



SPRING RIDGE COMMUNITY NEWSLETTER

MAY 2023



Pool Badge Sessions

Pool badge sessions will be held on the following dates:

- Saturday, May 6th 10:00AM – 1:00PM
- Monday, May 8th 5:00PM – 8:00PM
- Tuesday, May 9th 5:00PM – 8:00PM
- Wednesday, May 10th 5:00PM – 8:00PM

Please ensure that your 2023 Annual Pool Application and 2023 Facilities Waiver (if required) have been submitted for processing prior to attending a session.

Driving Safety

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

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.

Holiday Office Closure

The office will be closed on Monday, May 29, 2023 in observance of Memorial Day.

We would like to wish everyone a safe and enjoyable holiday weekend.



**THE POOL OPENS
MAY 27th**

**For pool hours & pool rules
click here or see page 15**



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

May Board Meetings

15 Adams Village	7:00 PM
25 Jackson Village	7:00 PM
8 Jefferson Village	7:15 PM
24 Madison Village	7:15 PM
2 Master Association	7:30PM
9 Van Buren Village	7:00 PM
23 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 will be held in the Spring Ridge Clubhouse on Wednesday, May 17 at 12 p.m. Please join us for an authentic Ukrainian luncheon! Price is \$12 for members, \$15 for non-members. Make your reservations on or before Sunday, May 14 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!

June 20: Wind Creek Casino Trip - See detailed info on page 5.

June 24: Ice Cream Social 6-8 pm (Please note this is an evening event.)

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: 1) Kitchen Table: 3x5 with 6 ladderback chairs. Asking \$200. 2) Ethan Allen queen four poster bed, trible dresser and night table. Asking \$200. 3) Couch- Grey- 6'. Asking \$150. 4) Enclosed computer cabinet. Asking \$75. 5) Pair of vintage deck chairs. Asking \$25. Call Patricia: 908-484-7110

For Sale: 1) Laura Ashley Mayhill dinner service for 8. Asking \$150. 2) Italian ceramic oval centerpiece bowl. Dishwasher safe, Made in Italy C.I.C. 16.5" wide x 20.5" long, blue/purple/green/pink. Asking \$25. Call Eve @ 908-580-9237

For Sale: Classic Bianchi Men's Road Bike in good condition - 26 inch wheel size CR-MO Pg Three nine. Asking \$350 - Vera Silva 908-764-1214

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. 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.



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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 runs through June 24 from 9AM-11AM at the back tennis courts.

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.

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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	1:00PM.
Tuesdays:	Cards & Games	1:00PM.
Wednesdays:	Mahjong	1:00PM.
Thursdays:	Rummikub	1:00PM.
Fridays:	Bingo	1:00PM.



Tennis Courts

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's 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 new locking systems have been installed at both sets of tennis courts. Residents will need to use their current photo pool badge to gain access to the courts.

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Manager's Corner

(For EPM-Managed properties)

For Sale Signs

If you are selling your unit, please be aware "For Sale" signs are **not permitted** in the community. Please make it clear to your realtor that signs should not be placed on the Spring Valley Blvd. center island, in the courtyards, on any street within Spring Ridge, or in your unit's windows. If any signs are observed, Management will confiscate them.

Window Fans & Air Conditioners

Please be aware that per the By-Laws, window air conditioners are prohibited for condominiums.

Air Conditioner Preparation

Just a reminder to residents, you may wish to have your heating and cooling contractor inspect your air conditioner before the hot weather arrives.

Grills

For safety reasons, and per the State of New Jersey, gas, propane, and open flame grills may not be used by condominium residents of Spring Ridge. Electric grills are the **only** grill permitted to be used by the residents. Grills may not be placed on Association common property, including the planting beds.

Proper Disposal of Grease/Cooking Oil

Do not pour cooking oil or grease down the drain!

Pouring cooking oil or grease down the drain or toilet will eventually cause clogs in the plumbing system. The correct way to dispose of oil/grease is simple: Pour the oil into a disposable container and let the oil/grease cool. Continue to use the container until full.

Continued on page 5



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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.

Continued from page 4


Once full, seal the container and throw it in your garbage.

Renting Your Unit

Management would like to inform homeowners considering renting their units that there are Bernards Township and State requirements and regulations owners are obligated to comply with. This is in addition to any Association requirements. For example, you might be required to register with the Township, provide window guards for your tenant when requested, make certain disclosures to your tenants, comply with occupancy limits or carry enough insurance coverage as required by the State of New Jersey.

Emergency Service

When contacting the emergency service, please indicate the condominium village you live in and your unit address. If you inform the service that you **just** live in Spring Ridge, your message will not be delivered to the correct manager and will delay the office's response.



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BUS TRIP TO WIND CREEK CASINO

The Spring Ridge Social Club is sponsoring a Casino Bus Trip:

WHO: Anyone can sign up
WHEN: June 20, 2023,
10AM - 5PM
WHERE: Wind Creek Casino
Bethlehem, Pennsylvania
PRICE: \$40 with \$25 returned

RESERVATIONS DUE May 30
Call Elissa at 908-350-7166

Meet at the clubhouse by 9:45AM. Please leave the parking spots near the pool open for pool attendees! Bus leaves at 10AM and returns at 5PM.

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Village News

Jackson Village

Welcome warm weather!


By the time you read this newsletter, the courtyard garage and entrance lights will be replaced. I personally love the look of the new fixtures and hope you do as well. If you are interested in replacing the ones on your balconies/ deck, the light fixture is Progress Lighting Gibbes Street 15" tall outdoor wall sconce in black, model number P560021-031 and can be purchased thru Build with Ferguson. A modification form and approval is required.

Entry step and entry railing replacement update - The project is anticipated to commence sometime in May. Additional information will be provided prior to the project commencing.

Additional items that will be assessed this year will be the balconies/decks, chimneys, garage doors, and light fixtures in the hallways.

Welcome Secure Pest Services! Great news, we have secured a new contract with Secure Pest Services for the extermination of our village. The exterior perimeter of each building will now be serviced every 4-5 weeks vs twice a year.

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Evening and weekend appointments available

Continued from page 6

Garage Usage-the garage is for the primary use of vehicle parking and not storage, meaning that seventy five (75) percent of the floor space of each unit's garage must be kept available for vehicle parking. The electrical supply in the garages is metered and paid for by the Association meaning that regular or frequent use of the electrical outlet in the garage is prohibited. No unit owner should have any refrigerators/freezers or any other cooling or heating appliance in the garage. No regular or frequent use of power tools or devices is permitted. No spas, tubs, whirlpools, or anything else that require heating of water are permitted (no pools of any type are permitted). No charging of vehicles is permitted as they have different amperage requirements. The Association has the right to inspect the garages at any time, and if parking continues to be an issue in the community, and it is brought to our attention that any of the above are not adhered to, inspections will be conducted.

Board meetings will now be held on the fourth (4th) Thursday of each month vs Wednesdays. The next Board of Trustees meeting will be held on Thursday, May 25, 2023, at 7:00 P.M. and will be a zoom meeting.

The office will be closed on Monday, May 29, 2023. Have a wonderful Memorial Day!

Continued on page 8



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

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Jefferson Village

Association Website

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

FAQs and Surveys

Jefferson Village's Board of Directors is opening more avenues of communication, including receiving residents' feedback on the direction, priorities and improvement of our community. Initially, we will utilize the FrontSteps platform (Jefferson Village Website) by posting FAQs on how the Association works with management and other foundational matters. The Board is also preparing to offer subject-specific surveys to all Jefferson residents (owners and renters). Future surveys will be accessible via email for time-limited periods. We encourage all residents to register (see **Association Website** above) to participate in the surveys. We want your input!

Dryer Vent Cleaning Reminder

There are 60 days remaining until the June 30th of this year's dryer vent cleaning deadline. Therefore, cleaning receipts should be submitted to the Management Office once the work is completed by the June 30, 2023 deadline.

Landscape Walk-thru

The Association will conduct the yearly inspection of the landscaping to identify areas needing future improvement. Once the landscaper's proposal is received, it will be reviewed by the Board.

Carriage Light Replacements

The Association completed replacing all of the garage, building entrance, and deck carriage light fixtures in the community.

Building Entry Stairs and Railing Replacement

Some residents have reported difficulty using the stairs due to the height of the steps. An analysis determined that some heights are too tall and no longer meet the building code standards. Due to these two factors, the Association will replace several entrance stairs in the community. The new stairs will have a step added, making them longer. The longer stairs require longer railings to be installed per the building code. Therefore, new railings will also be installed.

Building 27 Underground Leader Pipes

Last year, the Association inspected the underground leader pipes at the front of the building entrances. The inspection was performed due to repeated winter issues and revealed several pipes clogged with tree roots, dirt, and other debris. Therefore, the Association will undertake a project to install new underground piping. The building residents will be notified before the start of the project. Please be aware of the construction.

Building Power Washing

The Association has hired a contractor to power wash the community. The scope of work will include the buildings, dumpster sheds (interior/exterior), and mail stations. The work will not include washing the interior of the common hallways, as that work will be completed by the maintenance contractor when they clean the carpets.

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Adams Village

Monitoring 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.

Census Forms 2023

Please make sure you have completed your 2023 census form, which management uses to collect and update essential information and communication preferences for all current residents.

Chimney/Fireplace & Dryer Vents Inspection for 2023

Chimney/Fireplace & Dryer Vents (both) must be inspected every two years in accordance with the Association’s Administrative Resolution, which all homeowners are responsible to abide by when joining the community.

If you have not had the service completed, please make a point to do so before May 31, 2023. Please make sure that you choose a contractor that is licensed and has required certificate of insurance to do so.

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Van Buren Village

Did You Know?

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

Homeowners Leasing Units

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

May Inspirational Quotes

The world’s favorite season is the Spring. All things seem possible in May. {Edwin Way Teale}

When April steps aside for May, like diamonds, all the rain-drops glisten; fresh violets open every day, to some new bird each hour, we listen. {Lucy Larcom}

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Washington Village

Need Help?

Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your property manager by emailing lupe.p@epmwebsite.com. For work orders email alexa.p@epmwebsite.com.

Dryer Vent

A reminder notice was sent to those units who are required to have their dryer vent cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account.

Garage Inspections

Thank you all who have cooperated in providing access for our garage inspections. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. Washington.frontsteps.com.

Vent Covers

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

Madison Village

Annual Election Meeting

The Madison Village Annual Election meeting took place on March 29, 2023. Mary Ellen Lang and Myra McGinley were re-elected to the Board of Trustees. Additionally, Robert Cardell was elected to serve on the Board. Congratulations to all!

Dryer Vent and Fireplace Cleaning

A reminder notice was sent to those units who are required to have their dryer vent and fireplace cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account.

Garage Inspections

Thank you all who have cooperated in providing access for our garage inspections. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. Madisonvillage.frontsteps.com.

Vent Covers

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

Need Help?

Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your property manager by emailing lupe.p@epmwebsite.com. For work orders, email alexa.p@epmwebsite.com.

Single Family/Duplex

Single-Family/Duplex Email and Website

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

Please send an email to single.duplex@gmail.com if you wish to be added to the SF/D representative distribution list. The communications are sent from your elected representative.

Trash Removal and Recycling

Please be informed that Single Family/Duplex homeowners are responsible for arranging and hiring a trash company to remove their household trash. Residents should not utilize the dumpsters within the condominium villages or place their trash in another Single Family/Duplex homeowner's trash container.

The Somerset County recycling department picks up recycling every two weeks. Contact the County office for a recycling schedule, blue recycle containers, and recycling guidelines listing acceptable recyclables.

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Property Modifications

Homeowners must submit a Property Modification/Replacement Application seeking prior approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. For example, windows, front doors, storm doors, doorknocker, front door handle, mailboxes, mulch, stone, privacy fences, patios, decks, etc.

Homeowners should contact the clubhouse or use the website to obtain the current Association specifications.

Required documentation.

- A completed property modification form
- Copy of your vendor's proposal, vendor's proof of insurance, NJ license
- Additional brochure information showing an example of the material you will be installing.

If the request is approved, the owner will receive an approval letter. **A homeowner must not start any work until they have received approval from the Association.** Any work completed or started without submitting the necessary documentation risks penalties or having to replace the item they installed. It is best to contact the office before you begin a project.

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.

Deck / Patio Specifications

Side-yard setback and construction to conform to all local building codes. Railing height to be 3' 0" above the finished deck. Railing spindles/pickets to be 2" x 2" nominal. Deck shape to be rectangular or square with at least 4 x 4 supports.

Approved deck materials

1. Pressure treated wood
Only clear wood preserve finish or Behr solid stain/sealer-coffee #SC-103. (All other colors or stains must be approved by the Association prior to installation.)
2. Azek
Mountain Cedar color for decking
White color for railings/spindles/posts/caps
3. TimberTech
Tigerwood or Mocho colors for the decking
Kona or white color for railings/spindles/posts/caps

Patio Requirements

- Patio shape may be rectangle, oval or round as long as the dimensions of the patio do not exceed the maximum deck dimensions specified for the style of home.

Note: If installing or replacing a patio, a homeowner must note if installing stone steps or reinstalling the wooden steps on their property modification/replacement request.

Front Door Kickplates

- Kickplates installations for front doors are reviewed and approved on an individual basis.
- Approved color- Brass.





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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.

Happy Memorial Day!

Thank you,

Roxanne

SOLD IN MARCH**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
345 POTOMAC DRIVE	\$264,000	4	1	1	\$290,000
125 ALEXANDRIA WAY	\$325,000	5	2	1	\$338,000
180 POTOMAC DRIVE	\$329,000	5	2	2	\$371,000
44 SMITHFIELD COURT	\$370,000	5	2	2	\$415,000
139 POTOMAC DRIVE	\$375,000	5	2	1	\$376,000

** 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

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JUST SOLD at SPRING RIDGE in March 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
44 Smithfield Ct	2	2	\$370,000	\$415,000	03/17/23
139 Potomac Dr	2	1	\$375,000	\$376,000	03/20/23
180 Potomac Dr	2	2	\$329,000	\$371,000	03/24/23
125 Alexandria Way	2	1	\$325,000	\$338,000	03/28/23
345 Potomac Dr	1	1	\$264,000	\$290,000	03/31/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

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May 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>1</i> 1:00 PM Knitting	<i>2</i> 1:00 PM Cards & Games 7:30 PM Master Assoc. Mtg.	<i>3</i> 1:00 PM Mahjong	<i>4</i> 1:00 PM Rummikub	<i>5</i> 1:00 PM Bingo	<i>6</i> 9:00 AM Team Tennis
<i>7</i>	<i>8</i> 1:00 PM Knitting 7:15 PM Jefferson Mtg.	<i>9</i> 1:00 PM Cards & Games 7:00 PM Van Buren Mtg.	<i>10</i> 1:00 PM Mahjong	<i>11</i> 1:00 PM Rummikub	<i>12</i> 1:00 PM Bingo	<i>13</i> 9:00 AM Team Tennis
<i>14</i>	<i>15</i> June Newsletter Deadline 1:00 PM Knitting 7:00 PM Adams Mtg.	<i>16</i> 1:00 PM Cards & Games	<i>17</i> 12:00 PM Social Club Luncheon 1:00 PM Mahjong	<i>18</i> 1:00 PM Rummikub	<i>19</i> 1:00 PM Bingo	<i>20</i> 9:00 AM Team Tennis
<i>21</i>	<i>22</i> 1:00 PM Knitting	<i>23</i> 1:00 PM Cards & Games 6:00 PM Washington Mtg.	<i>24</i> 1:00 PM Mahjong 7:15 PM Madison Mtg.	<i>25</i> 1:00 PM Rummikub 7:00 PM Jackson Mtg.	<i>26</i> 1:00 PM Bingo	<i>27</i> 9:00 AM Team Tennis 10:00 AM Pool Opens For the Season
<i>28</i>	<i>29</i> Memorial Day Association Office Closed	<i>30</i> 1:00 PM Cards & Games	<i>31</i> 1:00 PM Mahjong			

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	