



# SPRING RIDGE COMMUNITY NEWSLETTER

# JULY 2023

## Resident Social

Please join us at the clubhouse on Tuesday, July 11<sup>th</sup> from 7AM to 10AM for a continental breakfast. We looked forward to seeing you there!

## Garage Sale

Please reach out to Elisa at [elisa.c@epmwebsite.com](mailto:elisa.c@epmwebsite.com) or 903 647-6070 ext 201 if you would be interested in participating in selling your belongings at a garage sale at Spring Ridge.

## Corn Hole

We are happy to announce we will have a corn hole game set up by the pool area to be used at your convenience. Please reach out to Elisa if you have any questions. 903-647-6070 ext 201

## 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.

**All activities begin at 1:00 PM.**  
The schedule is as follows:

- Mondays: Knitting
- Tuesdays: Cards & Games
- Wednesdays: Mahjong
- Thursdays: Rummikub
- Fridays: Bingo

WE'LL BE CLOSED



## Holiday Office Closure

The Management Office will be closed on Tuesday, July 4, 2023, in observance of the July Fourth holiday. Have a safe and happy holiday.

**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. 908-806-1823

**July Board Meetings**

17 Adams Village	7:00 PM
27 Jackson Village	7:00 PM
30 Jefferson Village	12:00 PM
26 Madison Village	12:00 PM
11 Van Buren Village	7:00 PM
25 Washington Village	6:00 PM

## Manager's Corner

(For EPM-Managed Properties)

### Renting Your Unit

Management would like to inform homeowners considering renting out their unit that they should be aware of NJ State, Township, and Association requirements they are obligated to comply with.

### For Sale Signs

If you are selling your unit, please be aware "For Sale" signs of any kind are not permitted in the community. Please make it clear to your realtor, signs are not to be placed on the Spring Valley Blvd. center island, in the courtyards, on any of the streets within Spring Ridge, or in the windows of your unit. If any signs are observed, they will be confiscated by Management.

### Construction Debris

When having work performed on the interior of your unit, all construction materials should be removed by your contractor from the property. Your contractor should not be dumping of construction materials in the community trash dumpsters. If it is determined your contractor placed debris in the community dumpster, the homeowner will face fines.

### Barbeque Grills

For safety reasons and as per NJ State Regulations, gas/propane/open flame grills are not permitted for use within the Association. Management would like to remind all residents that ONLY electric barbecue grills can be used within the Spring Ridge Community.

### Pool Access

Now that the pool has opened, you might find that you cannot enter the pool because your badge is coming up as invalid.

There could be a few reasons why your badge is not valid. For example, if you did not submit the required yearly pool application form or the tenant waiver form. If you have an unpaid account balance, you have not completed your dryer vent cleaning or fireplace inspections, and you or your landlord has not submitted an updated census/leasing information.

Please know the lifeguards do not know the reason why your pool badge is not valid. Therefore, you will have to speak to the clubhouse on the next open business day.

### Window Fans & Air Conditioners

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



**Barbara Kukura**  
Broker Associate  
Spring Ridge Resident  
Cell: 908-917-2132  
[Bkukura@aol.com](mailto:Bkukura@aol.com)



RESIDENTIAL BROKERAGE

**7 Mt Bethel Rd**  
**Warren, NJ 07059**  
**908-744-511**

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





# JULY

## Classifieds

All classifieds are due to the Management Office by the 15<sup>th</sup> of each month. Please email your classified ad to [Elisa.C@epri.ebsite.com](mailto:Elisa.C@epri.ebsite.com)

**FOR SALE:** Yamaha 240 watt home theater sound system receiver with 6 speakers 1 woofer. Soney KLN cable ready \$100.00. Call Paul 908.2.8-4444 or [nancyrdiana@gmail.com](mailto:nancyrdiana@gmail.com)

**FOR SALE:** 1) Professional size ironing board about 18 inches deep. Brand new never used \$100.00. 2) Floor standing Metal vase with Iron background and snake motif. \$20.00. Please call 908-604-6546 and leave a message.

**FOR SALE:** 1) Laura Ashley Mayhill dinner service for 8. Asking \$110. 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 \$15. Call Love @ 908-580-5237

**FOR SALE:** Classic Bianchi Men's Road bike in good condition - 24 inch wheel size CR-MO Pg Three nine. Asking \$350. Vera Silva (908-764-1214)

**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.



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Office: Air Duct Cleaning  
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Dear Spring Ridge Homeowners...

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Denise Murphy

REALTOR®

cell: 908.334.1177

✉ [ddmurphy14@gmail.com](mailto:ddmurphy14@gmail.com)

🌐 [Denise-Murphy.weichert.com](http://Denise-Murphy.weichert.com)





Weichert Realtors | 55 Stirling Road, Watchung, NJ 07069 | 908.561.5400  
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## Village News

### Jackson Village

Management has received numerous calls and emails regarding the pool, tennis courts, etc. Please be reminded that the Master Association handles all the amenities for our community. Please ensure to contact the clubhouse at 908-647-6070 for further assistance.

The stair/railing replacement project for the entry ways of the buildings commenced on June 5, 2023. We hope that this project will be wrapped up and finished by the time that you read this article. Thank you to all the unit owners for your cooperation and understanding during this process.

The replacement of thirty-four (34) garage doors commenced on June 8, 2023, and has been completed. The remainder of the garage doors will be replaced during the 2024 calendar year.

Due to the two projects noted above the garage inspections have been delayed. Please be on the lookout for an email during the late part of June/early part of July of the date this will be completed.

Please advise your children not to play in the landscaped courtyards areas. In addition, no additional plantings are permitted to be added on any part of the common areas, anything planted in the beds that had not been planted by the Association will be removed by the landscaper.

*Continued on page 5*



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**Arrrr... Service is Great !**

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**Townhome/condo discounts**

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Continued from page 4

Lastly, please do not park your vehicles in the snow bays. Everyone should utilize their garage and driveway... and to the most... to taking up any open... parking spaces.

Dryer vent and fireplace chimney inspection are not due until September 15 2024, if you have this work done this year it will not count for next year's... .

It is imperative that landlords share all email blasts and information with their tenants, so they are up to date as what is occurring within the community.

The next Board of Trustees meeting will be held on Thursday, July 27, 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 973-376-3125 ext. 124 or via email at [help@ap-management.com](mailto:help@ap-management.com). Please be sure to include your name, address, and the name of the community.

### Adams Village

#### Monitoring of Electrical 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, and 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.

Continued on page 6

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Continued from page 5

### Van Buren Village New Jersey's July 4 Fireworks, Parades, Events, and Festivals

This year Independence Day falls on Tuesday, July 4, 2023.

Independence Day commemorates the signing of the Declaration of Independence by the Continental Congress in Philadelphia, PA. on July 4, 1776, declaring independence from the Kingdom of Great Britain.

This is a Federal holiday in the United States and is celebrated with fireworks, parades, barbecues, picnics, and baseball games, along with many other private family and friend's events.

### Bridgewater/Somerset County Independence Day Family Festival Tuesday, July 4, 2023: 6pm - 11pm (rain date fireworks July 5th)

North Branch Park  
355 Milltown Rd  
Bridgewater, NJ  
908 722 1200 x 225



North Branch Park gates will open at 6:00 P.M. to allow vehicles to enter the park and families to picnic on park grounds. The fireworks display will begin at 9:30 P.M. Milltown Road will be closed at approximately 9:00 P.M. Heavy car and foot traffic is expected.

The New York Bee Gees will perform classic 70's Bee Gees favorites along with other disco classics from that era at 8:30 PM - 9:30 PM and 10:00 PM - 11:00 PM. Park visitors should bring lawn chairs or blankets while they enjoy time in the park. Food trucks will be available and picnic baskets are allowed, but alcohol is prohibited.

### Van Buren Village

#### Did You Know?

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

#### Leasing of Units

As a reminder, when you are renting your unit, please provide a copy of the lease to management and fill out the lease rider that is located on the portal. Per the by-laws "No 2 bedroom unit shall be leased to more than 4 people, and 1 bedroom, no more than 2 people."



Visiting the Statue of Liberty on Liberty Island and the Immigration Museum on Ellis Island is a wonderful experience, and to get the most out of it, realize that visiting can take most of a day.

Happy 4<sup>th</sup> of July.

Continued on page 7



**David J. Groendyk**  
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Please leave a message

Continued from page 6



### **Madison Village Dumpster/Recycling Enclosures**

Residents are placing furniture, beds, electronics and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are disposing of their trash. If you have large items to dispose of, please obtain a permit from Bernards Township for the Pill Hill facility. Information can be obtained online at [www.bernards.org](http://www.bernards.org). Or, contact the trash removal company for a bulk trash pickup, Republic Services 732-545-8988.

Also, recycling bins should only be used for trash. Please **DO NOT** throw your garbage in the recycling bins. Boxes should be broken down. Only **clean**-pizza boxes are recyclable.

### **Umbrellas on Decks**

Management would like to remind residents who have an umbrella on their deck to please close it when not in use.

Also, it is very important to close same during a storm. If left open, your umbrella could become airborne causing property damage or personal injury. Your cooperation is greatly appreciated!

### **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. Please ensure your vent covers are properly installed.

### **Dryer Vent Cleaning**

If you haven't already done so, please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 2 years no later than May 31<sup>st</sup>. Fines will continue to accrue until receipts are provided.

### **Irrigation**

Repairs have been completed, and our irrigation system is up and running.

### **Parking**

If you are having work done at your unit, please speak to your contractors to ensure they are parked in a guest parking spot. At no time should contractors be parked in reserved spaces unless it's your own. Nor should they park in front of anyone else's garage. Please be respectful of your neighbors by having your contractors and guests park in guest spots when working in your home or when visiting.

*Continued on page 8*



### **Cipriano Law Offices, PC**

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**Call for a consultation 973-403 8600**

*Evening and weekend appointments available*



Continued from page 7

### Washington Village

#### **Dryer Vent Cleaning**

Please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 24 months no later than the last day of the month that it was previously inspected. If you are unsure of when the cleaning for your unit was last performed, please contact the Management Office.

#### **Landscaping**

High Tech has completed the tree and bush trimming throughout the community. Please help keep our community beautiful by not leaving any trash behind as you exit your vehicles.

#### **Package Delivery Services**

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

### Jefferson Village

#### **Association Website**

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

#### **Dryer Vent Cleaning/Inspection**

The June 30<sup>th</sup> deadline for homeowners to have their dryer vent cleaned and a copy of the cleaning

receipt turned in to the management office has passed. If you have not completed this required cleaning, you are in violation, and fines will be assessed starting August 1<sup>st</sup>. Kindly schedule your cleaning to order to avoid any penalties being assessed to your account.

#### **Did You KNOW the Association Has an FAQ Section on the Website Answering Questions?**

For example, **Q:** When are the monthly open meeting minutes available?

**A:** The draft open meeting minutes from the previous meeting are usually posted to the community website three weeks after the meeting but before the following meeting.

#### **2022 Audit**

The Board met with the accountant to review the draft audit. No irregularities were found with the Association's financials, and the Association is financially sound. If you wish to receive a copy of the audit for review, please contact the clubhouse. Additionally, the adopted audit will be posted on the website.

#### **Landscape Improvements**

The Association has completed the installation of the new shrubs and removal of dead or declining shrubs that were approved.

*Continued on page 9*

## **Air Duct & Dryer Vent Cleaning**

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10 Vents	
1 Main	
1 Return	\$89.95
<b>\$149.95</b>	

**Toll Free: 866-912-3828**

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*Continued from page 8*

### **Building 27 Underground Leader piping**

In the near future, the Association will commence a project to replace the underground leader pipes at the front entrance of the building. Previously, the pipes were found clogged and no longer functioning as expected. The work will involve removing some shrubs and sections of the sidewalks as part of the project. A notice will be posted at the building as the start date arrives. When the work does start, please be aware of any equipment or men in the area, and do not remove or bypass any safety barriers.

### **Carriage Light Fixture Painting**

The Board has approved maintenance to repaint the light fixtures on the courtyard light posts. The work will be completed over several months as only one to two fixtures will be painted each week, and no work will occur during winter.

### **Building 31 Center Entry Stair Replacement**

The entrance stairs and the railing for the center hallway will be replaced in the near future.

### **June 5<sup>th</sup> Special Meeting**

The Board would like to thank the residents who attended the June 5<sup>th</sup> resident commentary meeting. The turnout of residents was impressive, and the Board appreciated that it was a civil meeting. The Board will review the comments and see if areas can be improved.

### **Communicating With Association Contractors**

The Association would like to remind you to please refrain from attempting to give Jefferson Village contractors direction or distracting

them from their task, which demands focus and concentration. While the contractors will be considerate and listen to you, they will only take direction from Management.

### **Single-Family/Duplex**

#### **Single Family/Duplex Website**

The community website, [singlefamilyduplexes.frontsteps.com](http://singlefamilyduplexes.frontsteps.com), is an interactive, informational site designed to get you the information you need when you need it. If you have not joined the website, you should. Otherwise, you will miss important news or notifications.

Do you wish to send an email to your representative? The email address is [singlefamilyduplex@gmail.com](mailto:singlefamilyduplex@gmail.com).

#### **Sports Equipment**

Toys, trampolines, equipment, portable goals, or other objects should not be stored or kept in the front of the home. When not in use, such things should be stored in the garage or rear of the house.

Sit back, have a BBQ, relax in the pool, and enjoy your summer.

#### **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's exterior. The Association specifications and a property modification form are available on the Single-family/Duplex website.

#### **Garage Doors**

All doors must have 16 solid raised panels within the door. (Four squares wide and four squares tall).

##### *(For Metal Doors)*

- Raised panel size 20" inches wide and 14.5" inches tall
- Decorative T-handle installed on door (optional)
- L-style lift handles are not permitted to be installed

##### *Paint Colors*

*(For Homes on Commonwealth & Gelsey)*

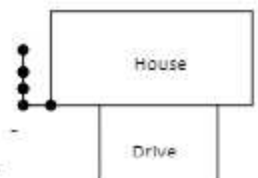
- Paint color must closely match Commonwealth Beige color that is on file at Warrenville Hardware.

*(For Alexandria, Hampton, Salem, Smithfield, and Plymouth streets)*

- Door color shall be brilliant white

#### **Privacy Panels**

May be used to hide garbage and recycle cans that are placed along the side of the garage. One panel may be installed extending out from the side of the house, and up to three panels may be installed running the side of the home.







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# THE FORMISANO TEAM

## Market Update

### Bernards Township/Basking Ridge

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

Roxanne - *Your Spring Ridge Specialist*

Thank you so much and Happy 4th of July!

#### SOLD IN MAY\*\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
343 POTOMAC DRIVE	\$275,000	4	1	1	\$260,000
263 POTOMAC DRIVE	\$329,900	5	2	1	\$330,000
52 ALEXANDRIA WAY	\$349,900	5	2	2	\$390,000
298 POTOMAC DR*	\$365,000	5	2	2	\$405,000

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



**Roxanne Formisano**

Broker/Sales Associate

Office (908) 766-0085

Cell (908) 507-0037

[roxanneformisano@kw.com](mailto:roxanneformisano@kw.com)

[www.roxanneformisano.com](http://www.roxanneformisano.com)

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KELLERWILLIAMS. REALTY

222 Mount Airy Road, Basking Ridge, NJ 07920



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# JUST SOLD at SPRING RIDGE in May 2023\*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
52 Alexandria Way	2	2	\$349,900	\$390,000	05/03/23
263 Potomac Dr	2	1	\$329,900	\$330,000	05/04/23
298 Potomac Dr	2	2	\$365,000	\$405,000	05/24/23
343 Potomac Dr	1	1	\$275,000	\$260,000	05/30/23

\*Source GSMLS. Sold information deemed reliable but not guaranteed

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### **Irina Bagmut**

Sales Representative

**Spring Ridge Marketing Specialist**

cell 508-499-0750 (west)

ibagmut@weichert.com

www.Irina-Bagmut@weichert.com

### **Alma Aguayo**

Broker/Sales Representative

**Spring Ridge Marketing Specialist**

cell 908-766-6222 (best)

Alma@AlmaSellsHomes.com

www.BestSpringRidgeHomes.com

www.Spring-Ridge.com

### **Weichert Realtors**

22 E Henry Street, Basking Ridge, NJ 07910

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# July 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 1:00 PM Knitting	4 Independence Day  Office Closed	5 1:00 PM Mahjong	6 1:00 PM Rummikub	7 1:00 PM Bingo	8
9	10 1:00 PM Knitting 7:15 PM Jefferson Mtg.	11 7:00-10:00 AM Resident Soc: 1 1:00 PM Cards & Games 7:00 PM Van Buren Mtg.	12 1:00 PM Mahjong	13 1:00 PM Rummikub	14 1:00 PM Bingo August Newsletter Deadline	15
16	17 1:00 PM Knitting 7:00 PM Adams Mtg.	18 1:00 PM Cards & Games	19 1:00 PM Mahjong	20 1:00 PM Rummikub	21 1:00 PM Bingo	22
23	24 1:00 PM Knitting	25 1:00 PM Cards & Games 6:00 PM Washington Mtg.	26 1:00 PM Mahjong 7:15 PM Madison Mtg.	27 1:00 PM Rummikub 7:00 PM Jackson Mtg.	28 1:00 PM Bingo	29
30	31 1:00 PM Knitting					