



Manager's Corner

(For EPM-Managed properties)

Lights

Please contact the Management Office if you see that a light bulb needs to be replaced or a post light is not working properly.

Water Conservation

Water and electricity are significant expenses for the Associations. Therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons the Association experiences increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired. If you observe a malfunctioning lawn sprinkler, please contact the Management office to report it.

Who is Responsible for Maintenance?

Who is responsible? That question is sometimes asked when there is a problem with a leaking or broken water pipe or sanitary drain line. The Association's governing documents are pretty straightforward on this matter. Any water or sanitary line pipe which serves only one unit is the responsibility of that unit's owner, even if the pipe is located outside your unit, such as in between your ceiling or floor and your neighbor's unit. The repair of any pipe which serves two or more units is the responsibility of the Condominium Association.

This almost certainly means that any pipe problem above the basement level is the responsibility of either the first or second-floor unit owner. If a problem arises and it is uncertain who is responsible for the repair, our management office should be able to sort it out.

Crime Prevention Tips

The Bernards Township Police would like to suggest a few **crime prevention tips** that may make you less likely to become a victim of burglary/theft.

- Always lock your residence at all times. Thieves will often target unlocked homes.
- When on vacation, stop newspaper and mail delivery.
- Put lights and televisions on timers or delay switches when not home.
- Keep detailed records and inventory of all valuable possessions. Have photos available of items like jewelry and antiques.

Continued on page 2

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

August Board Meetings

14 Adams Village	7:00 PM
14 Jefferson Village	7:15 PM
1 Master Association	7:30 PM
16 Van Buren Village	7:00 PM

Continued from page 1

- Keep records of manufacturers, models, and serial numbers for valuable electronics.
- If possible, leave a vehicle in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the Police Department and ask that the person or situation be looked into. Good neighbors report unusual activity. The Police need our residents to be our eyes and ears.

Items on Railings

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

Lantern Flies

The most effective way to kill a spotted lanternfly is to **squish it**. They're good at hopping but not very good at flying, so a quick stomp or swift swat should do the trick.

Recycling

As more residents are home, there is more recycling, and cardboard boxes from delivery services than usual. Please break down your boxes, cut them up into 2 x2 squares, and place them on the recycling shelf.

While it is easy to bring your recycling down in a plastic bag and leave it in the container, the county asks the Association to ensure their residents empty the recyclables into the container and dispose of the plastic bags in the trash dumpster.



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.



David J. Groendyk

Plumbing & Heating

Bedminster, NJ

908-234-2749

license #10113

◆ EMERGENCY SERVICE

House Cleaning

Houses, Apartments & Offices

If you don't have time to clean your place and need someone, please call me.



Free Estimates
References and Experience

ELISETE:
Cell: 973-991-6411
Please leave a message

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: Yamaha 240 watt home theater sound system receiver with 6 speakers, 1 woofer. Soney KLN cable ready \$100.00. Call Paul 908-208-1314 or nancyrdianna@gmail.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) 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)

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.



APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

★ **Dryer Vent** ★
Cleaning Special
\$89.00
Townhomes & Condos

Serving All Of New Jersey For Over 30 Years

SAFETY AND RELIABILITY IS OUR #1 PRIORITY

Did you know that 80% of the dust in your home is made up of Human Skin?

➤ Air Duct Cleaning
➤ Dryer Vent Cleaning
➤ Chimney Sweeping

Whole House Air Duct Cleaning
\$35 Each Vent - **FREE Sanitizing**



Dryer Vent & Chimney Combo \$129.00
Townhomes & Condos



732-257-4590 Office@ApexAirDuctCleaning.com
www.DryerVentCleaningNewJersey.com

Dear Spring Ridge Homeowners...

Ready to Cash in on Your Equity?

Let's Talk...Call Me Today!



Denise Murphy
REALTOR®
cell: 908.334.1177
✉ ddmurphy14@gmail.com
🌐 Denise-Murphy.weichert.com

Weichert
REALTORS

Weichert Realtors | 55 Stirling Road, Watchung, NJ 07069 | 908.561.5400
Information Deemed Reliable. Equal Opportunity Housing.



Village News

Jackson Village

Reminder! The dryer vent and fireplace/chimney inspections are not due until **September 15, 2024**. If you have this work done this year, it will not count for next year's requirement.

SHHHH! Quiet Please! Please be courteous to your neighbors and observe the "quiet time" which commences as of 10:00 PM. This is not only per the Association regulations but the Township ordinance as well.

Parents, please be reminded that your children should be supervised at all times while outdoors. Bike riding, playing on the grassy areas, and any recreational activities are prohibited within the community.

Just a reminder that dogs are not permitted at Jackson Village or within Spring Ridge Communities. If you know of anyone within our community that has a dog, please report it to Management.

Brown and Brown are the insurance agents for the Association's insurance coverage. The Association carries coverage to protect the Association's buildings. 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 also 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 policy should be directed to your personal insurance agent.

Continued on page 5



THIS IS WHERE YOU GO ALL OUT

You are faster here. You are stronger here. And you get more results here. Here you have the coaches, community, and group energy coming together to push you forward every class.

With scientifically designed full-body workouts and technology to track your results and prove you're improving.

BOOK A FREE* WORKOUT TODAY AT [ORANGETHEORY.COM](https://www.Orangetheory.com)

The Hills Village Center
(KINGS Shopping Center)
Bedminster

908-698-4600



*Offer limited to first-time visitors to Orangetheory Fitness and local residents only. Certain restrictions apply. At participating studios only. See studio for details. Orangetheory® and other Orangetheory® marks are registered trademarks of OTF IP Holder, LLC. © Copyright 2023 OTF IP Holder, LLC and its affiliates



Arrrrr... Service is Great !

Dryer Vent Cleaning

Fireplace Inspections

Townhome/condo discounts

732-627-8461

Certified Technicians

FULLY INSURED / NJ HIC #13VH04722900

Continued from page 4

It is imperative that landlords share all email blasts and information with their tenants so they are up to date as to what is occurring within the community and they are updated with reference to any rules and regulations of the community.

The August Board of Trustees meeting has been cancelled. The next meeting will take place on Thursday, September 28, 2023 and will be held via Zoom. Hope to see you the night of the meeting.

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.

Website FAQ's section:

Check out the FAQ section on the website monthly for new questions and answers that will be posted.

Dryer Cleaning/Inspections:

All homeowners were required to have their dryer vents cleaned, inspected, and the original receipts turned in to Management **by June 30, 2023**. Any homeowners that still have not inspected and cleaned their dryer vent by August 1, 2023, have received a **\$100.00 fine**.

Mulch installation:

By now, the Association should have completed mulching the community.

Continued on page 6

BASKING RIDGE ELECTRIC

 www.baskingridgeelectric.com 

Office: (908) 766-1846 • Cell: (908) 797-3866

SMOKE DETECTOR UPGRADE SERVICE

Charles F. Fortenbacher NJ Elec Lic. #10007

Painting & Carpentry

Raymond McConnell
HIC# 13VH06581900
(908) 672-3541
Basking Ridge NJ

- Interior/ Exterior Painting
- Fine Trim and Moldings Installed
- Basement Remodeling • Tile & Marble Installation
- Replacement Windows • Tape and Spackle

References & Insured

KARG'S PLUMBING

50th Anniversary Celebration!

24 hour emergency service!

Fast reliable service! From people you know and trust!

Call 908-647-0577

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs




Karg's Plumbing

\$50 OFF

any plumbing service

Phone: 908-647-0577

Located at 1903 Long Hill Rd Millington, NJ



- Emergency Water Heater Replacement
- Hot Water Heater Repair
- Faucet and Fixture Replacement
- Drain Cleaning
- Family Owned and Operated

Continued from page 5

Building Entrance Stair Replacements:

The Association completed the replacement of (16) building entrance stairs.

Landscape Plantings:

The landscaper completed installing new shrubs and removing dead or declining shrubs due to the previous inspection.

Community Survey:

A survey concerning landscaping will soon be available to residents who have signed up for the Jefferson Village website. If you wish to participate in the survey, please sign up on the website.

Madison Village

Meeting Minutes

If you are a Madison Village owner and unable to attend the Madison Village Open Meetings, and would like to receive a copy of the meeting minutes, please log on to the community website and they can be found under Documents, Internal Documents, Minutes – Open Session.

Common Area Inspections

Please be advised that common area inspections are ongoing. Anyone found to have personal items in the hallways or common grounds will receive a warning notice, followed by a fine, if violation is not abated. You may have a wreath on your door and a floor mat in front of your door. We thank everyone for their anticipated cooperation.

Children Playing in the Courtyards

The courtyards are **not** designed for children to play; they are designed for vehicles. Allowing children to

play in the courtyard poses safety concerns. In addition, children playing in the courtyard pose a liability issue, not only for the parents and their children, but also potentially the Association, other residents, guests, delivery personnel and any other drivers entering the courtyard.

The Association requests that parents not allow their children, even if supervised, to play in the courtyard. Please use the playground at the Clubhouse, or those located throughout the township.

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park their vehicles inside their 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 utilizing any guest parking spaces. This leaves the guest parking available for guests.

Hanging of Items

Hanging of items such as blankets, towels, area rugs or clothing over deck railings or in the common areas is prohibited. *Continued on page 7*



Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

AIR DUCT	DRYER VENT
CLEANING	CLEANING
10 Vents	
1 Main	
1 Return	\$89.95
\$149.95	

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

Continued from page 6

Water Leaks

Please repair any leaking faucets, running toilets, or dripping showers in a timely manner. Saving water is easy with small, everyday changes that add up to big water savings. Two examples are turning off the water while brushing your teeth or shaving. This can save up to 180 gallons of water per month. Fixing leaks around your home can save up to 400 gallons each month. Everyone's cooperation is greatly appreciated!

Washington Village

Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 24, 2023. All owners will receive a mailing at the beginning of September, which will include a nomination application for those interested in running for a position on the Board of Trustees.

Amended Resolution

You should have received a copy of the amended resolution regarding chimney inspection and cleaning and dryer vent inspection and cleaning. Please ensure you read it over in its entirety. Should you have any questions, feel free to reach out to Management. You can also find a copy on the community website, washington.frontsteps.com.

2022 Audit

The Board of Trustees has approved the 2022 Audit. You can obtain a copy from our community website.

Moving PODS

The Association would like to remind residents of the Association's policy for requesting moving PODs. Residents should contact the clubhouse to obtain a form that must be completed.

- Your request must be in writing and must include the date of delivery and removal. Contact the clubhouse to obtain the request form. If you are a tenant, the form must be signed by your landlord.
- The POD may only be placed in the space in front of your garage. If you do not have a garage, it would be placed in your reserved parking space. You may have only one POD on site at a time.
- The POD company must provide proof of insurance naming the Association.
- The POD must have plywood under it to prevent damage to the asphalt.

Adams Village

Monitoring of Water and Electric 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.

Continued on page 8



Cipriano Law Offices, PC

Melissa Cipriano, Esq.

Helping families move forward to a happy, healthy, stable future

www.ciprianolaw.com

WE ARE HERE FOR ALL YOUR LEGAL NEEDS

- Family Law
- Divorce/Equitable Distribution
- Mediation
- Custody/Parenting Time/Support
- Adoptions
- Parenting Coordination
- Domestic Violence/Restraining Orders
- DWI/DUI
- Municipal Court Issues

Call for a consultation 973-403-8600

Evening and weekend appointments available

Continued from page 7

Board Meeting

The next Board of Trustees meeting will be held on August 14, 2023 at 7:00 PM.

Summer’s almost over, prepare for your children going back to school in September!

Back to School Tips:

1. Become part of the decision-making process in schools.
2. Ask the school to provide educational opportunities for parents.
3. Set goals with your child’s school or teacher for building strong, positive, relationships with peers and adults which can support their emotional wellbeing.

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://VanBurenVillageCondominium.connectresident.com>.

Leasing of Units

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

Board Meeting

The next Board of Trustees meeting will be held on August 16, 2023 at 7:00 PM via Zoom.

End the Summer with Somerset Patriot’s Game!

Somerset Patriots vs. Hartford Yard Goats (Fireworks)

Date & Time: August 24, 2023 – 7:05pm – 10:05pm

Address: 1 Patriots Park, Bridgewater, NJ 08807

Enjoy a fireworks show immediately following the game.

Single-Family/Duplex

Single Family/Duplex Website

Please know you have a community website, singlefamilyduplexes.frontsteps.com. It’s an interactive, informational site designed to get you the information you need when you need it. If you have not joined the website, you should. Otherwise, you will miss important news or notifications. If you wish to send an email to your representative, you can. The email address is single.duplex@gmail.com.

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 Single-family/Duplex website.

Continued on page 9



BEE LEE BLOOMS
FLORAL DESIGN
 Warren, NJ

Birthdays • Anniversaries
 Bridal & Baby Showers • Holidays
 Special Occasions • Corporate Arrangements

  BeeLeeBlooms 

973-699-2387 • beeleeblooms.com
BeeLeeBlooms@gmail.com

Continued from page 8

Floodlights

Floodlights may be installed on the rear of your home. The maximum allowed fixtures is two lights with a maximum of 75 watts per light. Lights should be positioned in a manner not to offend neighbors.

Landscape Stone

Landscaping stone may be used instead of mulch for the shrub beds.

- Stone size is 3/4 to 3/8 of an inch. Approved color is brick-town red.
- Pebble River Rock (Sample available for review at clubhouse)
 - o Color – Gray, Size – 2 inch x 2 inch square, Shape - Pebble shape

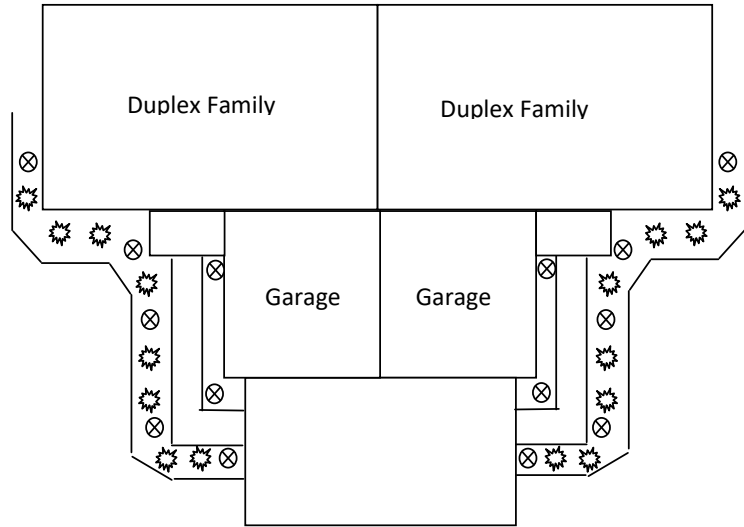
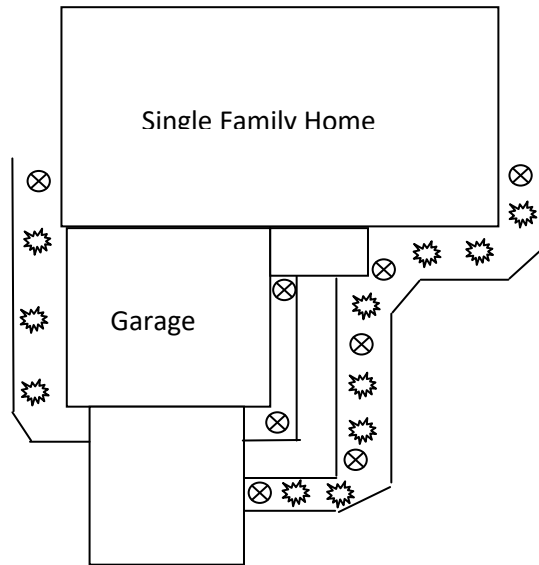
Landscape Lighting

- Positioned no more than 10 inches above the ground. Fixtures should be 4 -6 feet apart from another fixture. No more than a maximum of six fixtures. Low voltage powered with maximum of 18 wattage bulbs installed. Bulb color white only. Fixtures housing color or either black or green, and housing cannot be more than four tiers. Lights should only illuminate the sidewalks.



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

“X” = indicates approved location to install light fixture.



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

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

SOLD IN JUNE**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
199 ALEXANDRIA WAY	\$249,000	4	1	1	\$295,000
342 POTOMAC DRIVE	\$265,000	4	1	1	\$268,500
344 POTOMAC DRIVE	\$298,000	4	1	1	\$330,000
355 POTOMAC DRIVE	\$335,000	5	2	1	\$325,000
26 SPRING VALLEY BLVD	\$370,000	5	2	2	\$385,000
196 POTOMAC DRIVE	\$395,000	5	2	2	\$400,000

** 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

kw TOWNE SQUARE

KELLERWILLIAMS. REALTY

222 Mount Airy Road, Basking Ridge, NJ 07920



© 2023 Keller Williams Towne Square Realty. Each office is independently operated and owned. All information provided is deemed reliable but is not guaranteed and should be independently verified.

JUST SOLD at SPRING RIDGE in June 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
355 Potomac Dr	2	1	\$335,000	\$325,000	06/05/23
26 Spring Valley Blvd	2	2	\$370,000	\$385,000	06/08/23
342 Potomac Dr	1	1	\$265,000	\$268,500	06/16/23
196 Potomac Dr	2	2	\$395,000	\$400,000	06/22/23
344 Potomac Dr	1	1	\$298,000	\$330,000	06/23/23
199 Alexandria Way	1	1	\$249,000	\$295,000	06/30/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

Positive Energy...

Outstanding Results!

Local knowledge:



Process expertise:



Responsiveness:



Negotiation skills:



Irina Bagmut

Sales Representative

Spring Ridge Marketing Specialist

cell 908-499-0750 (best)

ibagmut@weichert.com

www.Irina-Bagmut.weichert.com

Alma Aguayo

Broker/Sales Representative

Spring Ridge Marketing Specialist

cell 908-672-2222 (best)

Alma@AlmaSellsHomes.com

www.BaskingRidge-Homes.com

www.Spring-Ridge.com

Weichert Realtors

22 E Henry Street, Basking Ridge, NJ 07920

908-766-7500

©2019 Weichert, Realtors. Information provided by local Multiple Listing Service. It may include sales/listings not made by the named agent/agents or Weichert, Realtors®. Information deemed reliable, but not guaranteed. If your home is currently listed with a real estate broker, this is not intended to be a solicitation of the listing. Each Weichert® franchise office is independently owned and operated. Weichert affiliated companies are licensed to provide real estate brokerage, mortgage, title, closing and insurance services and products. Not all Weichert homeownership services and products may be available in your area. This advertisement is not intended as, and shall not be deemed, a sale, solicitation or cross-marketing activity in any state where a Weichert affiliated company is not licensed to provide specific services or products. REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a Member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics. Weichert® is a federally registered trademark owned by Weichert Co. All other trademarks are the property of their respective owners.

August 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<i>1</i> 1:00 PM Cards & Games 7:30 PM Master Assoc. Mtg.	<i>2</i> 1:00 PM Mahjong	<i>3</i> 1:00 PM Rummikub	<i>4</i> 1:00 PM Bingo	<i>5</i>
<i>6</i>	<i>7</i> 1:00 PM Knitting	<i>8</i> 1:00 PM Cards & Games	<i>9</i> 1:00 PM Mahjong	<i>10</i> 1:00 PM Rummikub	<i>11</i> 1:00 PM Bingo	<i>12</i>
<i>13</i>	<i>14</i> 1:00 PM Knitting 7:00 PM Adams Mtg. 7:15 PM Jefferson Mtg.	<i>15</i> 1:00 PM Cards & Games September Newsletter Deadline	<i>16</i> 1:00 PM Mahjong 7:00 PM Van Buren Mtg.	<i>17</i> 1:00 PM Rummikub	<i>18</i> 1:00 PM Bingo	<i>19</i>
<i>20</i>	<i>21</i> 1:00 PM Knitting	<i>22</i> 1:00 PM Cards & Games	<i>23</i> 1:00 PM Mahjong	<i>24</i> 1:00 PM Rummikub	<i>25</i> 1:00 PM Bingo	<i>26</i>
<i>27</i>	<i>28</i> 1:00 PM Knitting	<i>29</i> 1:00 PM Cards & Games	<i>30</i> 1:00 PM Mahjong .	<i>31</i> 1:00 PM Rummikub		