed the Association it must hire an independent contractor and perform the tests again. This will be a yearly requirement.

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Carriage Light Fixture Replacement

Unfortunately, the contractor hired by the Association to install the new carriage light fixture has ceased communicating with the Association and failed to complete the project. Therefore, the Association will utilize maintenance hours and have DMI Maintenance install the fixtures during the slow winter months.

Building 36 Left Hallway Door Replacement

The Association will be replacing the exterior hallway door in the coming months as it is beyond repair.

Van Buren Village

2023 Van Buren Village Budget

The Van Buren Village 2023 Budget did require a 3.98% increase this year. As I am sure the community is aware, this year has been a year where inflation is on the rise. This resulted in increases in our insurance and vendor contracts.

There was also a substantial increase of 7.5% in the fees paid to the master association from Van Buren Village. The master association handles the amenities for the villages for all of Spring Ridge. Each unit will be contributing \$43 to the master association via their association fee on a monthly basis.

The 2023 maintenance fees for Van Buren Village residents will be \$392 per unit, per month.

Holiday Decorations Reminder

We hope everyone enjoyed their holiday season. We would like to remind everyone that decorations should be taken down two weeks after the holiday. Your cooperation in this matter is much-appreciated.

Moving Reminders

If you are moving, please be sure to tell your moving company to not block off driveways. This has caused some issues for residents in the past. *Continued on page 8*



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Adams Village

Adams Village 2023 Budget

We are pleased to announce that the Adams Village 2023 budget did not require an increase. This is due to the Board's efforts, in conjunction with First Service Residential, to obtain additional interest on association funds, energy and water conservation efforts and the Board negotiating long-term contracts with vendors. Due to these efforts, the Board was also able to absorb the Spring Ridge Master Association \$3 budget increase and keep maintenance fees unchanged for our owners in 2023.

Electrical Outlets

Residents are reminded that electrical outlets in the garages are for limited occasional use only (example: vacuuming the interior of your car or your garage floor). Use of the garage electrical outlets to charge electric vehicles, run electric appliances and use electric battery warmers is not allowed.

Washington Village

EDL

We would like to welcome our new maintenance and cleaning company, EDL. Maintenance requests should still be sent to the Management office for issuance of work orders by calling 908-647-6070.

Snow Bays

It's here...snow and ice season! With your cooperation, each snow event will be painless. We need the cooperation of EVERY homeowner/resident. Please do not park in the designated snow bays when snow is in the forecast. The task of snow removal is a difficult one, but with everyone cooperating it can be a successful one. Thank you!



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Holiday Decorations

The Association loves your holiday decorations and spirit! Please remember that decorations should be displayed during the appropriate times. All winter decorations are required to be removed by January 15th. All other decorations for various holidays should be removed within two (2) weeks of the holiday date. Thank you all for your cooperation.

Please visit the Manager's Corner for important information.

Madison Village

Snow Bays

It's here...snow and ice season! With your cooperation, each snow event will be painless. We need the cooperation of EVERY homeowner/resident. Please do not park in the designated snow bays when snow is in the forecast. The task of snow removal is a difficult one, but with everyone cooperating it can be a successful one. Thank you!

Basement Heaters

As a reminder, the heaters in the basement storage hallways have been turned on for the season. Please do not adjust the temperature on the heaters.

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Ice Melt

Ice melt is located in each entrance hallway of the building. Please feel free to use the ice melt as necessary for icy conditions on the sidewalks. Please be careful when using. DO NOT throw ice melt on the carpet.

New Carpet

Carpet installation has been completed! Please help us keep them clean. We would like to suggest everyone have a doormat to wipe their shoes/boots outside their door. This will aid in keeping them clean and avoid extra costs that come with shampooing them, which in turn helps the carpet last longer and keeps costs down. Everyone's cooperation is greatly appreciated!

Parking

Please be reminded that not all residents have a garage. For those of you that have a garage, please make use of your garage and the space in front of your garage for your vehicles. This will allow residents that do not have a garage the ability to use the guest spots for their vehicles, as well as freeing up space for your guests and/or service providers.



Single Family/Duplex Homeowners

Dryer and Fireplace Inspections

The Association would like to remind homeowners they must complete the dryer vent cleaning and fireplace inspection every odd-numbered year. A copy of the receipt must be provided to the Clubhouse by September 1, 2023.

Annual Elections

The Single Family/Duplex Annual Election Meeting will occur on March 7, 2023. The first Meeting Notice will be mailed to all unit owners during January. The mailing includes the nomination form if you wish to have your name placed on the ballot for election to represent the Single Family/Duplex homeowners on the Master Board of Trustees. Return the completed nomination form with a resume to the Management Office at the clubhouse by the indicated deadline stated in the letter. You may also submit your nomination form and resume via email to Kirsten.f@epmwebsite.com.

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.

A homeowner must submit the following documents at minimum to the clubhouse. If the request is approved, the homeowner will receive an approval

letter. **NO** work may commence until the approval letter is received.

- A completed property modification form
- Copy of your vendor's proposal (if the homeowner is performing the work, not required)
- Copy of the vendor's proposal (if the homeowner is performing the work, not required)
- Additional brochure information showing an example of the material you will be installing.

Single Family/Duplex Website

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. Some of the convenient online services available will include:

Resident Services

- Make payments online and view your account history and up-to-date account balance
- Obtain list of approved materials and forms for use in the community
- Update your contact information with the Association

Resource Center

- Open Board meeting minutes
- Rules and regulations, covenants.
- Association approved specifications
- Association Forms

Messenger Service Email

- Get all of the latest news and announcements delivered straight to your inbox.

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- Receive email blasts or notifications from the Association

We encourage you to sign up so you can begin utilizing these services.

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.

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.



Bulky Household Trash Disposal

Unit owners needing to dispose of furniture, appliances, construction materials, carpeting, toys, bicycles, etc., can obtain a free permit (one per calendar year per household) to dispose of the items at the Pill Hill Recycling Center on Pill Hill Road in Basking Ridge. Permit Cards may be issued to renters upon proof the property owner authorized such transmittal. Call the Department of Public Works Office at 908-204-3084 for specifics.

Permits are available at the Bernards Township Public Works Department at 277 South Maple Avenue between the hours of 7 a.m. – 4:00 p.m. Mon. - Fri. Proof of residency must be presented.

One free permit is given each calendar year, and permits are renewed automatically each year in January without having to go in person to the Public Works Department. Permit Cards will be automatically voided once the property is sold.

The permit card is good for four credits. A sample schedule follows:

- A. Car or Station Wagon = One Credit Used
- B. Mini Van or Small Trailer = Two Credits Used
- C. Small Pickup = Two Credits Used
- D. Full Size Pickups = Four Credits Used

Additional credits are available for a fee.

The Pill Hill Recycling Center is located at 150 Pill Hill Rd and is open on the weekend only. The operating schedule for the dump is:

Saturdays

8 AM – 4 PM November through March

8 AM – 5 PM April through October

Sundays

Noon – 4 PM April, May June, October, November

For specifics, including what items are acceptable for disposal, call the Department of Public Works Office at 908-204-3084 or go to www.bernards.org. Click on Departments and Services, scroll down to Public Works on the list, under Recycling & Disposal click on Pill Hill Recycling Center.

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.

Happy New Year!

Thank you,

Roxanne

SOLD IN NOVEMBER**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
34 COMMONWEALTH DR*	\$310,000	5	2	2	\$290,000
83 POTOMAC DRIVE	\$317,000	5	2	1	\$320,000
214 POTOMAC DRIVE	\$325,000	5	1	1	\$327,000
216 ALEXANDRIA WAY	\$349,000	6	2	2	\$340,000

** 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

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JUST SOLD at SPRING RIDGE in November 2022*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
83 Potomac Dr	2	1	\$317,000	\$320,000	11/01/22
214 Potomac Dr	1	1	\$325,000	\$327,000	11/17/22
34 Commonwealth Dr	2	2	\$310,000	\$290,000	11/21/22
216 Alexandria Way	2	2	\$349,000	\$340,000	11/29/22

*Source GSMLS. Sold information deemed reliable but not guaranteed

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Happy New Year!



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Sales Representative

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www.Irina-Bagmut.weichert.com

Alma Aguayo

Broker/Sales Representative

Spring Ridge Marketing Specialist

cell 908-672-2222 (best)

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January 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<i>1</i>	<i>2</i> Assoc. Office Closed	<i>3</i> 1:00 PM Cards & Games	<i>4</i> 1:00 PM Mahjong	<i>5</i> 1:00 PM Rummikub	<i>6</i>	<i>7</i>
<i>8</i>	<i>9</i> 1:00 PM Knitting	<i>10</i> 1:00 PM Cards & Games 7:30PM Master Assoc. Mtg.	<i>11</i> 1:00 PM Mahjong 7:00 PM Van Buren Mgt.	<i>12</i> 1:00 PM Rummikub	<i>13</i>	<i>14</i>
<i>15</i>	<i>16</i> 1:00 PM Knitting	<i>17</i> 1:00 PM Cards & Games	<i>18</i> 1:00 PM Mahjong 12:00 PM Social Club	<i>19</i> 1:00 PM Rummikub	<i>20</i>	<i>21</i>
<i>22</i>	<i>23</i> 1:00 PM Knitting 7:00 PM Adams Mtg.	<i>24</i> 1:00 PM Cards & Games 6:00 PM Washington Mtg.	<i>25</i> 1:00 PM Mahjong 7:00 PM Jackson Mtg. 7:15 PM Madison Mtg.	<i>26</i> 1:00 PM Rummikub	<i>27</i>	<i>28</i>
<i>29</i>	<i>30</i> 1:00 PM Knitting	<i>31</i> 1:00 PM Cards & Games				