



Manager's Corner

(For EPM-Managed properties)

For Sale or Estate Signs

If you are selling your unit, please be aware "For Sale or Estate" signs of any kind are **not permitted** in the community per the regulations. Please make this clear to your realtor. Signs should not be placed on Spring Valley Blvd, in the Association's courtyards, on any street within Spring Ridge, or in your unit's windows. Any signs found will be confiscated by Management.

Springtime

As spring is just around the corner, Management would like to take this opportunity to remind residents that nails, screws, etc., cannot penetrate the exterior of the buildings. This means that you cannot permanently attach anything to the exterior of the buildings. You may use plastic tie-wraps to fasten items to the deck posts. Railing-mounted flower boxes should be placed on the inside of your deck railing to prevent anything from possibly falling and injuring someone.

Planter Saucers

Please ensure that you have planter saucers installed under your flowerpots. This prevents the soil and water from running onto your deck. This keeps the decks cleaner and makes it easier for maintenance should they have to work on your deck area. In addition, you should limit the number of flowerpots or plants placed on your deck as the decks are not designed to have excessive weight on them all the time. Finally, please keep the community looking nice by removing any dead plants you may have in containers.

Proper Disposal of Grease / Cooking Oil / Baby Wipes

Don't pour cooking oil or grease down the drain! Pouring oil down the drain or toilet will cause clogs in your home plumbing system over time. The right way to dispose of grease is simple: Pour the oil into a disposable container and let it cool.

Continued on page 2

THE SPRING RIDGE POOL IS SCHEDULED TO OPEN MAY 27!

- **For pool membership information and pool hours see page 13**
- **For a pool membership application see page 17**
- **For a facilities waiver form see page 18**

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

March Board Meetings

20 Adams Village	7:00 PM
22 Jackson Village	7:00 PM
13 Jefferson Village	7:15 PM
29 Madison Village	7:15 PM
7 Master Association	7:30 PM
14 Van Buren Village	7:00PM
28 Washington Village	6:00 PM

Continued from page 1

Once the container is filled with solid oil, seal the container and throw it into your garbage.

Don't flush anything down the toilet other than toilet paper! Baby wipes and other items such as flushable cat litter should not be flushed down the toilet. Even though the manufacturer says you can flush baby wipes, they often end up getting caught on the piping and clog the plumbing system.

Hanging of Items

Hanging or displaying items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited.

Renting Your Unit

Management would like to inform homeowners considering renting out their unit that there are Bernards Township, State, and Association requirements and regulations owners are obligated to comply with. For example, you might be required to register with the township informing them your unit is being used as a rental and provide window guards for your tenant when requested. There may be occupancy limitations, you may be required to make certain disclosures to your tenants, and provide leasing information to the Association. Don't run afoul. Ensure that you know and understand the regulations.



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.

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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.

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.

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: Tools - Mechanics or Carpenter Tools. All made in the USA. Includes tool box. \$150. Call Eve or Art at 908-580-9237.

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

Village News


Jackson Village

Warmer Weather on its Way - Hopefully Very Soon.

Please be reminded that if any of your personal information including but not limited to vehicle information, phone numbers, email address, emergency numbers, etc., change from what is currently on file please notify us right away. It is important for us to have the most up to date information on file in the event of an emergency.

New Light Fixture - Unfortunately the previously approved light fixture is no longer in production and available. The new light fixture that had been approved by the Board is Progress Lighting Gibbes Street 15" tall outdoor wall sconce in black, model number P560021-031 and can be purchased thru Build with Ferguson. Unit owners are responsible for light fixtures on their balconies/deck, a modification form and approval is required. New light fixtures will be replaced this spring by the garages and entranceways of the buildings.

Continued on page 4

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Continued from page 3

Reminder... Please do not place, affix, or hang anything from the railings of your deck/balcony or any other part of the common elements.

Trash disposal and recycling continues to be an issue. Please make sure that you dispose of your trash inside of the trash containers in the trash enclosures and recycling in appropriate bins in the recycling enclosures. Our onsite maintenance personnel spend a lot of time each week cleaning these areas up as they are comingled and mixed together.

All exterior vents that service your unit should have a mesh screen or a birdcage installed to ensure that birds do not nest in them. This is unit owner responsibility with reference to the installation and cost to have this done. The Association is not responsible for any extermination costs to have birds, or their nest removed from those vents.

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, March 22, 2023, at 7:00 P.M and will be a zoom meeting.

Jefferson Village

Association Website

Please be informed that the Association's website contains association policies, regulations, forms, meeting minutes, and other documents. As the Association continues moving toward more electronic communication, owners and tenants will be required to register on the website. If you have not registered and activated your account, please contact the Management office.

Continued on page 5



APEX

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Call for a consultation 973-403-8600

Evening and weekend appointments available

Continued from page 4

Community website address: jefferson.frontsteps.com.

Window Screens

This is a reminder to residents who removed their window screens during the winter season, the screens must be installed from April 1st to November 1st.

Carriage Light Replacements

The Association has resumed replacing the garage, building entrance, and deck carriage light fixtures. In addition, the vendor has completed courtyards 1 and 2, and should complete courtyards 3 and 4 by the beginning of March.

Building Entry Stairs and Railing Replacements

In the coming months, the Association will replace the building entrance stairs and railing at several buildings for courtyards 1 and 2. Those residents will receive further notice as the project start date gets closer.

Want to Stay Informed of the Township Happenings? Sign up for the Township's alert system at <https://www.bernards.org/resident/alerts>. This will help you keep informed of the Township's operations, such as:

- emergency information
- press releases and special announcements
- election information
- health alerts, newsletters, screenings, and programs
- animal control notices
- tax and sewer payment reminders and assessment information
- public works alerts, roadwork, and construction notices
- parking permit reminders
- bid opportunities
- employment opportunities

Dryer and Bathroom Vent Covers

Just a reminder that if you are a first-floor unit, you should have a cage/guard installed over your dryer vent hood. Over time and with cleanings, the cage becomes damaged or falls off. The dryer and bathroom vents are usually on the rear of the building and located about 12 feet above the ground between the first and second floors.

Management has observed birds lifting the vent flap and entering the pipe on vents that do not have a cage installed. If it becomes necessary to remove an animal or to clear a pipe, that is the owner's responsibility. Therefore, it is best to ensure you have a cage installed when you have your cleaning completed.

Electric Vehicle Charging

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars, and charging is against the garage usage policy. There is a Tesla supercharging station at the Dewy Meadow Village, located just down the road from the Spring Ridge Community.

Continued on page 6



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Continued from page 5

Madison Village Annual Election Meeting

Our Annual Election Meeting will take place on Wednesday, March 29, 2023 at 7:15pm via Zoom. If you are unable to attend the meeting, please submit your proxy to the Management Office at the clubhouse by the deadline.

Site Reviews

Management has begun conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With the warmer weather right around the corner, Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

Winter Pruning and Dead Tree Removal

During this month we will have a contractor onsite pruning and removing dead trees. Your patience while this project takes place is greatly appreciated.

Rental Units

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. We have found a large number of tenants are unaware of the rules and regulations. It is imperative that your tenants are aware of community rules, as well as any updates about the community.

Garage Use and Parking

Please be reminded to utilize your garage, following by the second vehicle in the driveway in front of the garage, first and foremost, prior

to using any of the visitor parking spaces. This will ensure ample space for any overflow parking for those that have more than two (2) vehicles and anyone visiting the residents of our community. Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. In addition, please do not speed while driving within the community thru the courtyards to ensure the safety of our residents and their children.

How Much Noise Do You Make?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, we must consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television, or when to do your laundry. Your neighbors all have a right to enjoy their home in peace, just as you do.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

Continued on page 7



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Continued from page 6

Washington Village

Site Reviews

Management has begun conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With the warmer weather right around the corner Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

Modification to Your Home

Did you know that homeowners are required to seek approval from the Association any time they wish to replace or repair anything that can be seen on the exterior of their homes? An example of such items would include windows, front doors, storm doors, door locks, door knockers, etc. Modification forms and instructions can be found on the community website, Washington.frontsteps.com. Or, you can email the community manager at lupe.p@epmwebsite.com for a copy.

Winter Pruning and Dead Tree Removal

During this month we will have a contractor onsite pruning and removing dead trees. Your patience while this project takes place is greatly appreciated.

Garage Use and Parking

Please be reminded to utilize your garage, following by the second vehicle in the driveway in front of the garage, first and foremost, prior to using any of the visitor parking spaces. This will ensure ample space for any overflow parking for those that have more than two (2) vehicles and anyone visiting the residents of our community.

Continued on page 8

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Continued from page 7

Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. In addition, please do not speed while driving within the community thru the courtyards to ensure the safety of our residents and their children.

Van Buren Village

Site Reviews

We have begun conducting weekly site reviews here at Van Buren to familiarize myself with the community. On these site reviews, I am evaluating the community to ensure there are no violations, or anything out of the ordinary. That being said, now is a good time to look at the exterior of your home and parking situation to make sure you are compliant with association rules. With the warmer weather right around the corner, hopefully, I will begin also taking a look at the landscaping in the community. The Board, our landscaping account manager, and I will be conducting our spring walk through to see if there is anything we would like to have addressed. We always appreciate if residents see something, say something.

Did You Know?

Did you know that FirstService Residential has a Customer Care Center that is available to assist our residents 24 hours a day/7 days a week? If you have a question or concern outside of regular business hours, you can contact the Customer Care Center, and they will be able to assist you. The number for the Customer Care Center is 1-800-870-0010. In addition, if you have an afterhours emergency, you can contact the Customer Care Center, and they will contact the manager on their cell phone to assist you. And as always, your manager can be contacted on their direct extension at (732)403-8165.

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Adams Village

Site Reviews and Landscape Walk Throughs

Warm weather is right around the corner hopefully, which means I will be out and about in the community more often. The Board, our landscape account manager, and I will soon be conducting our landscape walk through shortly. During this walk through, we will determine the areas in the community that could benefit from landscape enhancements. We always appreciate if residents see something that they say something.

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 in this is much appreciated. Please be advised that currently Buildings 11, 17 and 22 are all running higher than normal electric bills. We ask everyone in those buildings to ensure they are not using any of the Association's common electrical outlets for personal use.

Continued on page 9

Single-Family/Duplex Homes

Annual Elections Meeting Reminder

The Annual Election Meeting will take place on Tuesday, March 7, 2023, at 7:30 PM and will be a virtual meeting.

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 24x7.

Spring Clean-Up

Please let this serve as a friendly reminder when performing spring clean-up of your property, leaves, branches, grass, and any other debris should not be dumped/blown in the wooded area behind your property. In addition, ensure that you have informed your landscaper.



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Sports Equipment

Don't forget that toys, trampolines, equipment, portable goals, and other clutter or debris should not be stored or left in your front yard. Instead, such items should be returned to the garage or the backyard at the end of the day.

Association Specifications To Know Of

Note:

Homeowners must submit a property modification/replacement form seeking prior approval before replacing/repairing/installing any items seen from their home exterior. The Association specifications and a property modification form are available on the SF/D website.

Chimney Facade Specifications

A homeowner has options when replacing the brick stucco on their chimney. They can install a new brick stucco facade, a vinyl siding matching the color of the home, or vinyl brickface panels.

Option 1:

For white siding homes- white chimney vinyl siding

For tan siding homes- CertainTeed vinyl siding in the color Heritage Cream

Option 2:

Concrete stucco brick face in the color Number 11 Tile Red

Option 3:

Tando vinyl brickface panels in the color BuffBlend

Exterior Carriage Light Fixture

Approved Fixture Model- Quoizel #NY8316K



Approved color - Black.

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

If you're interested in selling, I can provide you with an update on the current market conditions.

Thank you,

Roxanne



SOLD IN JANUARY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
301 POTOMAC DRIVE	\$274,900	4	1	1	\$286,000
32 COMMONWEALTH DR	\$325,000	5	2	2	\$350,000
48 ALEXANDRIA WAY	\$339,000	4	2	2	\$350,000
244 ALEXANDRIA WAY	\$375,000	6	2	2	\$383,000
19 HAMPTON COURT	\$625,000	7	3	2.1	\$610,000

** Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation. Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



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JUST SOLD at SPRING RIDGE in January 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
163 Jamestown Rd	2	1	\$319,000	\$305,000	01/06/23
48 Alexandria Way	2	2	\$339,000	\$350,000	01/13/23
32 Commonwealth Dr	2	2	\$325,000	\$350,000	01/18/23
301 Potomac Dr	1	1	\$274,900	\$286,000	01/23/23
244 Alexandria Way	2	2	\$375,000	\$383,000	01/26/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

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March 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 7:30 PM Master Assoc. Mtg.	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 7:00 PM Van Buren Mtg.	15 12:00 PM Social Club 1:00 PM Mahjong April Newsletter Deadline	16 1:00 PM Rummikub	17	18
19	20 1:00 PM Knitting 7:00 PM Adams Mtg.	21 1:00 PM Cards & Games	22 1:00 PM Mahjong 7:00 PM Jackson Mtg.	23 1:00 PM Rummikub	24	25
26	27 1:00 PM Knitting	28 1:00 PM Cards & Games 6:00 PM Washington Mtg.	29 1:00 PM Mahjong 7:15 PM Madison Mtg.	30 1:00 PM Rummikub	31	

2023 Spring Ridge Community Pool Rules

The 2023 Spring Ridge community pool is expected to open May 27th to September 4th as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

Day	Date	Open Hours
Weekends & Holidays	May 27 th to September 4 th	10 AM to 8 PM
Weekdays	May 29 th to June 16 th	4 PM to 7 PM
Weekdays	June 19 th to September 4 th	10 AM to 8 PM

The Spring Ridge community pool rules are a guide for the safety of members and their guests in accordance with the New Jersey State Sanitary Code Chapter IX Public Recreational Bathing (NJAC 8:26), reflect the decision(s) of the Spring Ridge Master Association Board of Trustees (Master Board) as the final authority, and are enforced according to their direction. The rules are subject to change without notice. Violations may result in warning, suspension, and/or loss of membership. The unit owner(s) is ultimately the responsible party, and will be included in the penalty.

Pool Membership

1. Spring Ridge unit owners, and their families, who reside full time in the community, are pool members. Each year a Pool Application Form must be filled out to ensure activated pool membership. Also renters must complete a Facilities Waiver Form with signatures of both owner and renter in which the owner(s) opts to give pool-use rights to the tenant. Electronic signatures will only be accepted on the 2023 Annual Pool Application Form. Electronic signatures will not be accepted on the 2023 Annual Facilities Waiver Form.	<u>Rationale:</u> Member information must be updated and current
2. For an active pool access card, the unit owner's maintenance account must be current and Association-required paperwork completed. Pool access will be denied to resident(s) with outstanding balance(s), until satisfied.	<u>Rationale:</u> Residents must be in good standing
3. To obtain an active pool access card, members over age 17 must prove ownership, residency, or tenancy with a signed waiver by the owner assigning pool rights to the renter.	<u>Rationale:</u> See #1 above (pool membership)

Pool Access

1. A member's pool access card must be presented for pool admission each time the pool is entered. All residents age 3 and up must have a pass to enter the pool. Pool access cards and season guest cards may not be loaned to or used by another.	<u>Rationale:</u> Cards may not be transferred
2. An appointment for a replacement pool access card may be scheduled by contacting the Clubhouse at (908) 647-6070. Cost is \$10.00 per card. Replacing lost or damaged pool cards is the responsibility of the resident, to be paid by resident. Pool access cards will not be issued on the weekends once the pool has opened for the season.	<u>Rationale:</u> Cards cost time and money to replace
3. Residents with children may obtain a nanny badge, with an annual fee of \$25 to activate, in addition to the card fee. The nanny must be with a sponsoring resident, <u>only</u> a minor child or children, not in the company of an adult resident (age 18 and up). Contact the clubhouse (908) 647-6070 for more information. .	
4. Fraudulently obtained pool access cards may result in suspension of the individual unit owner, renter(s), significant other(s), unit cohabitant(s), and/or family members for the pool season.	<u>Rationale:</u> Theft of services
5. No refund of guest passes will be given due to weather, operational, or mechanical issues. The pool may be closed due to compromised integrity from safety/health hazards, heavy rain, thunder, electrical storm, or other emergency. Pool use may be suspended for as long as needed.	<u>Rationale:</u> Safety, water integrity, act of God
6. Pool access cards must be returned to Spring Ridge Recreation Office when the unit is vacated by the renter(s) or sold by the unit owner(s).	<u>Rationale:</u> Theft of services
7. Pool access cards are the property of the Spring Ridge Master Association.	

8. Residents and guests may only obtain access to the pool area through the front gate during hours of operation and while lifeguards are on duty. Obtaining access to the pool area any other way is strictly prohibited.	<u>Rationale:</u> Per insurance liability, safety
9. Residents are prohibited from entering the clubhouse through the bathrooms.	<u>Rationale:</u> Security, safety
10. The pump room is for authorized personnel only, residents and guests are strictly prohibited from entering.	<u>Rationale:</u> Safety, per insurance liability

Pool Guests

1. AT ALL TIMES guests must be accompanied by, and in the company of a <u>sponsoring resident</u> . All guests ages 3 years and older must use a guest pass. Residents who live alone may request a season guest pass, used year-to-year, for a one-time fee of \$5.	<u>Rationale:</u> Per insurance liability, safety
2. Per residence, a maximum of 4 guests on any one day may be admitted to the pool and must be accompanied by the sponsoring resident who remains with the guest(s) during their entire pool visit.	<u>Rationale:</u> Per insurance liability, safety, capacity limits
3. Babysitter / caretaker must be 17 years of age, and must use a guest pass while at the pool with a sponsoring resident e.g., a minor child.	<u>Rationale:</u> Per insurance liability
4. A book of ten (10) guest passes for any age guest may be purchased by a Spring Ridge resident for \$50.00 at the Clubhouse from 9 AM to 5 PM weekdays and during pool badge sessions. One pass will admit one guest. <u>Passes are not sold at the pool.</u>	<u>Rationale:</u> Per insurance liability
5. All guest passes must be filled out completely by the sponsoring resident at the time of entry to the pool.	<u>Rationale:</u> Per insurance liability
6. Guest passes are non-refundable to Spring Ridge and only have a one-day use.	

Children

1. AT ALL TIMES children under age 13, must be accompanied by a resident, guardian, nanny, or babysitter who must be at least 17 years of age. All children must be closely supervised in the pool area, even when a lifeguard is on duty. Failure to supervise a child in the pool increases risk of injury. When children reach age 13, contact the Recreation Office for an updated pool access card. The baby pool is not monitored by a life guard.	<u>Rationale:</u> Children under age 5 are most at risk of drowning
2. Children who are not yet toilet-trained are <u>ONLY</u> permitted in either pool while wearing swim diapers, such as <i>Huggies</i> 'Little Swimmers' or <i>Pampers</i> 'Splashers'.	<u>Rationale:</u> Water contamination, infection control
3. U.S. Coast Guard approved personal flotation devices, noodles and kickboards are permitted. <u>Rafts, inner tubes, water wings, swimmies, flotation devices that support a child solely from the back and inflatable devices of any kind are prohibited.</u>	<u>Rationale:</u> Safety-and security, increased risk
4. At the discretion of the pool staff, children may be restricted to/from certain sections of the pool based on their apparent swimming abilities.	<u>Rationale:</u> Safety, prevent injury

General Pool Rules

1. Swimming is allowed only when a lifeguard is present. The Spring Ridge community pool is a <u>NO DIVING</u> pool.	<u>Rationale:</u> Safety concerns for all
2. Persons with skin disease, sore or inflamed eyes, cold, nasal/ear discharges, open blisters and cuts, excessive sunburn, or any communicable disease will be refused admission. Persons with gastrointestinal illnesses must wait 7 days after the illness passes.	<u>Rationale:</u> Prevention of health hazards
3. <u>Glass containers and alcohol use are strictly prohibited in the pool area.</u> <u>However</u> , non-alcoholic beverages, in unbreakable containers, are permitted. All trash must be disposed in the waste / recycle provided.	<u>Rationale:</u> Safety; hazard condition, or emergency

4. Running, water-gun play, ball playing, horseplay, throwing any type of balls or toys are all prohibited . Ball playing is not allowed within the fenced pool area.	<u>Rationale:</u> Safety, prevent injury.
5. Behavior endangering safety and comfort of others is prohibited.	<u>Rationale:</u> Patron Comfort, safety
6. In high winds and/or rain, umbrellas and awning must be closed.	<u>Rationale:</u> Safety concerns for all
7. Smoking of any type or medium is only allowed in the smoke-zone, including, but not limited to vaping, electronic cigarettes and the like. No smoking in or around pool grounds.	<u>Rationale:</u> Patron comfort, respect
8. Lap-lanes are dedicated for lap swimming only. Swimmers should stay to the right and match the speed of others. Anyone not swimming laps will be asked to move.	<u>Rationale:</u> Mutual respect; safety concerns
9. Prohibited as swimming attire: cut-offs; street clothes; thong style/revealing swim wear; male or female undergarments; compression shorts and shirts; underwear shorts and the like.	<u>Rationale:</u> Materials cause drowning risk
10. The Spring Ridge Master Association is not responsible for loss or damage incurred to personal property. Lost items will be placed in lost and found. Items not claimed at year-end will be donated or discarded. Personal property may not be stored at the pool.	<u>Rationale:</u> Members are responsible for personal items
11. Animals of any type, with the exception of a service animal, are prohibited.	<u>Rationale:</u> Health hazards, safety
12. Swim-attired patrons may not enter the Clubhouse, or come through the bathroom access. However, bathing attire is permitted in the restrooms of the Clubhouse.	<u>Rationale:</u> Mutual respect
13. Organized parties are prohibited, including but not limited to birthday / anniversary parties.	<u>Rationale:</u> Safety, comfort, liability
14. Adult Swim(s) may be declared at the discretion of the lifeguards during the course of the day. All swimmers under age 18 must vacate the pool during this time.	<u>Rationale:</u> The decision of the head lifeguard prevails
15. Headsets must be used with portable radios, iPods, iPhones, MP3 Players and the like.	<u>Rationale:</u> Patron comfort, mutual respect for all
16. Pool furniture is on a first come, first served basis, and may not be reserved.	
17. The fence surrounding the pool area is not to be used for play, and as such should not be kicked or hit with balls, frisbees and the like.	<u>Rationale:</u> Safety, destruction of property
18. Pool patrons are not permitted to walk across pool furniture.	
19. Each day, residents/guests must return all pool equipment, such as noodles, kickboards and the like, to where they were borrowed from the pool.	<u>Rationale:</u> Common courtesy

Authority / Interaction of Pool Management Staff

1. The Association has ZERO tolerance for violations of the pool rules. The pool management staff has complete authority to make any decision(s) necessary for the safe and sanitary operation of the pools. <u>There are no exceptions.</u>	<u>Rationale:</u> Rules are for patron safety, comfort, pool sanitation
2. Any person in violation of these rules, including the direction or instruction of pool staff, may be asked to leave the facility and member(s) will be subject to warning / suspension / termination of pool privileges.	<u>Rationale:</u> Safety concerns, health hazards, danger
3. Lifeguards are present for the safety of all pool patrons and as such, must be treated with respect. <u>Verbal abuse or disregard for the pool management staff and their direction will not be tolerated by the Master Board.</u>	<u>Rationale:</u> Staff are highly trained for patron safety, sanitary running of the pool, water rescue
4. Patrons are not to engage lifeguards in discussion or debate of pool rules, as this will take them away from their charge of keeping the pools and patrons safe. Direct all questions to the pool supervisor or the Management Office. Problems and requests must be put in writing to the Master Board.	

Penalties for Violation of Pool Rules and Regulations

Pool members are defined as: unit owner(s), renter(s), significant-other(s), live-in partner(s), cohabitant(s), and/or family member(s). The Master Board has committed to a zero-tolerance policy for violation(s) of the pool rules. **Without exception, the pool management staff has the authority to make decisions necessary to ensure the safe and sanitary operation of the pool facilities and to advise members concerning a rule violation.** It is expected that:

- Members and/or guests will adhere to all written policies/rules of the Spring Ridge community pool. If not at the pool when the violation occurs, a member, family, or individual will suffer a violation penalty (examples are listed below).
- Members are responsible for, and must remain with their guests/children while in the pool area, and ensure that guests and children comply with the rules and regulations of the facility.
- **Police may be called at the discretion of the pool management.**

Note: Failure to comply with the above will result in a membership penalty and/or suspension at the discretion of the Master Board, or its designee. A member who has received a suspension of pool privileges may send a letter of appeal to the Master Board.

The following are examples of rule violations, and accompanying penalty(s), are not inclusive, and are not limited by the stated penalty. Suspension of one member will apply to everyone in the unit. The member's pool access card will be revoked until privileges are reinstated. Suspended members and/or their guest(s) may not attend the pool as another member's guest. Depending on the time of season that the violation occurs, the suspension may carry over to the following season.

Violation	Penalty: 1st/2nd Offense	Penalty: 3rd Offense
Disregard for authority of pool management and staff; Ignoring lifeguard direction with rudeness	1 st : written warning 2 nd : 10-day suspension	20-day, up to 30-day suspension, or the season
Entering pool area without a pool access card; A guest entering pool without sponsoring resident; A resident leaving their guest in pool area unattended	1 st : written warning 2 nd : 10-day suspension	20-day suspension
Using another member's pool access card, or season guest pass, or the loan thereof	1 st : written warning 2 nd : 10-day suspension	20-day, up to 30-day suspension, or the season
Entering the pool when closed / no lifeguards present	1 st : written warning 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Leaving children under age 13 unattended	1 st : 10-day suspension 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Children not adhering to the appropriate pool diaper rule	1 st : written warning 2 nd : 10-day suspension	Season suspension, up to termination of pool privileges
Defecation / urination in the pool water or immediate pool grounds	1 st : written warning 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Rudeness to pool staff or failure to comply when spoken to; altercations; confrontational behaviors to employees or members	1 st : written warning 2 nd : 20-day suspension	30-day suspension, up to season suspension, or termination of pool privileges
Possession, use / distribution of a weapon, or dangerous or illegal substances	1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges	
Possession/consumption of alcohol, alcohol containers or intoxication and smoking of any kind	1 st : written warning 2 nd : 10-day suspension	Up to 30-day suspension, or suspension for the season
Possession of glass containers	1 st : written warning 2 nd : 10-day suspension	Up to 30-day suspension, or suspension for the season
Vandalism toward the pool facility / property	1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges	

Spring Ridge Community Pool 2023 Annual Facilities Waiver Form

***** Please be aware the 2023 Pool Rules may be amended to ensure full compliance with NJ State Guidelines related to COVID-19.** The 2023 Spring Ridge community pool is expected to open May 27th to September 4th as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

INSTRUCTIONS & INFORMATION: Renters wanting access to the pool must complete this form in its entirety each year.

- All renters wishing to be granted access to the Spring Ridge pool must complete this form along with their landlord. Also, both parties must sign this form. Refer to the appropriate sections below. Electronic signatures will not be accepted.

- Please submit this form and the Annual Pool Application Form to the Spring Ridge Recreation Office. **Deadline to submit the annual pool form(s) is April 30, 2023.**

- Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email, Elisa Coteron at Elisa.C@epmwebsite.com. Forms submitted after the deadline are subject to \$20 late fee.

Section 1 – To be completed by the landlord (unit owner):
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I (we) _____ as owner(s) of property located at

_____ in Spring Ridge, on this month/day

_____ of 2023 relinquish my (our) rights to the pool facilities in favor of

my (our) tenant(s) _____.

1. It is understood and agreed that my Spring Ridge Village and Master Association accounts must be maintained in good standing in order for pool access cards to be issued and remain activated.

2. It is understood and agreed that pool access card(s) will be returned to the Spring Ridge Recreation Office when the unit is vacated.

Owner Signature: _____

Owner Address: _____

Owner Phone Number: Home: _____ Cell: _____

Email address: _____

Section 2 – To be completed by the renter (tenant):
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Renter Signature: _____

Renter Address: _____

Renter Phone Number: Home: _____ Cell: _____

Email address: _____