



SPRING RIDGE COMMUNITY NEWSLETTER

APRIL 2023

Easter Hunt for Kids

Spring is here and the Easter Bunny is on its way! Please hop on over for an Easter Candy Hunt at the playground on Friday, April 7th from 10AM to 11AM! Please RSVP to Elisa at elisa.c@epmwebsite.com or 908-647-6070 if you plan on bringing your child. Bring your favorite basket for the Easter Candy Hunt! ☺ (Rain Date: April 8th, 10AM-11AM)

Tennis Courts

The nets will be installed at the tennis courts by Friday, April 21st for the season. Please be aware, the tennis courts closest to King George Road will be closed until further notice. The tennis courts in the back will be reserved on Saturday mornings from 9:00 – 11:00AM for the Team Tennis Spring Session, which runs from April 22nd through June 24th. We would like to remind any key holders to return their keys to receive their deposit back. The electronic gates will be functioning.



Spring Ridge Team Tennis

Spring Ridge Tennis invites Spring Ridge residents age 18 and older to join our Saturday morning group. The Spring 2023 season begins April 22nd from 9AM-11AM at the BACK tennis courts through June 24. New member application and waiver forms are available in the Clubhouse. Returning team members have been emailed the forms. Please complete the registration information and bring it with you to the courts. Additionally, you may come to the back tennis courts on Saturday mornings at 9 AM to join, or to find out more information.

Garage Sale

Please reach out to Elisa at elisa.c@epmwebsite.com or 908-647-6070 ext. 5 if you would be interested in participating in selling your belongings at a garage sale at Spring Ridge.

THE SPRING RIDGE POOL IS SCHEDULED TO OPEN MAY 27!

- For pool membership information and pool hours see page 14
- For a pool membership application see page 18
- For a facilities waiver form see page 19

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

April Board Meetings

17 Adams Village	7:00 PM
26 Jackson Village	7:00 PM
10 Jefferson Village	7:15 PM
26 Madison Village	7:15 PM
11 Van Buren Village	7:00 PM
25 Washington Village	6:00 PM

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, April 19 at 12 p.m. Please join us for a chicken luncheon followed by bingo! Price is \$12 for members, \$15 for non-members. Make your reservations on or before Sunday, April 16 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!

May 17 (Ukrainian Luncheon)

June 24th (6-8PM)



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 1:00PM

Tuesdays: Cards & Games 1:00PM

Wednesdays: Mahjong 1:00PM

Thursdays: Rummikub 1:00PM

Fridays: Bingo 1:00PM

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: Classic Bianchi Men's Road Bike in good condition - 26 inch wheel size CR-MO Pg Three nine \$350 - Vera Silva (veras61690@aol.com)

FOR SALE: Brand New, 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.

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 to further discuss. Rabila Ata *Continued on page 3*



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.

Continued from page 2

FOR SALE: Skis with boots, Ice hockey hardly used for sale. Samsonite 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.

Van Buren Village

New Manager Introduction

My name is Eleonora Ryan, and I am your new community manager. I can be reached by email Eleonora.Ryan@fsresidential.com, or by phone (732) 403-8165. If you have an after-hours emergency, please contact the 24/7 Customer Care Center at 1-(800)870-0010. If you have a life-threatening issue, please contact your local police or fire department.

I have been in property management for over 20 years and I am also the community manager at your neighboring community, Adams Village. As you know, I have replaced Robert Marino, as he moved into a new role with a new company. We wish him all the best!

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.

Continued on page 4

Village News

Adams Village

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 conscious 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 11,13,16 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.

Activities for Kids to Do During Spring Break

Please visit <https://mommypoppins.com> – they have many fun filled events to do with the whole family!



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 SMOKE DETECTOR UPGRADE SERVICE
 Charles F. Fortenbacker NJ Elec Lic. #10007

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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>.

Homeowners Leasing Units

Please reach out to Management if you are unsure of the paperwork that is required by the Association. This includes filling out a new census form, a copy the lease and making sure that a lease rider is signed by you and your tenant. We appreciate your cooperation.

Jackson Village

Spring has sprung-we welcome the warm weather! The spring clean-up of the community will commence at the beginning of April.

Upcoming Projects: Entry step and entry railing replacement. KPI2 who had done our roof replacements has been selected as the contractor to perform this work. More information will be provided once a schedule for this work is set.

Garage lights and entry lights will be replaced this spring/summer.

Due to the above-mentioned projects the powerwashing and painting has been postponed until next year.

Spring Reminders: Bike riding, skateboarding, or any recreational activities should not be carried out in the courtyards. Parents, please ensure that your children are not playing in the courtyards as this is a safety issue for your children as well as anyone driving thru the courtyards. In addition, please stay on the right side of the road

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- DWI/DUI
- Municipal Court Issues

Call for a consultation 973-403-8600
Evening and weekend appointments available

Continued from page 4

when driving through the courtyards. This will ensure the safety of other drivers and residents walking. As always, please do not speed thru the courtyards.

Only electric grills are permitted to be used within the community; they may be stored on the deck along with appropriate deck furniture. Please do not hang laundry or other items from the windows or any deck or railings. We appreciate unit owners who beautify their decks by displaying flowers; however, those flowers must be placed in pots (for upstairs units please be courteous to your neighbors below by not overwatering the plants resulting in water dripping to the lower decks). Plantings are not permitted to be placed upon or planted on any part of the common elements. Hallways should be kept free of any personal items as nothing should be placed in the Association's common hallways.

Smoking is prohibited in the storage areas, on or near the building entrance steps and landings. Smoking is permitted on your deck/patio. Please be considerate of your neighbors who might find the smoke bothersome. Please dispose of your cigarette butts into a safe non-flammable container, and do not throw them in any mulched areas including planting beds, parking lots, or storm drains.

The next Board of Trustees meeting will be held on Wednesday, April 26, 2023, at 7:00 P.M. and will be a zoom meeting.

As always, should you have any questions or need assistance, please feel free to contact me at 973-376-3925 ext. 124 or via email at Miranda.lardieri@cp-management.com.

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Jefferson Village

Association Meetings

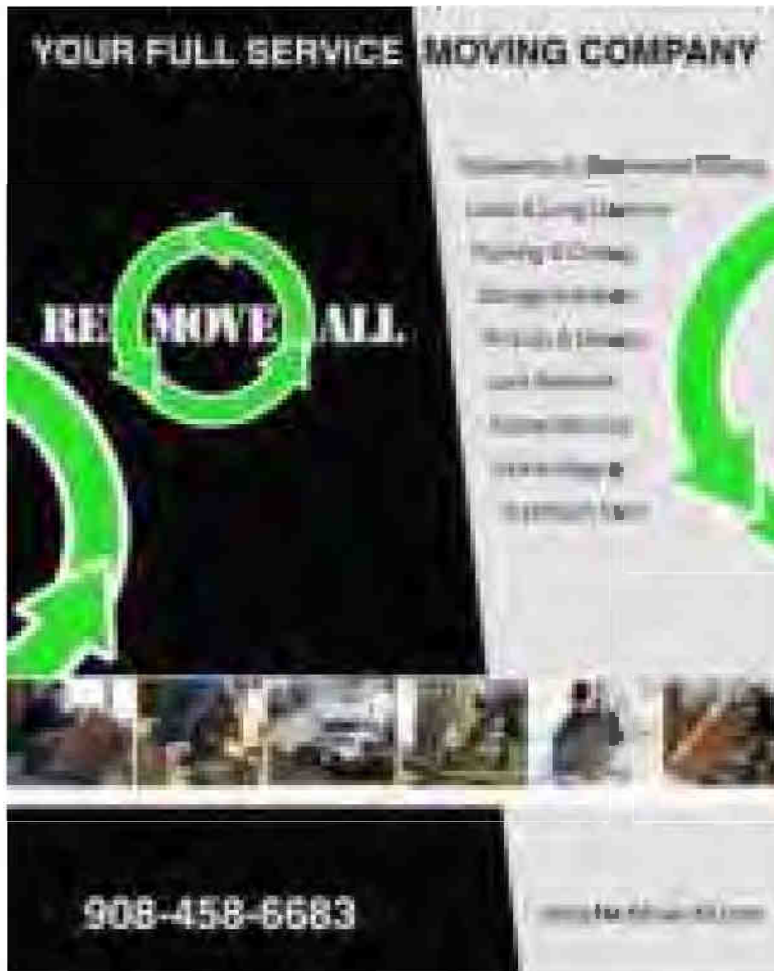
The Board of Trustees would like to thank the homeowners who have shown interest in the community by attending the last two monthly meetings.

Community Parking

A homeowner brought up the lack of guest parking spaces at the March Association meeting. A resident reported that other residents are parking their vehicles in guest spaces. The Association asks residents to utilize their garage space and the space in front of your garage before parking in a guest space, and not to store their cars in a guest space.

Association Website

The Association continues to move forward by sending notices and informative emails to the community via the Association website and reducing the amount of paper notices. Residents who are not registered on the Association’s website could miss important news and information. Please contact the Management office to have a website invite sent so you may activate your account.



Window Screens

Don’t forget from April 1st to November 1st windows must have screens on them.

Carriage Light Replacements

The Association has completed replacing the carriage light fixtures at the garages, building entrances, and decks in courtyards 1 to 3, and has begun working on courtyard 4.

Recyclables

The Somerset County Recycling Department has a “How to Guide” on their website explaining what types of recyclable items are accepted. A copy of the “How to guide” is also on the wall inside each dumpster shed. Look for the 20-GAL. blue bucket recycling program.

<https://www.co.somerset.nj.us/home/showpublisheddocument/31951/637783647600030000>

Leaving Recyclables in a Plastic Bag

The County requests residents not to put their recyclables into a plastic bag and leave the bag in the blue buckets. Plastic bags clog the sorting equipment never used that process the recyclables, causing lost production hours and money. Instead, empty your recyclables from the bag into the blue container.

Madison Village

Property Modifications

Homeowners are required to submit a Property Modification Application, seeking **prior** approval, before replacing/repairing/installing any items that can be seen from the exterior of their homes. An example of such items would include, but is not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

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A homeowner is required to complete and provide the below documents to the clubhouse and receive approval before performing any work.

- A completed property modification form
- Copy of your vendor's proposal
- Picture of item currently installed
- Additional brochure information showing an example of the material you will be installing.

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

Maintenance Responsibility

Homeowners are reminded to ensure that your hot water heater, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's belongings are damaged, you are liable for damages that your neighbor experiences.

Rental Unit Administration Fee

Please be reminded that any homeowner who is currently renting or plans to rent their unit must pay a \$25 administration fee due to the additional administration involved with rental units. Also, please ensure to submit a Census Form and a copy of the Lease Agreement to avoid any fines.

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APEX

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www.DryerVentCleaningNewJersey.com

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Garage Storage

Kindly keep in mind, garages are not to be used for storage. The garages are to be used for parking a vehicle. Any excess items you may have in your garage should be moved inside your unit or to your basement storage room.

Dryer Vent and Chimney Cleaning

Please be sure to submit a copy of the receipt for your dryer vent cleaning to the Management Office by May 31st to avoid fines for non-compliance. Unit owners who are non-compliant will have a \$100.00 fine applied to their maintenance account monthly until compliance is met. Unit owners will receive a one-time correspondence advising them of the fine(s) being applied to their maintenance accounts.

Washington Village

Basement Heaters

The heaters in the basements will be turned off for the season by April 15, 2023.

Garage Doors

Please keep garage doors closed when not in use. For those residents who do not have a garage door opener, your door should also be kept locked when not in use.

Garage Inspections

Management will be conducting garage inspections during the month of May. We will be reaching out to you at the end of the month to schedule your inspection. Please ensure you are in compliance with the Carport Rules and Regulations. If you need a copy, you can find one on the community website, washington.frontsteps.com.

Community Website

If you are not already registered with our community website, please do. Our website is loaded with lots of important information. You can also be informed of community events and receive important email updates. Go to washington.frontsteps.com and register today!

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10 Vents	CLEANING
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Single-Family/Duplex Homes

Elections

As a result of the elections, Murali Ramsunder was elected by the homeowners to represent them at the Master Board meetings. The transition of information to your new representative will occur over the next few weeks. Management and the Master Association Board of Trustees wish to thank Chris Hatt for the past six years he has contributed to the Single-Family/Duplex Homes.

Master Meeting Minutes

If you cannot attend a Spring Ridge Master Association Open Meeting, you can still be kept informed by reviewing the open meeting minutes. The meeting minutes are posted to the Spring Ridge Master website once approved at the following meeting.

Retention Basin

Please do not rake or blow leaves into the basin if you live by the retention basin. The leaves blow into the basin, clog the grate and require the Association to clean it more often.

Single Family/Duplex Website

The Association continues to move forward by sending notices and informative emails to the community via the Association website.

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You will not receive the information if you still have not registered for the website. Please contact the Management office to have a website invite sent so you may activate your account. singlefamilyduplexes.frontsteps.com.

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.

Association Specifications to be Aware 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.

Construction

Construction activities should not disturb neighboring homes and activities should conform to township noise ordinances. Bernards Township Noise Ordinance states the following. No sawing, hammering, or other noisy construction permitted before 8:00 AM and after 5:00 PM on weekdays and before 10:00 AM or after 5:00 PM on weekends and holidays.

Floodlights

Flood lights may only be installed in the rear of the house. A maximum of two (2) lights with 75 watt bulbs may be installed. Lights should be positioned in a manner not to offend neighbors.

Dining Room Enclosure

(Greenbrier Duplex Units Only)

Greenbrier homes can close off the existing (4' ft) covered rear porch, extending the dining room space. However, a sliding glass door must still be installed in the room for entry/exit to the exterior.



Driving Safety

Please drive with caution and mindfulness when driving around the villages in Spring Ridge. There are kids playing outside since the weather is getting warmer. Thank you.

Manager's Corner

(For EPM-Managed properties)

Water Hazards

Hopefully, your basement/utility room/garage/unit is secure and dry. However, potential water hazards are lurking. Being forewarned and vigilant may help avoid unpleasant experiences.

One of the most likely and unfortunate scenarios is a failed hot water heater. It would be better if your water heater informed of its upcoming demise, but you are more likely to discover the issue when it discharges forty or fifty gallons of water onto the floor. It may even continue to pump out water sufficient enough to flood your neighbor's area as well. If your hot water heater is over 12 years old, you should probably consider replacing or inspecting it for signs of water leaks every so often.



Another problem is when the furnace condensate tubing clogs during summer. If your furnace has a condensate pump, you will notice a shoebox-size plastic container on the floor with tubes connected to it. The container fills with moisture collected from the furnace evaporator coil, which is pumped to the outside of the building or the French drain in your storage room. If the tubing becomes clogged, the container will overflow as it cannot drain. Unfortunately, not all furnaces have a pump, and your furnace may have a pipe leading to a hole through the concrete floor. That pipe could also become clogged, leading to water backing up.

This information is not intended to make homeowners panic but to alert you to situations you may not have considered. A little vigilance and preparation will go a long way in keeping the water hazards at bay.

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Spring Cleaning: Inspect as Winter Thaws

This year we have not had a harsh winter; however, now is the time to prepare your home for spring. The steps you take now can help avoid costly maintenance and repairs later. Here's what to do:

- Check the HVAC system. Hire a professional to clean and service your system. You also should clean or replace filters; it'll help ensure your system is running efficiently, keep energy costs in check, and remove extra allergens from your home.
- Examine windows, doors, and seals. Look for damage. Sealants can crack in extreme cold, leading to water damage and drafts.
- Clean the window panes, drapes, and blinds too.
- Inspect the paint inside. Make any necessary paint repairs or try a fresh look.
- Replace smoke detector batteries. If you did not do this when daylight saving time began, do it now.
- Steam-clean floors and carpets. Remove salt, sand, and ice melt.
- Vacuum underneath and behind your refrigerator. A dusty, dirty fridge also increases electric bills.
- Clean out the refrigerator, freezer, and pantry. Toss expired foods, clean surfaces, and reorganize.
- Declutter closets. Donate, repurpose, recycle, or set aside clothes for a garage sale.

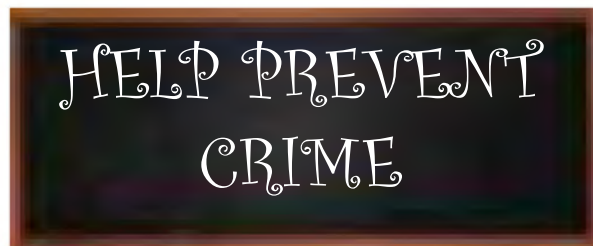
Neighborly Common Courtesy

Courtesy is grace, kindness, and consideration for the needs of others. Courtesy is essential when

people live close to one another. Courtesy fosters kind feelings. The following are some of our favorite courteous acts we can show to one another:

- Being mindful of the noise coming from your home, which could carry throughout the building or neighborhood.
- During this time, when the weather gets warmer and we're prone to having more visitors, it is more important than ever to be mindful of noise levels to ensure everyone can enjoy their home.
- Slowing down when driving through our neighborhood. You never know who is crossing the parking lot, on their walk, backing out of their garage, or riding their bike. Speeding may get you there quicker, but at what possible expense?
- If you have an elderly neighbor, check in on them occasionally. Maybe they could use some help. They might even enjoy a conversation with you.
- If you have an approved emotional support animal, pick-up after our furry four-legged friends. We have had an increase in resident complaints about dogs being walked on the common grounds and finding pet waste left behind. Also, please ensure to keep dogs leashed when in public spaces.

Let's make "common courtesy" a common practice amongst ourselves for a better place in which to live!



Crime 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.
- When on vacation, stop newspaper and mail delivery. Newspapers in the driveway or by your front door suggest that no one is home.
- 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.
- Install a video doorbell.
- 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 them to look into the situation. The police department is happy to send out an officer.

The police need our residents to be our eyes and ears.

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

Inventory is low! If you are interested in hearing about the market, please contact me.

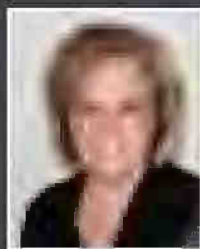
Thank you,
Roxanne



SOLD IN FEBRUARY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
241 POTOMAC DRIVE	\$245,000	4	1	1	\$270,000
371 POTOMAC DRIVE	\$284,900	4	1	1	\$287,000
19 HAMPTON COURT	\$625,000	7	3	2.1	\$610,000

** Source: CSMLS. 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

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JUST SOLD at SPRING RIDGE in February 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
19 Hampton Ct	3	2.5	\$625,000	\$610,000	02/02/23
371 Potomac Dr	1	1	\$284,900	\$287,000	02/06/23
241 Potomac Dr	1	1	\$245,000	\$270,000	02/08/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

Positive Energy...

Outstanding Results!

Local knowledge:



Process expertise:



Responsiveness:



Negotiation skills:



Recipients of 2022 Weichert Executive Club and NJAR Circle of Excellence Awards



Irina Bagmut

Sales Representative
Spring Ridge Marketing Specialist
cell 908-499-0750 (best)

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

Alma Aguayo

Broker/Sales Representative
Spring Ridge Marketing Specialist
cell 908-672-2222 (best)

Alma@AlmaSellsHomes.com
 www.BaskingRidge-Homes.com
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April 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 1:00 PM Knitting	4 1:00 PM Cards & Games	5 1:00 PM Mahjong	6 1:00 PM Rummikub	7 10:00 AM Easter Hunt 1:00 PM Bingo	8
9	10 1:00 PM Knitting 7:15 PM Jefferson Mtg.	11 1:00 PM Cards & Games 7:00 PM Van Buren Mtg.	12 1:00 PM Mahjong	13 1:00 PM Rummikub	14 May Newsletter Deadline 1:00 PM Bingo	15
16	17 1:00 PM Knitting 7:00 PM Adams Mtg.	18 1:00 PM Cards & Games	19 12:00 PM Social Club 1:00 PM Mahjong	20 1:00 PM Rummikub	21 1:00 PM Bingo	22 9:00 AM Team Tennis
23 30	24 1:00 PM Knitting	25 1:00 PM Cards & Games 6:00 PM Washington Mtg.	26 1:00 PM Mahjong 7:00 PM Jackson Mtg. 7:15 PM Madison Mtg.	27 1:00 PM Rummikub	28 1:00 PM Bingo	29 9:00 AM Team Tennis

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. <u>Per residence</u> , 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 Pool Application Form

*** Please be aware the 2023 Pool Rules may be amended to ensure full compliance with the 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: Each resident household must complete and submit this form each year.

- **Current Spring Ridge residents** must complete the 2023 Pool Application Form below to activate pool membership for the upcoming pool season. Renters, in addition, must complete the Annual Facilities Waiver Form with the property owner(s) signature. **Note: There is no need to attend a badge session if you and your family have your pool access cards issued 2015, or later.** A lost or damaged pool card incurs a \$10.00 replacement fee, to be paid by the resident.
- **New Spring Ridge residents** must complete this form to activate pool membership for the upcoming season. Renters, in addition, must complete an Annual Facilities Waiver Form with the property owner(s) signature.
 - Each household member age 3 or older must obtain a pool access card in order to use the pool. A new pool access card incurs a one-time fee of \$5.00 per card. Residents over age 17 must present proof of residency.
 - Residents who live alone may request a season guest pass, used year to year, for a one-time fee of \$5.
- Please have one family member **sign below** to indicate that you and your adult household members have read, understand, and will abide by the Spring Ridge Pool Rules. Adults are responsible for household minor's compliance with the pool rules. Rules are subject to change without notice; violators will incur penalty. Forms submitted after the deadline are subject to \$20 late fee. **Electronic signatures will be accepted from owners only.**
- **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.

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RESIDENT INFORMATION (please print below) **CIRCLE ONE:** **OWNER** **RENTER**

Address: _____
 Street and Town email (optional)

Phone Number(s): Home: _____ Cell: _____

Name (adult): _____

Name (adult): _____

Name (adult): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

EMERGENCY INFORMATION FOR MINORS (please print):

1st Contact Name: _____ Relationship to minor: _____

Phone Numbers: _____

2nd Contact Name: _____ Relationship to minor: _____

Phone Numbers: _____

Doctor's Name & Phone Number: _____

.....
POOL RULES ATTESTATION:

I / we have read, understand, and will abide by the Spring Ridge Pool Rules for the 2023 season.

Signature: _____

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):
--

Renter Signature: _____

Renter Address: _____

Renter Phone Number: Home: _____ Cell: _____

Email address: _____