



**SPRING RIDGE COMMUNITY NEWSLETTER** **OCTOBER 2023**

### Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents ages 50 plus. Membership is only \$7.00/year, and all members receive discounted prices on club luncheons/dinners.

The next general meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, October 18 at 12 p.m. Please join us for a luncheon celebrating Oktoberfest. Price is \$12 for members, \$15 for non-members. Make your reservations on or before Sunday, October 15 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!

SAVE THE DATES!  
November 15  
December TBD - Christmas lunch

### Manager's Corner

(For EPM-Managed properties)

#### Holiday Decorations

For condominium Associations- Just a reminder to residents when installing holiday decorations around your unit. Decorations **should not** cover any building light fixtures. Hanging decorations on the garages and/or building railing is **prohibited**. As a general guideline, decorations, lights, pumpkins, etc., should be removed two weeks after the holiday has passed. This includes any holiday items on your deck or by your front door. Real pumpkins should be disposed of before they start to rot and should not be placed directly on the carpeted landing.

*Continued on page 2*

### Garage Sale

The garage sale at Spring Ridge has been postponed until further notice.



#### 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

#### October Board Meetings

16 Adams Village	7:00 PM
26 Jackson Village	7:00 PM
9 Jefferson Village	7:15 PM
25 Madison Village	7:15 PM
3 Master Association	7:30 PM
18 Van Buren Village	7:00 PM
24 Washington Village	6:00 PM

Continued from page 1

### Smoke Detectors

October is "Fire Prevention Month". The Association wants to remind homeowners to check the batteries in the smoke and carbon monoxide detectors in their unit and storage room. If your smoke detector is chirping once a minute, the battery must be replaced. Fire officials recommend replacing any smoke detector that is over seven (7) years old. If you must replace your 120 Volt A/C hardwired smoke detector, it must be replaced with another A/C powered hardwired unit in the exact location as the previous one. It may not be replaced with a battery-powered unit.

Do not replace the smoke detector in your storage room; the Association is responsible for replacing the unit as needed. Replacing it with an incorrect model will cause the system to malfunction and the alarm to go off.

### 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. 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.

### Fireplace Operations

If you use Duraflame-type fireplace logs in your fireplace, please be sure that you follow the manufacturer's directions on the packaging and use **only one log at a time**, as they burn hotter than regular wood logs.

This is also an excellent time to inspect and ensure that your fireplace screen properly opens and closes. Ensure your screen is functioning and can prevent a potential fire from occurring due to a spark or ember. Hot fireplace ashes should not be disposed of in your trash can or a dumpster, as this will cause a fire. Please wait until the ashes have cooled down before disposing of them.

### Recycling

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

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



**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?**

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

- Air Duct Cleaning
- Dryer Vent Cleaning
- Chimney Sweeping

**Dryer Vent & Chimney**  
**Combo \$129.00**  
Townhomes & Condos





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

## 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@epmwebsite.com](mailto:Elisa.C@epmwebsite.com).

**FOR SALE:** 1) Beautiful Hooker 3-piece wall unit with center piece display cabinet with doors and right/left open bookcases. Like new. \$400. 2) Coffee table and 1 matching end table. Like new. \$50 Call Mary at 908-303-9156



## Village News

### Jackson Village

Fall has arrived... With the summer behind us and cooler weather ahead of us, please be aware of the trees dropping their leaves. Our landscapers will do their best to ensure that they are cleaned up, but please take extra caution outdoors, especially after rain as the leaves can become slippery.

Halloween falls on Tuesday this year (October 31<sup>st</sup>). Please be aware of the little goblins walking around collecting their treats. Parents, please make sure that you accompany your small children while visiting your neighbors in the community for the "tricks or treats".

The Board of Trustees and Management is currently working on next year's budget. Our portion of the budget is anticipated to be finalized in October, but we will need to wait to see if the Master Association has

*Continued on page 4*



**David J. Groendyk**  
Plumbing & Heating  
Bedminster, NJ  
908-234-2749

license #10113      ♦ EMERGENCY SERVICE

**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**



**Barbara Kukura**  
**Broker Associate**  
**Spring Ridge Resident**  
**Cell: 908-917-2132**  
[Bkukura@aol.com](mailto: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 3

an increase in their budget. Information with regard to the budget will be sent out to the unit owners accordingly.

Selling or refinancing your unit? Please make sure that you have your agent or attorney go to [www.homewisedocs.com](http://www.homewisedocs.com) to obtain the necessary information.

During the month of December 2023, an email blast will be sent containing a 2024 registration and directory form. This form must be filled out and returned to the community manager by January 31, 2024 to ensure compliance and avoid a fine of \$100.00 being assessed to the maintenance account. If you require a paper copy of the registration form, please let me know and I will have one sent to you.

Trash disposal and recycling continues to be an issue. Please make sure that you dispose of your trash inside of the trash containers in the trash enclosures and recycling in appropriate bins in the recycling enclosures. Our onsite maintenance personnel spend a lot of time each week cleaning these areas up as they are comingled and mixed together. The next Board Meeting is scheduled for Thursday, October 26, at 7:00 P.M and will be a zoom meeting.

**Van Buren Village**

Going into October, the Board is reviewing proposals for needed Landscape work. The irrigation system repairs are complete. Dumpster enclosures and doors have been refreshed with paint & hardware.

Continued on page 5

**ERIC JACKSON**  
REALTOR® SALES ASSOCIATE

908-451-7183 (cell)  
eric.jackson@cbrealty.com

COLDWELL BANKER REALTY  
1 SOUTH FINLEY AVENUE  
BASKING RIDGE, NJ 07920  
OFFICE: 908-766-0808

COLDWELL BANKER REALTY

\* SPRING RIDGE RESIDENT \*

# 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

# 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**

Emergency Water Heater Replacement  
Hot Water Heater Repair  
Faucet and Fixture Replacement  
Drain Cleaning

**\$50 OFF**  
any plumbing service

Family Owned and Operated

Phone: 908-647-0577  
Located at 1903 Long Hill Rd Millington, NJ

Continued from page 4

Look for garage inspections in the near future due to a rise in expenses, fire hazard concerns and preventative measures needed to keep everyone safe as well as your investment(s). If you are charging your car in your garage, please do not continue. The garage gfi outlets are not up to code for the demand in electrical usage and it could result in a fire.

Further upcoming building inspections will include your condominium's front door lock sets.

Do you need to replace your exterior door knobs or door knocker due to pitting and rotting from age and weather? In Van Buren Village, the approved lock sets are: 1.) Kwick-set – Montara in polished brass. 2.) Baldwin – Landon model number 85345 in brass. The approved door knocker is: Baldwin – Colonial Knocker model #0103.003 in brass. The lock sets & knocker can be found at Home Depot, Warrenville Hardware, Bernardsville Hardware and/or online.

Lastly, please do not call any contractors to service Association Common Areas. If you have an issue or see a maintenance or repair needed in the Van Buren Village Common Areas, please call or email Management directly. [Sasha.blanchette@fsresidential.com](mailto:Sasha.blanchette@fsresidential.com) or 732-430-7175.

### Adams Village

Going into October, the Community will be freshly power washed by L&M Maintenance. Other projects include wood trim repairs, replacements and painting. Trees will be pruned away from buildings and hedges and shrubs trimmed.

Continued on page 6



## 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](http://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

**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](mailto:ddmurphy14@gmail.com)

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



**Weichert**  
REALTORS

Weichert Realtors | 55 Stirling Road, Watchung, NJ 07069 | 908.561.5400

Information Deemed Reliable. Equal Opportunity Housing.

*Continued from page 5*

October will be 2024 Budget Ratification. Look out for our Call for Candidates Letter which is due back by October 9<sup>th</sup>. Adams Village has 3 Open Board seats, and voting will take place at the November 20, 2023 Annual Meeting & Election. If you have an urge to help in our community and have professional skills that might benefit Adams Village, we would like to invite you to submit your Candidate profile form. Please contact Management if you would like to learn more about becoming a Board Member. [sasha.blanchette@fsresidential.com](mailto:sasha.blanchette@fsresidential.com) or call 732-430-7175.

Lastly, with respect and consideration - please do not contact our Maintenance contractors directly for Common Area repairs. If you have an issue or see maintenance/repair needed in the Common Areas, please call or email Management directly. [Sasha.blanchette@fsresidential.com](mailto:Sasha.blanchette@fsresidential.com) or 732-430-7175.

### **Washington Village**

#### **Annual Election Meeting**

The Washington Village Annual Election Meeting will take place on Tuesday, October 24, 2023 at 6:00 pm via Zoom. Please return your completed ballot in the return envelope which was included in your mailing to the Management Office by Tuesday, October 17, 2023.

#### **Dumpster Enclosures**

Residents should not place furniture, beds, electronics, and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are trying to dispose of their trash. If you have large items you wish to dispose of, you can arrange for a bulk item pickup from the trash hauler.

There may be a disposal cost depending on the items. Please contact the clubhouse for the company's phone number. You can also dispose of items at the Bernards Township Pill Hill facility. You are required to obtain a permit which can be obtained online at [www.bernards.org](http://www.bernards.org).

#### **Recycling**

We cannot emphasize enough the importance of proper recycling. Please follow recycling rules for our community. If you have any doubts, please contact Management with any questions. Contaminated cardboard and plastics should NOT be placed in the recycling area. They should be trashed. Regular garbage should NOT be placed in the recycling area. Please be courteous and conscientious of the fact that your actions affect everyone else in the community.

*Continued on page 7*

## **BASKING RIDGE ELECTRIC**



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

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

SMOKE DETECTOR UPGRADE SERVICE

Charles F. Fortenbacker NJ Elec Lic. #10007





# **Schaible's**

**PLUMBING • HVAC • WATER TREATMENT**

**908-537-6770**

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

NJ Master Plumbing Lic. #8853 / HVAC Lic. #6455

Continued from page 6

### **Snow Bays**

It's that time of year again! Yes, the forecast can call for snow. Please remember...DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

### **Madison Village**

#### **Fall Tree Pruning**

High Tech Landscape has completed pruning tree branches away from the sides and back of the buildings.

#### **Spot Power Washing**

Spot power washing has been completed on the buildings requiring it. Full power washing of the entire community will be taking place in 2026.

#### **Deck Repairs**

Deck repairs/replacements have been scheduled and will continue thru 2024. If your deck is scheduled for repairs or replacement, you will be notified a week in advance. Your cooperation and understanding while this project is underway is greatly appreciated.

#### **Dumpster Sheds**

Dumpster shed repairs/replacements have begun and will continue thru 2024. We appreciate your patience while this project takes place.

#### **Dumpsters**

We have been encountering problems with the dumpster lids and the replacement of same. Please be aware that Management and the Board are aware of the issue and are working to have the issues addressed by the trash removal contractor.

### **Snow Bays**

It's that time of year! Yes, snow can sneak up on us at any time now. Please remember to leave the designated snow

Continued on page 8



**Arrrrr... Service is Great !**  
**Dryer Vent Cleaning**  
**Fireplace Inspections**  
***Townhome/condo discounts***  
**732-627-8461**  
**Certified Technicians**  
**FULLY INSURED / NJ HIC #13VH04722900**



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

Melissa Cipriano, Esq.

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

[www.ciprianolaw.com](http://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

bays free of any vehicles. DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

### Jefferson Village

#### **Annual Elections**

The Association’s Annual Election Meeting will be held on **November 13, 2023, at 7:15 PM**. Please mark your calendars and attend the meeting. You will receive an election packet in the middle of October. If you do not receive an election packet, please contact the clubhouse. The meeting will be conducted via tele/video conferencing. Further information on how to participate in the meeting will be provided to the owners in the election packet.

#### **Window Screens**

Residents have the option to remove their window screens from their windows during the time frame of **November 1st to April 1st** of each year. At all other times, window screens must be installed on the windows.

#### **Holiday Decorations**

When installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. As a general guideline, decorations, pumpkins, etc., should be removed two weeks after the holiday has passed.

#### **Displaying Political Signage**

Election season is just around the corner. Don’t forget the Association’s policy for displaying **ONLY** political signs. Below is a summary of the regulations.

1. A sign may only be displayed inside the owner’s unit windows or inside the window of their personal vehicle.

2. A sign may not be placed or installed on the Association’s Limited or Common grounds. This includes decks, planting beds, light fixtures, and the like.
3. A sign may not exceed the size of two feet wide by two feet tall.
4. A sign may be displayed no sooner than 45 days before an election or vote on a public issue and must be removed within fourteen days after the event.
5. Any sign considered offensive, demeaning, threatening, inciting, deceitful or similar may not be displayed.

#### **Painting of Courtyard Light Fixtures**

The Association has been painting the light fixtures located on the courtyard light posts a few at a time until they are all completed.

#### **Building Entrance Stair Replacements**

The Association has replaced the previously-approved building entrance stairs in courtyards 1 and 2. The next phase of the project is to replace the railing for those locations.

#### **Painting of External Hallway Door Project**

The Board has chosen a vendor to paint both sides of the doors leading to the storage room hallway. Residents will be notified when the project starts. The Association’s goal is to complete the work by the end of October.

*Continued on page 9*

## **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

<b>AIR DUCT</b>	
<b>CLEANING</b>	<b>DRYER VENT</b>
<b>10 Vents</b>	<b>CLEANING</b>
<b>1 Main</b>	
<b>1 Return</b>	<b>\$89.95</b>
<b>\$149.95</b>	

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

**UNITED AIR DUCT**

Senior citizen & group discounts, local



*Continued from page 8*

## **Landscape Survey Results**

The Board would like to thank the forty-four owners who responded to the survey. The Board hoped that a more significant percentage of the homeowners would have answered, providing the Board with further information on which to base their future decisions. Of the homeowners who responded, the results showed that the community is rather evenly divided in their preferences regarding how the Board should address the landscaping decisions.



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

#### **SF/D Website**

Please know you have a community website, [singlefamilyduplexes.frontsteps.com](http://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](mailto:single.duplex@gmail.com).

#### **Fall Cleanup, Leaves**

Do not forget that residents are required to clean up and remove the leaves from their property twice during the fall season. Leaves should also be cleaned from along the curb in front of your home. Residents or their landscaper contractors should NOT dispose of the leaves by placing them in the wooded area behind your home, blowing them

into the retention pond located behind homes 246 to 266 Alexandria, or towards any Condominium Association's property. Instead, they should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road.

#### **Sports Equipment**

Single Family/Duplex residents are reminded that in accordance with Single-Family/Duplex rules and regulations, the front of the home shall not be used for storage of toys, trampolines, equipment, portable goals, and other clutter or debris. Such items are permitted in backyard areas.

#### **Holiday Decorations**

Just a reminder, for the holidays of Christmas, Kwanza, Chanukah, and Halloween, exterior holiday lights and decorations may only be displayed 30-days before the holiday and must be removed 30-days after the holiday. For all other holidays, exterior lights and decorations may only be displayed for 10-days before the holiday and must be removed 10-days after the holiday.

#### **Leasing Your Unit**

If you are considering renting your unit, below are a few regulations to be aware of.

- A written lease is required, and a copy of the lease must be provided to the Association.
- A completed lease rider or lease renewal must be provided to the Association within 20 days of the start of the lease.
- The owner is obligated to provide the tenant with a copy of the Association's governing documents and rules.
- The tenant is obligated to follow the Association's regulations.
- Single Family/Duplex homes may not be leased for less than six (6) months.
- A completed census form must be provided to the Association.

#### **Association Specifications To Be Aware Of**

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.

#### **Radon Fan Installation**

Should an owner wish to install a radon fan, they should complete and submit a property modification/replacement form to the Association prior to installation. The installation of the radon fan vent pipe should be located at the rear or the side of the home. However, your installer will determine the final location.

*Continued on page 10*



Continued from page 9

### Roof or Skylight Replacements

Are you planning to replace your roof and or skylights? Below are the approved materials and specifications. Don't forget you need to submit a property modification form.

- GAF Royal Sovereign Shingles, Color Weathered Gray
- GAF Timberline Select 40 or Timberline Ultra, Color Weathered Wood
- Deck mounted skylight
- Skylight Dimensions- 21 " wide x 45.75 " long x 3.75 " tall

### Storm Door Installation

(Custom Design available only from Bellari Home Remodeling)

Provia Storm Door, Style #389 IGS

With or without cross-bar installed in the door.

For Alexandria Way, Plymouth Ct, Salem Street Homes

Door color, White with kickplate

Handle color, brass DH232 or black DH228

Handle Style, Contemporary

For Smithfield Ct, Hampton Ct Homes

Door color, White

Handle color, brass DH232 or black DH228

Handle Style, Contemporary

For Gelsey, Commonwealth Dr Homes

Door color Chateau

No kick plate

Handle color, brass DH232 or black DH228

Handle Style, Contemporary



### Team Tennis

Spring Ridge Tennis invites Spring Ridge residents age 18 and older to join our Saturday morning group from 9AM-11AM at the BACK tennis courts while the front courts remain closed. We will play Saturdays until November 18, weather permitting. New member application & 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.

### Clubhouse Activities

Please remember that participants are responsible for bringing their own supplies, i.e. yarn, knitting needles, cards, games, and 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 FULL SERVICE MOVING COMPANY**

Residential & Commercial Moving  
Local & Long Distance  
Junk Removal  
Storage Solutions  
Pick Up & Delivery  
Estate Services  
Home Staging  
And Much More

**RE MOVE ALL**

908-458-6683

www.Re-Move-All.com

# 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***



Brian T.



Roxanne is a professional, knowledgeable, detail oriented and an extremely personal agent. She was pivotal in guiding us through our transaction especially when unexpected issues arose. Her reassuring disposition and constant communication helped us remain positive throughout our transaction. We would highly recommend her services and we welcome the opportunity to work with her again.

### SOLD IN AUGUST\*\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
117 ALEXANDRIA WAY	\$259,900	4	1	1	\$295,000
58 POTOMAC DRIVE	\$270,000	4	1	1	\$308,000
211 POTOMAC DRIVE	\$279,999	4	1	1	\$311,000
91 ALEXANDRIA WAY	\$350,000	5	2	1	\$367,777
70 COMMONWEALTH DR	\$360,000	5	2	2	\$365,500
74 COMMONWEALTH DR	\$574,900	8	3	2.1	\$625,000
7 GELSEY LANE	\$599,000	8	3	2.1	\$650,000

\*\* 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)

**kw TOWNE SQUARE**

KELLERWILLIAMS REALTY

180 Mount Airy Road, Suite 201

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 August 2023\*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
211 Potomac Dr	1	1	\$279,999	\$311,000	08/15/23
74 Commonwealth Dr	3	2.5	\$574,900	\$625,000	08/17/23
117 Alexandria Way	1	1	\$259,900	\$295,000	08/17/23
91 Alexandria Way	2	1	\$350,000	\$367,777	08/31/23
70 Commonwealth Dr	2	2	\$360,000	\$365,500	08/31/23
7 Gelsey Ln	3	2.5	\$599,000	\$650,000	08/31/23
58 Potomac Dr	1	1	\$270,000	\$308,000	08/31/23

\*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 agents/brokers of 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® franchised 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 homeowningship 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 trademark 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.

# October 2023

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