



News From the Master Association

The Spring Ridge Master Association would like to wish everyone a happy and healthy 2024. We will be working alongside Management to identify any additional projects that may need to take place during this year. Once weather permits, contractors will move forward with pending projects such as tree removal/planting, completion of repairs to back tennis courts, completion of assessment of front tennis courts, and finalizing of pool repairs.

See Something, Say Something

If you see anything that needs to be addressed, or if you have any suggestions, please feel free to reach out to Management. You can email Lupe at lupe.p@epmwebsite.com, or call 908-647-6070.

Community Pride

Keeping our community clean is a collective responsibility that we all share. Please be mindful of your neighbors as you drive through the community and go about your daily chores. And remember, *“Respect for ourselves guides our morals, respect for others guides our manners.”*

Manager’s Corner

(For EPM-Managed properties)

Budget Mailing

If you have not received the mailing regarding the 2024 Budget by January 15, 2024, contact Executive Property Management at 732-821-3224. The mailing will include a copy of the 2024 Budget and a coupon book. No coupon books are sent to homeowners who pay their monthly fee payments via electronic funds transfer (EFT) or pay their bills online.

Homeowners living in Adams, Jackson, or Van Buren Village should contact their respective Management Company if they have not received anything.

Continued on page 2

Holiday Office Closures

The office will be closed on January 1, 2024 in observance of the New Year’s holiday and on January 15, 2024 for Martin Luther King Day.

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

January Board Meetings

15 Adams Village	7:00 PM
31 Madison Village	7:15 PM
9 Master Association	7:30 PM
17 Van Buren Village	7:00 PM
23 Washington Village	6:00 PM

Continued from page 1

Christmas Trees

During the month of January, Christmas trees should be placed next to the dumpster enclosure for pick up by the trash removal company on the next scheduled day. Trash removal takes place on Tuesdays and Fridays.

Holiday Decorations

Don't forget to remove your holiday decorations from your deck and front door by February 1, 2024.

Clearing Snow From Decks

During the winter, residents are required to remove snow and ice from their decks. Don't let the snow build up on your deck.

When removing the snow, please **only** use a plastic shovel, which will prevent damage to the surface of your deck. If you have an ice build-up on your deck, please do not use salt to break down the ice. It may cause damage to your deck and possibly the deck below. Instead, calcium chloride should be used to break down the ice.

Removing the snow and ice from the decks will help avoid water damage to first-floor units. The water penetrates the building's exterior and damages the first-floor unit when the snow and ice is not removed. Please be informed that Section 3.b of the Bylaws states owners are responsible for the maintenance of the limited common elements such as a deck. This includes removing snow and ice from the deck.

During the winter, residents who live out of the state should make arrangements with a neighbor or contractor to have their deck cleared of snow and ice. Your neighbors are asking for your help.



Priority Snow Clearing

During the winter, 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 must submit a copy of their ID.

Ice Melt

Buckets containing ice melt have been placed at the entrance to each building. If you observe ice forming on the entry steps or a sidewalk, sprinkle the ice melt over the area. Please do not pour the melt onto the ice; this will only cause the melt to clump, and **do not** place ice melt on the hallway carpeting. In addition, contact the Management Office to inform us of the icy condition or if the bucket needs to be refilled.

Opening Garage Door In A Power Outage

Did you know that when the power goes out in the community, some residents might still be able to open their garage door? *Continued on page 3*



Barbara Kukura
Broker Associate
Spring Ridge Resident
Cell: 908-917-2132
Bkukura@aol.com



RESIDENTIAL BROKERAGE

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 2

Some residents have an emergency key release installed in the garage door, allowing them to disengage the door from the opener. You can determine if you have such a release by examining your door's top garage door panel to see if you find a small lock installed in the door.

When the key is inserted and turned, the body of the lock is pulled outwards from the door, bringing out a cable. A sharp pull of the cable will release the garage door from the opener, allowing you to lift the door by hand. However, over time, homeowners lose the key or the lock is painted over, and they can no longer open the door. If that is the case, you will need to replace the lock.

Example of the lock in the top panel of door.



Water Shut Offs

Please ensure you know where the water shut off for your unit is located and that it works properly. If you live in Jefferson and Washington Villages, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98 the shut-off is above the water heater. If you live in Madison Village buildings 62-86 and 87-88 the shut-off is located close to the floor in the closet that backs up to your bathroom tub.



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.

SAVE THE DATES!

January 17, 2024 - Chinese New Year celebration (tentative)

February 21, 2024

March 20, 2024



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Village News

Jackson Village

Happy New Year Jackson Village Community! I hope 2024 brings you good health, happiness, and abundance in all aspects of your life.

It is with great excitement and a touch of nostalgia that I write to inform you that I have been promoted to the position of Regional Director, and as a result, my role as the individual Property Manager for our community will transition. In my capacity as Regional Director, I will continue to be directly involved with our property, ensuring a seamless transition and maintaining the high standards we have collectively set. It has been a pleasure working closely with the Board of Trustees

and my residents throughout the last few years. Additional information will be communicated by email blast of my replacement.

Reminder the monthly maintenance fees have increased as of January 1, 2024, to \$440.00 per month, this increase is based on the fee increase by the Master Association, there is no increase on the Jackson Village budget for our community. Please ensure to adjust your payments accordingly. All maintenance fees are due on the 1st of the month with a grace period of the 10th of each month. Any fees received after the 10th of the month will receive a \$25.00 late fee assessed to the monthly maintenance account.

Please ensure to return the 2024 registration and directory form to management by January 31, 2024, to ensure compliance and avoid a \$100.00 fine being assessed to the maintenance account. If you require a paper copy, please let me know and one will be sent to you.

Christmas trees should be placed next to the dumpster not left outside on the hallway landings, sidewalks, or inside of the dumpster areas. Please make sure that you clean up any areas that may have fallen tree needles from your tree. Please remove all decorations and lights prior to disposal.

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

Continued on page 5



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www.DryerVentCleaningNewJersey.com

Continued from page 4

During snow removal, please make every effort to move vehicles from in front of the garages and the common parking areas to ensure that all snow is removed expeditiously. Refreezing can occur so please take extra care when walking outdoors. Buckets with ice melt are located in the hallway of each building. Please feel free to utilize the ice melt as needed for any icy patches that may form on our sidewalks.

The next Board of Trustees meeting will be announced.

Washington Village

Meeting dates

The 2024 meeting dates are scheduled on January 23rd, February 27th, March 26th, April 23rd, May 28th, June 25th, July 23rd, September 24th, October 22nd and November 26th. The Open Session meeting starts at 6:00 p.m. via Zoom. Be on the lookout for the Zoom meeting notices sent via the website.

Basement Heaters

The heaters in the basements have been turned on this month for the season. We ask that you do not adjust the temperature on the heaters.

Snow Bays

New snow bay signs have been installed in each courtyard. When snow is in the forecast, please do not park in these designated areas.

Garage Doors

Please keep garage doors closed when not in use. For those residents that do not have a garage door opener, your door should also be kept locked when not in use.

Dumpster Enclosures

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. Please break down your boxes and place them on the recycling shelves. Everyone's cooperation is appreciated!

Madison Village

Annual Election Meeting

The Madison Village Annual Election Meeting will take place on Wednesday, March 27, 2024 at 7:15pm. Please expect to receive the first election notice by January 27, 2024. Should you wish to run for election, please complete the nomination form and return it to the clubhouse by the deadline indicated on the nomination form. You may include a resume with your submission should you wish. Two members of the Board of Trustees are up for re-election.

Continued on page 6

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Located at 1903 Long Hill Rd Millington, NJ

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Parking

Management has received several complaints related to residents not using their garages. Those residents with garages should be parking their vehicle in the garage. If you have more than one (1) vehicle, the second vehicle should be parked in front of the garage. Parking is limited in some courtyards. Please use your garage and the space in front to allow guests to use the visitor’s parking spaces. Please inform your guests **not** to park in spaces with a reserved sign. These spaces are assigned to residents who do not have a garage. Only one vehicle should be parked in front of the garage.

Basement Heaters

The heaters in the basements have been turned on for the season. We ask that you do not adjust the temperature on the heaters.

Snow Bays

When snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard.

Garage Doors

Please keep garage doors closed when not in use. For those residents who do not have a garage door opener, your door should also be kept locked when not in use.

Meeting Minutes

If you are a Madison Village owner and are unable to attend a Spring Ridge Master Association Open Meeting, and would like to receive a copy of the meeting minutes, please log onto the community website to obtain a copy. You can also email the Property Administrator at alexa.p@epmwebsite.com to request a copy.

Jefferson Village

January Meeting Canceled

The Jefferson Village Condo Owners Association will not be holding a January 2024 meeting. The next meeting will be on February 12, 2024. The Association will continue holding the monthly meeting virtually until further notice.

Dryer Vent Cleaning

Homeowners have until **June 30, 2024**, to clean their dryer vents professionally. The recommended method for cleaning a dryer vent is from the dryer rear to the exterior exhaust and then from the exterior exhaust to the dryer.

Continued on page 7

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or
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Continued from page 6

Kindly ensure that Management receives your original cleaning receipts by the deadline and that it indicates that the work was completed.

Fireplace Inspections

Don't forget the deadline for homeowners to inspect and clean their fireplace is this year. The receipt must be provided to the Management Office no later than **December 31, 2024**. If you completed your inspection/cleaning in an odd-numbered year, you must complete another inspection in 2024. This will place you on the correct inspection schedule.

Census Forms

Homeowners are required to submit a new census form to the Association this year by May 1, 2024, even if no information has changed. If you purchased the unit during an odd-numbered year, you must submit a new form this year. If you live off-site, use your unit as a rental or the property is your second home, you are required to provide a new census form every year by **May 1st**.

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 such as 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. Don't use your toilet as a wastebasket. Flushing a tissue or small piece of trash wastes 5 to 7 gallons per flush.
5. Keep drinking water in your refrigerator instead of running tap water until it is cold.
6. **Fix leaks as soon as you become aware of them.**
7. Check faucets for leaks and repair any defective units. A dripping faucet results in 15 gallons of wasted water every day!
8. If your toilet flushes without being used or refills by itself, then water is leaking past the tank flapper. The flapper should be replaced with a new flapper.

9. Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.
10. Share your knowledge about saving water through conservation and efficiency with your neighbors.
11. When running a bath, plug the tub, then adjust the temperature as it fills rather than letting the cooler water drain.
12. Soak pots and pans instead of letting the water run while you scrape them clean.
13. Reuse the water from boiling vegetables or pasta to water your indoor plants once it has cooled

Snow Storm Clearing Procedure

When a snowstorm is predicted, please park your vehicle inside of your garage or in the visitor parking area as space permits. This will allow the snow removal contractor to remove snow from in front of the garage doors first. Once those areas have been cleared, please arrange to relocate your vehicle to in front of your garage door so that the guest parking areas may be cleared.

Car Cover Usage During Winter

A reminder that car covers may only be used from November 1st to April 1st of each year. Form-fitting car covers are the only approved cover, and the cover must be in good condition, e.g., the cover may not be torn or tattered. Tarps, plastic car wrap, or similar materials are not approved covers.

Building Entrance Railing Replacement Project

At the November meeting, the Board approved installing the H-style railings instead of the previously approved S-1 style railings.

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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

Continued from page 7

This change is due to the fact that the S-1 style railing does not meet the Township's graspability standard. The vendor will have to remeasure the entry stairs because of the different style being installed.

Painting Project

The Association has not reviewed and revised the painting specifications for the upcoming year.

Maintenance and Cleaning Services

The Association has renewed the contracts with L&M Contracting Services for another three years.

Wood Replacement Project

The Association is seeking proposals from additional vendors for the upcoming project.

Van Buren Village

By: Sasha Blanchette, Community Manager

HAPPY NEW YEAR 2024!

Recap: Van Buren Village November 29, 2023 Annual Meeting Draft Minutes and Election results were shared via mass email on December 6, 2023. Welcome back for another term as Board President, Thomas Adams. Thank you, Tom for two more years of volunteered service to the Community!

The 2024 Budget was mailed and mass emailed to your homes in mid-December. You should have already made any necessary monthly fee payment adjustments before the January 1, 2024 payment was due. The monthly fees in 2024 are \$397/mo.

There was no December 2023 Open Board Meeting scheduled. 2024 Open Board Meeting calendar will be posted on the Resident Portal upon Board approval. Tentatively, January 17, 2024 at 7pm is the next Open Board Meeting. Confirmation and meeting link will be sent to Homeowners via mass email.

Going forward through the Winter, please utilize the ice melt buckets by your building stairwells – let's all be proactive when necessary and avoid slips and falls when and wherever we can!

Please familiarize yourself with our Governing Documents, Amendments, and Resolutions if you have not done so already. Landlords – please share the Van Buren Village Rules & Guidelines with your Tenants that are in our Governing Documents. New in 2024 to our Governing Documents will be the Security & Camera Doorbell Resolution (guidelines on what you should, can and cannot do), the Capital Contribution Amendment to the Bylaws (only effects new homebuyers), and the Amended Rental Resolution (only for new leases - fee lowered to a \$20 admin fee). These documents

will be mass emailed when they are formally Recorded. All Governing Documents can be found on the Resident Portal: <https://vanburen-village.connectresident.com/>

Clubhouse Management Office Hours beginning January 2, 2024 will normally be Tuesday-Thursday 8:30-4:30pm.

Should you have any emergent Management needs during the time(s) of office closures, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.



Adams Village

By: Sasha Blanchette, Community Manager

HAPPY NEW YEAR 2024!

Recap: Adams Village November 20, 2023 Annual Meeting Draft Minutes and Election Results were shared via mass email December 8, 2023 along with the 2024 Budget. Welcome back for another term and thank you for two more years of volunteered service to the Community: Joe Belot, Board Treasurer and Joseph Franceus, Board Vice President.

The 2024 Budget mailing should have arrived at your homes in mid-December. You should have already made any necessary monthly fee payment adjustments before the January 1, 2024 payment was due. The monthly fees in 2024 are \$378/mo.

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There was no December 2023 Open Board Meeting scheduled. 2024 Open Board Meeting calendar will be posted on the Resident Portal upon Board approval. Tentatively, January 15, 2024 at 7pm is the next Open Board Meeting. Confirmation and meeting link will be sent to Homeowners via mass email.

Going forward through the Winter, please utilize the ice melt buckets by your building stairwells – let's all be proactive when necessary and avoid slips and falls when and wherever we can!

Please familiarize yourself with our Governing Documents, Amendments, and Resolutions if you have not done so already. Landlords – please share the Adams Village Rules & Guidelines with your Tenants that are in our Governing Documents. New in 2024 to our Governing Documents will be the Security & Camera Doorbell Resolution (guidelines on what you should, can and cannot do) and the Capital Contribution Amendment to the Bylaws (only effects new homebuyers). These documents will be mass emailed when they are formally Recorded. All Governing Documents can be found on the Resident Portal: <https://adamsvillagecondominium.connectresident.com/>

Clubhouse Management Office Hours beginning January 2, 2024 will be Tuesday-Thursday 8:30-4:30pm.

Should you have any emergent Management needs, during the time(s) of office closures, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.

Single Family/Duplex Homeowners

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. Some of the convenient online services available will include:

Resident Services

- Make payments online and view your account history and up-to-date account balance.
- Update your contact information with the Association.

Resource Center

- Annual meeting minutes
- Rules and regulations, covenants.
- List of approved materials and specifications for use in the community.
- Association Forms

Messenger Service Email

- Get all of the latest news and announcements delivered straight to your inbox.
- Receive email blasts or notifications from the Association.

We encourage you to sign up so you can begin utilizing these services.

Annual Election

The Single Family/Duplex Annual Election Meeting will occur on March 5, 2024. The first Meeting Notice will be mailed to all unit owners during January. The mailing includes the Nomination Form if you wish to have your name placed on the ballot for election to represent the Single Family/Duplex homeowners on the Master Board of Trustees. Return the completed Nomination Form with a resume to the Management Office at the clubhouse by the indicated deadline stated in the letter.

2024 Meeting Dates

7:30 PM

2-Jan

5-Mar

7-May

4-Jun

6-Aug

1-Oct

5-Nov

2024



Township Snow Emergencies Ordinance

The Township has adopted Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked on a public street, and no portion of a car can extend into the roadway or obstruct any sidewalk or bikeway. The ban applies for 12 hours after the snowfall has ceased and can be extended if the snow has not been completely cleared.

Police can order the removal of a vehicle, with the owner to pay the costs of removal and storage. Residents are prohibited from depositing snow or ice on a public street or sidewalk. The ordinance can be viewed in full at www.bernards.org.

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Single Family/Duplex residents should not park in any Condominium Association parking lots during snow events. The Associations have the right to tow any car that does not belong to their homeowners. DON'T RISK IT.

Property Modifications

Homeowners must submit a Property Modification/Replacement Application and receive Association approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. Examples of modifications are windows, front door, storm door, mailbox and post, mulch, stone, privacy fence, patio, deck, chimney, etc.

You may obtain Association specifications and the list of approved materials for use in the Association from the Single-family/Duplex website.

A homeowner must provide the listed documents below to the clubhouse and receive approval before performing any work on their home. The Association typically takes two to three weeks to review the documents and property modification request once submitted. Approval could take longer if the required documents are not provided or approved materials are not used for a project.

- Completed property modification form
- Copy of your vendor's proposal
- Copy of the vendor's insurance
- Copy of the vendor's NJ contractor's license
- Additional brochure information showing an example of the material you will be installing.

Completing work without Association Approval

Should it be determined that a homeowner completed a project without Association approval, the homeowner can face possible penalties and be required to remove or replace the unapproved items, which can be costly to the homeowner. Don't Risk it. Submit the necessary documents.

Emergencies

The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the emergency. The Association will work with the homeowner as best as it can.

2024

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.

ARE YOU A CHESS PLAYER? I would like to meet occasionally with anyone who plays Chess. I am interested in a "friendly" game just to socialize and also to exercise my mind. We can play at the Library or Club House. Daytime only. If interested please call: 908-604-6546.

FRENCH SPEAKERS WANTED: I would like to get together for conversation in French with anyone who has some ability with the French language. I also have workbooks that we can access. Please call and leave message at: 908-604-6546.

YARN FOR SALE: Cleaning out my stash. If you are interested in some Acrylic as well as worsted wool yarn, please call and leave message: 908-604-6546.

Clubhouse Activities

A variety of activities are offered at the clubhouse on a weekly basis. 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



January 2024

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

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

SOLD IN NOVEMBER**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
89 ALEXANDRIA WAY	\$299,000	4	1	1	\$320,000

- Bernards Township resident
- Top Keller Williams Towne Square agent
- Exceeds clients expectations

** 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

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JUST SOLD at SPRING RIDGE in November 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
89 Alexandria Way	1	1	\$299,000	\$320,000	11/16/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina *Positive Energy... Outstanding Results!*

Local knowledge:
Process expertise:
Responsiveness:
Negotiation skills:



Happy New Year!



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)
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Weichert Realtors

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