



SPRING RIDGE COMMUNITY NEWSLETTER

JUNE 2023

Tennis Courts

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 the tennis courts. Residents will need to use their current photo badge to gain access to the courts.

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.

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 Saturday June 24 from 6-8 pm. Please join us for an ice cream social. PLEASE NOTE: THIS IS AN EVENING EVENT!! Make your reservations on or before Wednesday, June 21 by calling Elisa at 908-350-7166. Leave a message. New members are always welcome!

Don't forget!!! June 20th - Wind Creek Casino trip

The Social Club has no formal meetings during the summer. See you at the pool!

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!

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. 908-647-6070 ext. 5.

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, PA
PRICE: \$40 with \$25 returned

Call Elisa at 908-350-7166

Meet at the clubhouse by 9:45AM.
Bus leaves at 10AM and returns at 5PM.

Please leave the parking spots near the pool open for pool attendees!

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

June Board Meetings

19 Adams Village 7:00 PM

22 Jackson Village 7:00 PM

12 Jefferson Village 7:15 PM

28 Madison Village 7:15 PM

6 Master Association 7:30 PM

21 Van Buren Village 7:00 PM

27 Washington Village 6:00 PM



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 began on April 22nd from 9AM-11AM at the back tennis courts until June 24. New member application and waiver forms are available in the Clubhouse. 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.



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

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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) Professional size ironing board about 18 inches deep. Brand new. Never used \$40.00. 2) Floor standing metal vase with Brown background and Snake motif. \$20.00. Please call 908-604-6546 and leave a message.

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 \$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 \$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)

Continued on page 3

Continued from page 2

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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Manager's Corner

(For EPM-Managed properties)

Hanging of Items

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

Welcome, First-Time Buyers

Few events in life are more exciting than buying your first home. We are glad you have chosen us! You are now a member of our community association. We are proud of our Association and trust it will contribute to the quality of your experience in our community. Here are a few tips and information to help you make the most of community association living.

Your Home

There is one crucial difference between renting and owning a home that you need to keep in mind. Unlike renting, your unit and its upkeep belong entirely to you. You are responsible for all maintenance for any part of your home that is used only by you or your family. So, when the faucet leaks, the first person to call is your favorite plumber, not the association manager.

Membership

When you bought your new home, you became a member of our community association. Membership entitles you to attend and observe Open Board meetings and vote in Board elections. You may even want to consider running for a Board seat yourself. Our community thrives because residents volunteer for committee assignments and eagerly stand for board elections. So get involved; we need you.

Changes to Your Home

There may be a time when you wish to replace your windows, replace your front door, doorknocker, or front door handle. The Association may have specifications requiring you to use certain materials and seek approval before completing the work. You should contact the Clubhouse for further information before you start such a project. Simply put, if you wish to replace anything that can be seen from the exterior of your home, you need to contact the Clubhouse.

Continued on page 4

Continued from page 3

Common Elements and Assessments

The community has several common areas, like the grounds, and provides the maintenance to keep them attractive and enjoyable. The Association shares these areas and their expenses when you pay your monthly assessments.

Community Rules and Regulations

Because many residents share the common areas, it is necessary for the Association to have regulations so everyone can enjoy the community. The former buyer should have provided you with the information when you purchased your home. If you do not have a copy of the community rules, please call the Clubhouse.

Please contact the manager for more information or if you have questions about the Association.

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.

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


Lithium-Ion Battery Safety

Purchase and use devices that are listed by a qualified testing laboratory. Always follow the manufacturer's instructions. Only use the battery that is designed for the device. Put batteries in the device the right way. Only use the charging cord that came with the device. Do not charge a device under your pillow, on your bed, or on a couch. Do not keep charging the device or device battery after it's fully charged. Keep batteries at room temperature when possible. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C). Store batteries away from anything that can catch fire. Stop using the battery if you notice odor, change in color, too much heat, change in shape, leaking, or odd noises. Move the device away from anything that can catch fire.

E-Bike and E-Scooter Safety

Lithium-ion batteries are usually the source of power for both, and if not used correctly, or if damaged, those batteries can catch on fire or explode. Whether you use e-bikes or e-scooters as your main way of getting around, or just for fun, there are important safety tips to keep in mind when charging or storing these devices. Follow the recommendations under **Lithium-ion Battery Safety** as well as the following:

Charge your battery in a flat, dry area away from children, direct sunlight, liquids, tripping hazards, and in a location where the e-bike is not at risk of falling. Store e-bikes, e-scooters, and batteries away from exit doors and anything that can get hot or catch fire. Only have device repairs performed by a qualified professional. Do not put lithium-ion batteries in the trash; recycling is always the best option. Take the batteries to a battery recycling location.



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JUNE

Village News

Jackson Village

Happy summer to be... June 21, 2023 is the first day of summer...

By the time you read this the stair replacement project will be on its way. This project will take approximately four (4) weeks to complete. Please be on the lookout for additional information.

Over the next two (2) years the remainder of the garage doors will be replaced. This year thirty-four (34) garage doors will be replaced, and the remainder will be done next year.

Please be reminded, dryer vent and fireplace/chimney inspections are not due until **September 15, 2024**, so if you have this work done this year, it will not count for next year's requirement.

No homeowner should place their personal items or belongings in the Association's common hallways. Nothing shall be planted or placed in or on any common element nor alteration of any plantings shall be done on the common elements without the express prior written permission of the Board of Trustees. Storage on the decks should be limited to deck furniture and planters only. Electric grills are only permitted to be used within the community.

Brown and Brown are the insurance agents for the Association's insurance coverage. The Association carries coverage to protect the Association's buildings.

Continued on page 7



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Call for a consultation 973-403-8600

Evening and weekend appointments available

Continued from page 6

It is the responsibility of each unit owner to have their own HO6 policy to cover their personal property and upgrades in their home. It is suggested that renters carry renters' insurance. If you have any specific questions on what exactly is covered by the association's policy, please call the insurance agent directly at (610) 947-9490. Any questions regarding your own policy should be directed to your personal insurance agent.

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 and keep them updated with reference to any rules and regulations of the community.

For expedited assistance please email help@cp-management.com. Please be sure to include your name, address, and the name of the community.

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, such as 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 reduce 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.

Continued on page 8

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Continued from page 7

Family-Friendly Activities to Take You Through SUMMER!

Please visit: visitsomersetnj.org

Adams Village Pool / Tennis Court

Please contact Spring Ridge Master Association directly at 908-647-6070 regarding all questions about amenities in the community.

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 Van Buren Village is: <https://VanBurenVillageCondominium.connectresident.com>.

Leasing of Units

As a reminder, when you are renting your unit please provide the lease to management and also per the by-laws "No 2 bedrooms unit shall be leased to more than 4 people, and 1 bedroom, no more than 2 people."

Van Buren Pool / Tennis Court

As a reminder, please reach out to Spring Ridge Master Association at 908-647-6070 for all questions regarding amenities in the community.

Inspirational Quotes:

Life is like riding a bicycle. To keep your balance, you must keep moving. * Albert Einstein

June is the gateway to summer. * Jean Hersey

Madison Village

Dryer Vent Cleaning

A reminder notice was sent to unit owners 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. If you are uncertain on whether or not this is your year, reach out to Management.

Fireplace Cleaning

A reminder notice was sent to unit owners who are required to have their fireplaces cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management.

Parking

Please be conscientious of the fact that the parking spots right in front of the garages belong to the garage owners. DO NOT park in front of anyone's garage. This includes moving and delivery vehicles. Management has received numerous complaints about residents having furniture delivered or having moving trucks parked in front of garages that are not owned by them. Your cooperation is appreciated.

Continued on page 9



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Continued from page 8

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. DO NOT post notices on common hallways as this is not permitted.

Projects

In the months to come, we will be having numerous projects taking place throughout the community. As the time approaches, Management will send out mass emails via the community website to advise everyone. Notices will be posted for projects affecting specific buildings.

Gutter Cleaning

Gutter cleaning throughout the community has been completed. Please be aware that maintenance found tennis balls and Nerf darts in several of the building leaders. As you are aware, this causes blockages and may end up damaging our gutter system. It is important to be very careful when using balls and toys in the community to avoid damage to the premises.

Washington Village

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

Gutter Cleaning

Gutter cleaning throughout the community has been completed.

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Please be aware that maintenance found tennis balls in several of the building leaders. As you are aware, this causes blockages and may end up damaging our gutter system. It is important to be very careful when using balls and toys in the community to avoid damage to the premises.

Projects

In the months to come we will be having numerous projects taking place throughout the community. As the time approaches, Management will send out mass emails via the community website to advise everyone. Notices will be posted for projects affecting specific buildings. This is a good time to register with the community website if you have not already done so, washington.frontsteps.com.

Concerns/Issues/Suggestions

Please reach out to your property manager with anything you would like to share. lupe.p@epmwebsite.com. Or, you can call 908-647-6070 ext. 1004.

Jefferson Village

Dryer Vent Cleaning

Please be advised that homeowners have until **June 30, 2023**, to have their dryer vents **professionally** cleaned and a copy of the receipt provided to the Clubhouse. The proper method for cleaning a dryer vent is from the exterior exhaust to the rear of your dryer and in the reverse direction.

Continued on page 10

Continued from page 9

Kindly ensure that Management receives your cleaning receipts indicating what work was performed by the deadline.

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 could miss important news, surveys, and information. Please contact the Management office to have a website invite sent so you may activate your account.

Resident Feedback

The Jefferson Village Board of Directors wants input from residents of our community. Therefore, we are creating surveys in which Jefferson residents may weigh in on certain subjects for which the Board will make decisions. Any Jefferson resident registered on the FrontSteps application (Jefferson Village website) will receive invitations to participate in these surveys. The Board invites all Jefferson residents to participate in improving our community.

Landscape Improvements

The Board approved the landscaper's proposal to install new plants and remove dead or declining shrubs throughout the community.

Mulch Installation

The Board has approved installing mulch throughout the community this season. The work will be completed after the landscape improvement project is completed.

Building 26 Exterior Basement Hallway Door Replacement for Right Hallway

The Association will be replacing the basement hallway door in the coming weeks.

Tree Removal

The Board is discussing removing 3-4 dead/declining trees observed during the yearly landscape inspection.

Irrigation Repairs

The Board approved necessary repairs to the irrigation system observed during the season-opening inspection.

Exterior Basement Hallway Door Painting

The Board is discussing a possible project to paint the exterior door that leads from the bottom of the stairs to the basement hallway.

Single-Family/Duplex

Single-Family/Duplex Email and Website

Do you wish to send an email to your representative? The email address is single.duplex@gmail.com. Instead of calling the Clubhouse to obtain information, forms, or regulations, you can get information from the website 24-hours a day. singlefamilyduplexes.frontsteps.com

Property Inspections

Management will be conducting inspections of the homes in the coming weeks. Please know the Association has permission under the Association's Bylaws to access your property to ensure that owners comply with the Association's regulations. Therefore, you might observe your Manager, Greg Formica, on your property.

Sports Equipment

Single Family/Duplex residents are reminded that per the rules and regulations, the front of the home shall not be used to store toys, trampolines, equipment, portable goals, or other clutter or debris. Such items may be stored or kept in backyard areas.

Spotted Lanternfly

The spotted Lanternfly (SLF) is an invasive planthopper native to China, India, and Vietnam. It was first discovered in the U.S. in Berks County, Pennsylvania, in 2014 and has spread to other counties in PA and several other states. This insect has the potential to impact agricultural crops and hardwood trees significantly. SLF feeds on the sap of many different plants, including maples, black walnut, birch, and willow. While it does not harm humans or animals, it can reduce the quality of life for residents, and in some cases, cause the death of plants.

You can help detect SLFs and stop their spread on your property and in our community by looking for and reporting signs of the pest to the NJ Department of Agriculture website listed below.

Continued on page 11

Continued from page 10

SLFs can be controlled by a combination of (1) physical removal, stomping on them; (2) removal of host trees; (3) pesticide applications. In addition, you can spray the insects with rubbing alcohol or hand sanitizer diluted with alcohol to make it sprayable. (Organic flying insect spray sold at supermarkets is pretty much the same thing.) Rubbing alcohol will kill the bugs but not harm anything else that comes into contact with it.

Further information and resources can be found at the websites listed below.

[Spotted Lanternfly \(nj.gov\)](http://SpottedLanternfly.nj.gov)

[USDA APHIS | Spotted Lanternfly](http://USDAAPHIS|SpottedLanternfly)

***We strongly recommend you consult an arborist and have the trees treated professionally.**

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.

Dining Room Enclosure

Did you know that Greenbrier Duplex homes can expand their dining room space four feet by enclosing the rear covered porch? An existing or new sliding glass door must still be installed for entry/exit from the new space from the home's exterior.

Exterior Front Entry Door

- Door shall consist of six raised panels, as noted in the picture.



Front Porch Expansion

- Front porches may be expanded by (2) two feet along the front of the house, bringing the porch to the edge of the first shutter but may not impede into the shutter. The enlarged size would be 4 x 6 feet. Steps may now have risers. The lower portion of the porch may be enclosed with latticework to keep animals from under the porch.

- Railing/spindles/posts and caps colors:
 - o White color homes- shall be white
 - o Tan color homes- shall be Commonwealth Beige (W096-2X) or similar approved color.
- Decking and stairs materials/ colors:
 - o Pressure-treated wood (All other colors or stains must be approved by the Association before installation.)
Approved stain - Behr solid stain/sealer- coffee #SC-103
 - o Azek- color Mountain Cedar
 - o TimberTech- colors Tigerwood or Mocho
 - o The porch may **NOT** be painted any other color.

Note About Green Entry Steps:

Green stairs are no longer allowed. If you currently have green stairs, they may remain. However, if you are installing or replacing the stairs, the color and material must meet the Association's current standards.





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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 Father's Day!



SOLD IN APRIL **

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
111 SMITHFIELD COURT	\$330,000	5	2	1	\$340,000
389 POTOMAC DRIVE	\$335,000	5	2	1	\$339,000
276 POTOMAC DRIVE	\$370,000	6	2	2	\$360,000
130 ALEXANDRIA WAY	\$389,000	5	2	2	\$414,000

** 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

www.roxanneformisano.com

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KELLERWILLIAMS REALTY
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JUST SOLD at SPRING RIDGE in April 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
130 Alexandria Way	2	2	\$389,000	\$414,000	04/06/23
289 Potomac Dr	1	1	\$295,000	\$302,500	04/14/23
276 Potomac Dr	2	2	\$370,000	\$360,000	04/14/23
111 Smithfield Ct	2	1	\$330,000	\$340,000	04/21/23
389 Potomac Dr	2	1	\$335,000	\$339,000	04/26/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

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Positive Energy...

Outstanding Results!

Local knowledge:



Process expertise:



Responsiveness:



Negotiation skills:



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



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June 2023

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