



SPRING RIDGE COMMUNITY NEWSLETTER NOVEMBER 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. New members are always welcomed!

The next General Meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, November 15 at 12 p.m. Please join us for pizza and bingo. Price is \$12 for members, \$15 for non-members. Make your reservations and payment on or before Sunday, November 12 by calling Elissa at 908-350-7166. Leave a message. NOTE: We are no longer accepting payments on the day of the luncheon. Payment must be made at the time of reservation.

SAVE THE DATES!

December 3 - Christmas lunch at Prezzo's
January 17, 2024 - TBD

Manager's Corner

(For EPM-Managed properties)

Priority Snow Clearing

As winter approaches, the Management Office is getting prepared for the upcoming snow season. You can request snow clearing priority if you are a homecare provider, emergency medical personnel, or need your driveway cleared due to a medical condition. You can obtain the form by emailing the office at SRadmin@epmwebsite.com, from the Spring Ridge Master Website, or by calling the office. Emergency medical personnel and homecare providers will be required to submit a copy of their ID.

Continued on page 2

Holiday Office Closures

The office will be closed on Friday, November 10th, in observance of Veteran's Day. It will also be closed on Thursday, November 23rd and Friday, November 24th in observance of the Thanksgiving 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. 908-806-3823

November Board Meetings

20 Adams Village	7:00 PM
13 Jefferson Village	7:15 PM
7 Master Association	7:30 PM
29 Van Buren Village	7:00 PM
14 Washington Village	6:00 PM

Continued from page 1

Potted Plants on Decks

Now that we have entered the fall season, please remove any dead or wilted plants/flowers from any potted containers that may be on your deck. Please store empty flower pots inside your unit or storage area. This will prevent them from blowing away during a winter storm.

Snow Birds

If you are a homeowner who spends the winter months out of state, the following is recommended to prevent property damage:

- Keep your thermostat set at no lower than 60 degrees to prevent your pipes from freezing.
- Have a local emergency contact person who can access your unit should Management contact you regarding an emergency.
- Shut off the water to your unit while you are away to limit any damage should something happen.
- Another option is to contract a plumber to winterize your unit during the time that you are away.

Water Shut-off Valves

Washington Village, Jefferson, and Single-Family/Duplex residents, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98, the shut-off is located above the water heater. If you live in Madison Village, buildings 62-86 and 87-88, the shut-off is located in the closet that backs up to your bathroom tub, close to the floor.

Furnace Preparation

With winter approaching, it is an excellent time to have your heating contractor inspect your furnace to ensure it is functioning before cold weather arrives.

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.

Tennis Court Nets

The tennis court nets will be taken down and stored for the season around November 27th.

Lights

It is getting darker sooner nowadays. Please contact the Management Office if you see that a light bulb needs to be replaced or a post light is not working correctly.



ERIC JACKSON
REALTOR® SALES ASSOCIATE

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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 Lupe.p@epmwebsite.com.

FOR SALE: “2019 32V 1000W E-Scooter in good working order. 86lb Spring Suspended Frame with Front/Rear Shock Absorption. 10” Humvee Off Road Tires. Twin Power Outputs with ~25mph Top Speed and ~12mi Range. LED Headlight with 3 Way Key Ignition. Includes Indicator Charger and helmet. A well loved and much enjoyed E-Scooter, ideal for all environments. Asking \$299 OBO. 646-599-1583

YARNS FOR SALE: Sacrificing my stash of knitting and crochet yarns. Have cotton as well as wool from DK weight to heavier weight. Please call 908-604-6546 and leave clear message.

FOR SALE: BRAND NEW STILL IN BOX GE over the range microwave 1000 watt only \$200. Please call Larry 914-420-8712. Spring Ridge on Potomac Drive.

FOR SALE: Home Medics SHI-ATSU XL MASSAGE CUSHION SEAT Full back massage, remote control multi function with vibration and soothing feature, like new only \$100. Please call Larry 914-420-8712. Spring Ridge on Potomac Drive.

FOR SALE: Several beautiful framed matching pictures. One large center piece 3 ½ x 4 framed picture and canvas prints 3 ½ x 2 ½ birch winter scene and 3.4 x 3.4 Pink and white floral. Priced from \$35 for matching sets to 35+ for larger pictures. Please call Larry to view 914-420-8712. Spring Ridge Potomac Drive

WANTED: French speakers. Would like to gather together French speakers of any level who want to practice their French. Daytime availability only. I have materials we could use or just converse. If interested, please call 908-604-6546 and leave clear message.



David J. Groendyk
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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.



Village News

Jackson Village

Welcome November! With the holidays upon us, and as November is the month for Thanksgiving, let us all reflect for a moment on all the things in our life that we are thankful for and reflect upon those positive things.

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.

The Board of Trustees has approved a renewal contract with both EDL Construction and Corner Property Management for the upcoming years.

Attention smokers! Please do not dispose of your cigarette butts in the hallways or any part of the common grounds. We are finding cigarette butts scattered throughout and having our on-site maintenance personnel clean it up is a true waste of our maintenance fees.

Ice melt will be soon stationed in all the common hallways for use during the winter months. Please help yourself to it to put down any additional ice melt as needed on the steps and walkways during the time that re-freeze may occur.

Continued on page 5

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The Newsletter Shoppe (908) 903-0336
or email hilariej@optonline.net

Continued from page 4

Your home needs special attention during the winter months. Keep the thermostat no lower than 60 degrees when you are not at home to prevent the pipes from freezing. Open vanity or cabinet doors so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period of time.

Please make sure that you clear your deck/balcony after each snowfall. As each deck/balcony is covered by duradek material, please use plastic shovels to remove ice and snow.

Please note all Corner Property Management offices will be closed on Thursday, November 23rd and Friday, November 24th in observance of Thanksgiving. Wishing you and your family a wonderful holiday.

There will not be a November Board meeting. The next meeting will be the Annual Election meeting held on Thursday, December 7, 2023 at 7:00 PM and will be held via Zoom.

Madison 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.

Snow Bays

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Your cooperation is greatly appreciated!

Garage Inspections

Management will be doing garage inspections the week of November 6th. The property administrator will be reaching out to you with the date you need to keep your garage open, or make arrangements to provide access. Please be reminded that failure to comply will result in a violation notification, and subsequently in a fine. Your anticipated cooperation is greatly appreciated.

Dumpster Enclosures

Repairs to dumpster enclosures has begun. Please make sure once you have disposed of your trash and/or recycling the dumpster doors have been closed properly to avoid wildlife from entering the enclosure. Also, please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets or on top of the dumpster. Break down your boxes prior to placing them in the recycling dumpster. *Continued on page 6*

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Continued from page 5

Water Consumption

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Please ensure any problems are addressed on a timely basis.

Washington Village

Water-saving tips

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Below are some tips to help conserve water usage.

1. Turn off the faucet while brushing your teeth.
2. Only run the washing machine and dishwasher when you have a full load or adjust the water level for the size of the load.
3. Use a low-flow showerhead and faucet aerators.
4. Fix leaks.
5. Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.
6. Share your knowledge about saving water through conservation and efficiency with your neighbors.

Dumpster Enclosures

Please make sure once you have disposed of your trash and/or recycling the dumpster doors have been closed properly to avoid wildlife from entering the enclosure. Also, please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets or on top of the dumpster. Break down your boxes prior to placing them in the recycling dumpster.

Snow Bays

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Thank you in advance for your cooperation!

Jefferson Village

Association Website

Please be informed that the Association's website contains information including Association policies, regulations, forms, meeting minutes, and other documents. In addition, the Association has begun using the website to send important notices including project updates, dryer or fireplace notices, and community alerts. You will not receive such important notifications if you have not registered with the website. If you have not yet signed up for this valuable resource, here is the website address: jefferson.frontsteps.com

Continued on page 7



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Call for a consultation 973-403-8600

Evening and weekend appointments available

Continued from page 6

Annual Elections

The Association's Annual Election Meeting will be held on **November 13, 2023, at 7:15 PM**. We encourage all homeowners/members to mark your calendars and to participate in the meeting. Election packets were mailed to homeowners in mid-October. If you are a homeowner and you wish to participate in the meeting, please contact the clubhouse or our manager at greg.formica@epmwebsite.com. You will be provided with the meeting information no later than the day of the meeting.

Window Screens

Keep in mind that residents can remove their screens from their windows during the timeframe of **November 1st to April 1st** of each year. At all other times, window screens must be installed on the windows.

Courtyard 3 Snow Bay Parking

The Association would like to remind all residents that no vehicles are permitted to park in the snow bay located in courtyard 3 as it will interfere with the snow removal. Furthermore, should any vehicle (that is not conducting approved Association business) be parked in the snow bay, the **vehicle** will be towed at the owner's expense.

Snow Removal from Decks

Residents are responsible for removing any snow and ice from their decks. Failing to do so may result in melting snow penetrating the building exterior and damaging the ceiling of the first floor unit. If you are a resident living out of the state during the winter, please make arrangements with a neighbor, contractor or someone else to clear your



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deck of snow and ice. Your neighbors are asking for your help.

The Association wants to remind residents not to use metal snow shovels when removing snow from their decks. Metal shovels can damage the Duradek surface, allowing water to penetrate the plywood sheathing, causing it to rot. Please be advised that the expense of any repairs required after using metal snow shovels on the decks will be the homeowner's responsibility.

Exterior Basement Hallway Door Painting

If all went according to plan, the hired painting contractor will have completed painting of the exterior hallway doors by November.

Waterproofing the Building Entrance Stairs

The Association has completed waterproofing all of the wooden building entrance stairs.

Community Painting Notice

The Board would like to thank the homeowners who provided feedback to the Board in response to the community painting notice.

Open Meeting minutes

Do you want to know what is occurring during the Open Association meetings? Access the meeting minutes on the Jefferson Village website. The draft minutes of the prior month's meeting are posted approximately a week before the next month's meeting.

Continued on page 8

Continued from page 7

Van Buren Village

On-going from October - current building inspections will include front door lock sets. Do you need to replace your exterior door knobs or door knocker due to fading, pitting and rotting from age and weather? In Van Buren Village, the approved lock sets are: 1.) Kwickset – 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.

Van Buren Village in November along Alexandria Drive you can see our Landscape beds reduced with new grass & hazardous trees trimmed! Much better safety, aesthetic and turf retention. Courtyard 2 (Units 177-200) will see landscape beautification in the parking area. Before landscape beautification is seen at our other Courtyards – some tree prep work is needed! Look for tree, shrub, and hedge removals & pruning away from Buildings.

The Annual Meeting and Election will be held November 29, 2023 at 7pm. Formal Notice & Ballots for the Annual Meeting will be mailed via USPS by October 30, 2023. Your Ballot to cast your vote is due back to the Management Office by November 29th at 4:30pm. If you have not received a Ballot mailing and you would like to vote – please call or email Management at 732-430-7175 or sasha.blanchette@fsresidential.com.



Adams Village

In October, the Power Washing Project was completed with little to no issues and/or complaints. Management received many thanks from grateful residents. Additionally, landscape maintenance trimmed all hedges, shrubs, and trees away from buildings. Dead trees were also removed from several locations.

In November, Management and our vendors will be performing more community inspections on woodwork, siding and resident maintenance responsibilities.

Also, in November the Annual Meeting and Election will be on November 20, 2023. Formal Notice & Ballots will be mailed via USPS by October 20, 2023. Your Ballot to cast your vote is due back to the Management Office by November 20th at 4:30pm. If you have not received a Ballot mailing and you would like to vote – please call or email Management at 732-430-7175 or sasha.blanchette@fsresidential.com. *Continued on page 9*

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Continued from page 8

Single Family/Duplex

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 landscape contractors should **NOT** dispose of the leaves by placing them in the wooded area behind your home. They also should not be blowing the leaves toward the retention pond located behind homes 246 to 266 Alexandria. Instead, they should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road.

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.

Sports Equipment

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

Signage

While you may have contractors working at your home, please remind them that they are not permitted to install any signage advertising their business, such as a lawn sign.

Resident Contact Information

Does Management have your current contact information on file? If not, you should contact the Management Office to request a homeowner census form. This contact information is important should there be an emergency and the Management Office needs to contact you or your tenant.

Dryer and Fireplace Inspections

The Association would like to remind homeowners they are required to complete the dryer vent cleaning and fireplace inspection every odd-numbered year. A copy of the receipt must be provided to the Clubhouse by September 1st for the scheduled year. If you completed your cleaning in 2022, you are not on the correct cleaning schedule and have to complete a cleaning this season. Notices were sent to delinquent homeowners in September, and starting in October, delinquent homeowners will receive a penalty. Please get your cleanings completed.

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 Fans

The installation of the radon fan vent pipe is generally located at the rear or the side of the home. However, your installer will determine the final location.

Roof Shingles

- GAF Royal Sovereign Shingles, Color Weathered Gray
- GAF Timberline Select 40 or Timberline Ultra, Color Weathered Wood

Skylights

- Homeowners may install any skylight manufactured of their choosing.
- The style of the skylight must be deck mounted.
- Skylight Dimensions- 21 " wide x 45.75 " long x 3.75 " tall

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 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 SEPTEMBER**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
244 ALEXANDRIA WAY	\$389,000	6	2	2	\$407,000

** 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

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November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<i>1</i> 1:00 PM Mahjong	<i>2</i> 1:00 PM Rummikub	<i>3</i> 1:00 PM Bingo	<i>4</i> 9:00 AM Team Tennis
<i>5</i>	<i>6</i> 1:00 PM Knitting	<i>7</i> 1:00 PM Cards & Games 7:30 PM Master Assoc. Mtg.	<i>8</i> 1:00 PM Mahjong	<i>9</i> 1:00 PM Rummikub	<i>10</i> Office Closed for Veteran's Day	<i>11</i> 9:00 AM Team Tennis
<i>12</i>	<i>13</i> 1:00 PM Knitting 7:15 PM Jefferson Annual Mtg.	<i>14</i> 1:00 PM Cards & Games 6:00 PM Washington Mtg.	<i>15</i> December Newsletter Deadline 12:00PM Social Club 1:00 PM Mahjong	<i>16</i> 1:00 PM Rummikub	<i>17</i> 1:00 PM Bingo	<i>18</i> 9:00 AM Team Tennis
<i>19</i>	<i>20</i> 1:00 PM Knitting 7:00 PM Adams Annual Mtg.	<i>21</i> 1:00 PM Cards & Games	<i>22</i> 1:00 PM Mahjong	<i>23</i> Office Closed for Thanksgiving	<i>24</i> Office Closed for Thanksgiving	<i>25</i>
<i>26</i>	<i>27</i> 1:00 PM Knitting	<i>28</i> 1:00 PM Cards & Games	<i>29</i> 1:00 PM Mahjong 7:00 PM Van Buren Annual Mtg.	<i>30</i> 1:00 PM Rummikub		