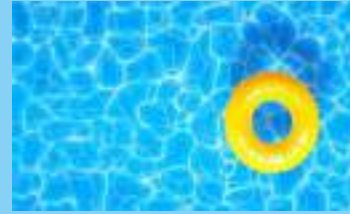


THE SPRING RIDGE POOL IS SCHEDULED TO OPEN MAY 25TH!

- For a Pool Membership Application see page 15
- For a Facilities Waiver Form see page 16
- For Pool Badge Session Dates see page 17
- For Pool Rules see pages 18 -21
- For Pool Swimwear Policy see page 22
- For First Aid Supplies at Public Recreational Bathing Facilities see page 23



Manager's Corner

(For EPM-Managed properties)

Spring Cleaning: Inspect as Winter Thaws

This year we have not had a harsh winter. However, now is the time to prepare your home for Spring. The steps you take now can help avoid costly maintenance and repairs later. Here's what to do:

- Check the HVAC system. Hire a professional to clean and service your system. You also should clean or replace filters; it will help ensure your system is running efficiently, keep energy costs in check, and remove extra allergens from your home.
- Examine windows, doors, and seals. Look for damage. Sealants can crack in extreme cold, leading to water damage and drafts.
- Replace smoke detector batteries. If you did not do this when daylight saving time began, do it now.
- Clean the window panes, drapes, and blinds too.
- Steam-clean floors and carpets. Remove salt, sand, and ice melt.
- Vacuum underneath and behind your refrigerator. A dusty, dirty fridge also increases electric bills.
- Clean out the refrigerator, freezer, and pantry. Toss expired foods, clean surfaces, and reorganize.
- Declutter closets. Donate, repurpose, recycle, or set aside clothes for a garage sale.
- Inspect the paint inside. Make any necessary paint repairs or try a fresh look.

Water Hazards

Hopefully, your basement/utility room/garage/unit is secure and dry. However, potential water hazards are lurking. Being forewarned and vigilant may help avoid unpleasant experiences.

One of the most likely and unfortunate scenarios is a failed hot water heater. It would be better if your water heater informed of its upcoming demise, but you are more likely to discover the issue when it discharges forty or fifty gallons of water onto the floor. It may even continue to pump out water sufficient enough to flood your neighbor's area as well. If your hot water heater is over 12 years old, you should probably consider replacing or inspecting it for signs of water leaks so often.

Another problem is when the furnace condensate tubing clogs during summer. If your furnace has a condensate pump, you will notice a shoebox-size plastic container on the floor with tubes connected to it.

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

April Board Meetings

- | | |
|-----------------------|---------|
| 15 Adams Village | 7:00 PM |
| 25 Jackson Village | 7:00 PM |
| 8 Jefferson Village | 7:15 PM |
| 24 Madison Village | 7:15 PM |
| 17 Van Buren Village | 7:00 PM |
| 23 Washington Village | 6:00 PM |



Continued from page 1

The container fills with moisture collected from the furnace evaporator coil, which is pumped to the outside of the building or the French drain in your storage room. If the tubing becomes clogged, the container will overflow as it cannot drain. Unfortunately, not all furnaces have a pump, and your furnace may have a pipe leading to a hole through the concrete floor. That pipe could also become clogged, leading to water backing up.

This information is not intended to make homeowners panic but to alert you to situations you may not have considered. A little vigilance and preparation will go a long way in keeping the water hazards at bay.

Neighborly Common Courtesy

Courtesy is grace, kindness, and consideration for the needs of others. Courtesy is essential when people live close to one another. Courtesy fosters kind feelings. The following are some of our favorite courteous acts we can show to one another:

- Be mindful of the noise coming from your home, which could carry throughout the building or neighborhood. During this time, when the weather gets warmer and we're prone to having more visitors, it is more important than ever to be mindful of noise levels to ensure everyone can enjoy their home.
- Slow down when driving through our neighborhood. You never know who is crossing the parking lot, on their walk, backing out of their garage, or riding their bike. Speeding may get you there quicker, but at what possible expense?

- If you have elderly neighbors, check in on them occasionally. Maybe they could use some help. They might even enjoy a conversation with you.
- If you have an approved emotional support animal, pick-up after our furry four-legged friends. We have had an increase in resident complaints about dogs being walked on the common grounds and finding pet waste left behind. Also, please keep dogs leashed when in public spaces.

Let's make "common courtesy" a common practice amongst ourselves for a better place in which to live!

Crime 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.

- Lock your residence at all times. Thieves will often target unlocked homes.
- When on vacation, stop newspaper and mail delivery. Newspapers in the driveway or by your front door suggest that no one is home.
- 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.
- Install a video doorbell.
- If possible, leave a vehicle or vehicles in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the police department and ask them to look into the situation. The police department is happy to send out an officer. The police need our residents to be our eyes and ears.



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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, April 17 at 12 p.m. Please join us for a pot luck luncheon, followed by dessert, coffee/tea and socializing. Each member is asked to bring a dish that will serve at least 6-8 people. For those not bringing a dish, price is \$12 for members, \$15 for non-members. Make your reservations and payment (if not bringing a dish) on or before Sunday, April 14 by calling Elissa at 908-350-7166. Leave a message. New members are always welcome!



SAVE THE DATES!

April 17, 2024 Pot luck • May 3 Wind Creek Casino
May 22 Cinco de Mayo luncheon • June Ice Cream Social TIME & DATE TBD

SOCIAL CLUB BUS TRIP TO WIND CREEK CASINO

Spring Ridge Social Club is sponsoring a Casino Bus Trip! Everyone is invited (*not required to be a member of the club*)

- ♣ Who: Anyone can sign up
- ♠ When: May 3, 2024, 10:00 am - 5:00 pm
- ♦ Where: Wind Creek Casino, Bethlehem, Pennsylvania
- ♥ Price: \$40, with \$25 returned

RESERVATIONS DUE BY April 17. Call Elissa Madson at 908-350-7166. Make check payable to Spring Ridge Social Club. Meet at the Spring Ridge clubhouse at 9:45 am on 5/3/24. Bus leaves at 10:00 am and returns at 5:00 pm.



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3



Village News

Jackson Village

Happy Spring!

Please welcome Michelle Smith as the new Property Manager of our community. You can reach Michelle by calling 973-376-3925 and asking for her or via email at help@cp-management.com (please make sure to include your name, address, and community name when emailing).

Jackson Village belongs to all of us who have vested interest in owning our units and for those that live here. In a condominium community we share common grounds and adjacent walls with our neighbors. Everyone living in Jackson Village should have pride in the appearance of our units and our common areas. The safety of our community is also an important shared responsibility. The Board consistently works to ensure the financial security of the community as well as the aesthetics and safety of the grounds and units. Residents' responsibilities do not end with the payment of monthly dues. Compliance with the rules and regulations and pride in the community's overall appearance will ensure that our property values remain as high as possible. Let us all work together to keep our community a great place to live.

The spring clean-up of the community will commence at the beginning of April.

Dear Homeowners...

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Information Deemed Reliable. Equal Opportunity Housing.

Below are some community reminders as we head into the warmer months:

Only electric grills are permitted to be used within the community, they may be stored on the deck along with appropriate deck furniture. Please do not hang laundry or other items from the windows or any deck or railings. We appreciate unit owners who beautify their decks by displaying flowers, however those flowers must be placed in pots (for upstairs units please be courteous to your neighbors below by not overwatering the plants resulting in water dripping to the lower decks). Plantings are not permitted to be placed upon or planted on any part of the common elements. Hallways should be kept free of any personal items as nothing should be placed in the Association's common hallways.

Bike riding, skateboarding, or any recreational activities should not be carried out in the courtyards. Parents, please ensure that your children are not playing in the courtyards as this is a safety issue for your children as well as anyone driving through the courtyards.

The next Board of Trustees meeting will be held on Thursday, April 25, 2024, at 7:00 P.M. and will be a zoom meeting.

Continued on page 5



Jefferson Village

Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, FAQs and other documents. See below for the website address. Please contact the Management office if you have not registered and activated your account. jefferson.frontsteps.com

RECYCLE COACH SAYS...

Drinking glasses are NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Household items that are in good condition can often be sold at a yard sale, given away, or donated to charity. Put items in poor condition in the trash.

Window Screens

Don't forget that from April 1st to November 1st, windows must have screens on them.


Training Survey

The Board would like to thank the 32 homeowners who replied to the survey. The Board is reviewing the answers and will decide about subsequent actions.

EV Charging stations

Given the expense, limitations, and issues with allowing residents to install charging stations, the Board is investigating the possibility of installing an EV charging station in each courtyard. The Association is currently seeking vendor proposals to administer the grant writing process. One proposal has been received to date, and other proposals are being sought.

Continued on page 6



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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
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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 5

Building Entry Stairs Replacement for Courtyards 3 and 4

The Association inspected the heights of all of the entrance stairs in Courtyards 3 and 4. This was performed to determine which stairs could be difficult for people with mobility challenges to use and which were no longer within the current building code standards. The inspection revealed that eleven sets of entry stairs should be replaced. The Association will be obtaining a proposal for their replacement. Since the new stairs will be longer, the railings will additionally be replaced.

Tree Removal and Replacement

The Board is reviewing the proposals that have been received. The Board aims to select a vendor for both projects by the end of April.

Plants on Decks

Please remember that decks are intended only for deck furniture and a small number of plant/flower containers. The decks are not designed to have a heavy static weight on them at all times. In addition, having large-sized containers or many containers on your deck makes it difficult for the Association to perform maintenance on the deck. Therefore, please limit the number and size of the containers placed on your deck.

In addition, if you have plant containers on your deck, please ensure that there is a planter saucer underneath it. This prevents the soil from leaking onto the deck when you water your plants and helps to keep the deck surface cleaner.



Vinyl Deck Maintenance – General Cleaning

To look its best, your vinyl deck should be cleaned 4 times per year using the **Duradek Vinyl Cleaner**. This environmentally safe cleaner is available from Amazon.com. It is designed specifically for vinyl and will NOT leave a harmful chemical residue, as many household cleaners can. It is best to wipe spills or soiled areas right away rather than wait until you are washing your whole deck.

Cleaning the Duradek Vinyl:

Step 1 – Simply follow the directions on the label. Start with warm water and a stiff broom, scrubbing in a circular motion to loosen the dirt. The textured surface is ideal for slip resistance but does provide a place for dirt to settle, so the circular scrubbing motion will help pull that out.

Step 2 – Rinse with water to wash away the loose dirt. You may also use a pressure washer with a setting of no more than 1500 psi (max) and hold the nozzle 12 inches from the surface. Be careful to avoid seams, railing attachments, caulking, or house trims.

Step 3 – **Flush thoroughly with clean water.** This is a crucial step of deck maintenance, as you do not want any remaining residue on the deck surface. The sunshine can cause a reaction with cleaning agents on your vinyl deck surface, so it is important to rinse your deck thoroughly of all cleaner residue.

Continued on page 7

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Washington Village

Basement Heaters

The heaters in the basements will be turned off for the season by April 15, 2024.

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.

Site Inspections

Management will be conducting site inspections during the month of April. Please ensure you are in compliance with the community Rules and Regulations. If you have any questions, please feel free to reach out to Management for clarification.

Electric Vehicles

At no time should electric vehicles (EV's) be charged in the garages, or anywhere on the premises. The power grid does not have the capacity for charging EV's and doing so possess a fire hazard. Please be responsible and refrain from charging your EV on the premises. Thank you!

Community Website

If you are not already registered with our community website, please do. Our website is loaded with lots of important information. You can also be informed of community events and receive important email updates. Go to washington.front-steps.com and register today!

House Cleaning

Houses, Apartments & Offices

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



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Madison Village

Maintenance Responsibility

Homeowners are reminded to ensure that hot water heaters, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's belongings are damaged, you are liable for damages that your neighbor experiences.

Garage Storage

Kindly keep in mind, garages are not to be used for storage. The garages are to be used for parking a vehicle. Any excess items you may have in your garage should be moved inside your unit or to your basement storage room.

Continued on page 8

Continued from page 7

Dryer Vent and Chimney Cleaning

Please ensure you have submitted a copy of the receipt for your dryer vent cleaning to the Management Office by June 30th to avoid fines for non-compliance. Unit owners who are non-compliant will have a \$100.00 fine applied to their maintenance account monthly until compliance is met. Unit owners will receive a one-time correspondence advising them of the fine(s) being applied to their maintenance accounts. **ALL** dryer vent cleanings should be done prior to June 30th.

Property Modifications

Homeowners are required to submit a Property Modification/Replacement Application seeking **prior** approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. An example of such items would include, but is not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

A homeowner is required to complete and provide the below documents to the clubhouse and receive approval before performing any work.

- A completed property modification form
- Copy of your vendor’s proposal
- Picture of item currently installed
- Additional brochure information showing an example of the material you will be installing.

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter

will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

Car Washing

Please be reminded that car washing is not allowed on the premises at any time. Your cooperation is appreciated.

Electric Vehicles

At no time should electric vehicles (EV’s) be charged in the garages, or anywhere on the premises. The power grid does not have the capacity for charging EV’s and doing so poses a fire hazard. Please be responsible and refrain from charging your EV on the premises. Thank you!

Adams Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for April 15, 2024. Previous month’s Draft & Approved Open Board Meeting Minutes are available on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

Continued on page 9

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Continued from page 8

Going into Spring, you will see Manta Property Pros Maintenance Teams addressing Winter cleanup Maintenance items. Over Winter, Adams Village has been/was attending to emergent Deck Replacements and building drainage. If you see any Common Area Work Orders needed – please contact Management. Your help in identifying Common Area issues is always appreciated.

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. All Governing Documents can be found on the Resident Portal: <https://adamsvillagecondominium.connectresident.com/>

ESA Dog Resolution: Newly Board approved in the February 2024 Open Board Meeting. Once formally recorded, it will be sent to all Homeowners.

Electric Vehicles: While permitted to own and keep an electric car – Adams Village does not allow charging your EV in your garage. Garage electricity is NOT tied into your unit’s electricity, and the garage electrical outlets cannot handle the charging load needed. This is a fire safety hazard and strictly prohibited.

When was the last time you had your Dryer Vent and Chimney inspected and cleaned? Please read through the Resolution to make sure you are in compliance.

Please be mindful always of how you are disposing of your trash and

recyclable items. Please flatten and break down cardboard. Plastic, glass bottles, metal, and cans should be placed in the blue recycle bins and paper should be in paper bags and placed on the shelf. Shredded paper should be placed in either see through or clearly marked plastic bags and placed on the recycling shelf. Please make sure your trash is disposed of IN the dumpster, not on the ground. Lastly, in an effort to avoid damage from animals and weather elements - please make sure you treat the dumpster doors kindly. Please be sure to close them securely and make sure they latch properly. Please report broken latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://adamsvillagecondominium.connectresident.com/>

Quiet Hours – Peaceful Enjoyment: Vacuuming, running the dishwasher and laundry machinery - should be done during the hours of 9am-9pm in consideration of others living near you. Everyday noise can affect others. Please be mindful of your neighbors’ right to “peaceful enjoyment,” during late-night/early-morning hours.

Clubhouse Management Office Hours are Tuesday-Thursday 8:30-4:30pm. Should you have any emergent Management needs, during time(s) of office closures, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.

Continued on page 10



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Continued from page 9

Van Buren Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for April 17, 2024. Previous month's Draft & Approved Open Meeting Minutes are available on the Resident Portal by visiting: <https://vanburenvillage.connectresident.com/>

Going into Spring, You will see Manta Property Pros Maintenance Teams addressing Winter cleanup Maintenance Items, step/stair replacements, roof inspections, and much more! You will see Brightview removing dead and dying trees, making way for beautiful newly planted flowering Crepe Myrtle trees at Courtyard entrances.

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. All Governing Documents can be found on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Please be mindful always of how you are disposing of your trash and recyclable items. Please flatten and break down cardboard. Please make sure your trash is disposed of IN the dumpster, not on the ground. Lastly, please make sure you treat the dumpster doors kindly. Please close them securely and make sure they latch closed. We want to avoid damage from animals and weather elements since we made substantial repairs in 2023. Please report broken

latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Electric Vehicles: While permitted to own and keep an electric car – Van Buren Village does not allow charging your EV in your garage. Garage electricity is NOT tied into your unit's electricity, and the garage electrical outlets cannot handle the charging load needed. This is a fire safety hazard and strictly prohibited.

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. Proactively, you should replace yours if it is needed as inspection letters to individual Homeowners are being drafted now.

Quiet Hours – Peaceful Enjoyment: Vacuuming, running the dishwasher and laundry machinery - should be done during the hours of 9am-9pm in consideration of others living near you. Everyday noise can affect others. Please be mindful of your neighbors' right to "peaceful enjoyment," during late-night/early-morning hours.

Clubhouse Management Office Hours are Tuesday-Thursday 8:30-4:30pm. Should you have any emergent Management needs during time(s) of office closures, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.



Single-Family/Duplex

Election results

As a result of the elections, the homeowners elected Murali Ramsunder to represent them at the Master Board meetings. Management and the Master Association Board of Trustees wish to thank the ten homeowners who voted.

Sports Equipment

Don't forget that toys, trampolines, equipment, portable goals, and other clutter or debris should not be stored or left in your front yard. Instead, such items should be returned to the garage or the backyard at the end of the day.

Master Meeting Minutes

If you cannot attend a Spring Ridge Master Association Open Meeting, you can still be kept informed by reviewing the Open meeting minutes. The meeting minutes will be posted to the Spring Ridge Master website once approved for the following meeting.

Continued on page 11

Continued from page 10

Retention Basin

If you live from 246 to 266 Alexandria Way, please do not rake or blow leaves into the basin. The same request is for your landscaper. Any leaves blow into the basin, will clog the grate, requiring the Association to clean it more often. Instead, the leaves should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road. Thank you for helping keep the basin clear.

Street Lights

Do you notice a street light out along Alexandria Way or Commonwealth Drive? If so, you should contact the Bernards Township Public Works Department at (908) 204-3084 or publicworks@bernards.org to report the location.

Property Modifications

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

Association specifications, list of approved materials, and the property modification form are posted on the Single-family/Duplex website. If you don't have an account, contact the clubhouse at 908-647-6070 or SRAdmin@epmwebsite.com.

The Association typically takes two to three weeks to review the documents once submitted. Approval could take longer if the required documents are not provided or approved materials are not used for a

project. Required documents:

- 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 later be determined that an installation was performed without Association approval, a homeowner can face possible penalties and be required to replace the unapproved item, which can be costly to the homeowner.

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 process and documents will still have to be followed.



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



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THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

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Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



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Broker/Sales Associate

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JUST SOLD at SPRING RIDGE in February 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
237 Potomac Dr	1	1	\$299,900	\$295,000	02/29/24

*Source GSMLS. Sold information deemed reliable but not guaranteed

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April 2024

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

Spring Ridge Community Pool 2024 Annual Pool Application Form

*** Please be aware the 2024 Pool Rules may be amended to ensure full compliance with the NJ State Guidelines related to COVID-19.

The 2024 Spring Ridge community pool is expected to open May 25th to September 2nd as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

INSTRUCTIONS & INFORMATION: Each resident household must complete and submit this form each year.

- **Current Spring Ridge residents** must complete the 2024 Pool Application Form below to activate pool membership for the upcoming pool season. Renters, in addition, must complete the Annual Facilities Waiver Form with the property owner(s) signature. **Note: There is no need to attend a badge session if you and your family have your pool access cards issued 2015, or later.** A lost or damaged pool card incurs a \$10.00 replacement fee, to be paid by the resident.
- **New Spring Ridge residents** must complete this form to activate pool membership for the upcoming season. Renters, in addition, must complete an Annual Facilities Waiver Form with the property owner(s) signature.
 - o Each household member age 3 or older must obtain a pool access card in order to use the pool. A new pool access card incurs a one-time fee of \$5.00 per card. Residents over age 17 must present proof of residency.
 - o Residents who live alone may request a season guest pass, used year to year, for a one-time fee of \$5.
- Please have one family member **sign below** to indicate that you and your adult household members have read, understand, and will abide by the Spring Ridge Pool Rules. Adults are responsible for household minor's compliance with the pool rules. Rules are subject to change without notice; violators will incur penalty. Forms submitted after the deadline are subject to \$20 late fee. **Electronic signatures will be accepted from owners only.**
- **Deadline** to submit the annual pool form(s) is **April 26, 2024**. Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Alexa Patino at Alexa.p@epmwebsite.com.

RESIDENT INFORMATION (please print below)

CIRCLE ONE:

OWNER

RENTER

Address: _____
Street and Town _____ email (optional) _____

Phone Number(s): Home: _____ Cell: _____

Name (adult): _____

Name (adult): _____

Name (adult): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

Name (minor child): _____ Birth Date: _____

Allergies/Medical Issue(s): _____

EMERGENCY INFORMATION FOR MINORS (please print):

1st Contact Name: _____ Relationship to minor: _____

Phone Numbers: _____

2nd Contact Name: _____ Relationship to minor: _____

Phone Numbers: _____

Doctor's Name & Phone Number: _____

POOL RULES ATTESTATION:

I / we have read, understand, and will abide by the Spring Ridge Pool Rules for the 2024 season.

Signature: _____

Spring Ridge Community Pool 2024 Annual Facilities Waiver Form

***** Please be aware the 2024 Pool Rules may be amended to ensure full compliance with NJ State Guidelines related to COVID-19.** The 2024 Spring Ridge community pool is expected to open May 25th to September 2nd as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

INSTRUCTIONS & INFORMATION: Renters wanting access to the pool must complete this form in its entirety each year.

- All renters wishing to be granted access to the Spring Ridge pool must complete this form along with their landlord. Also, both parties must sign this form. Refer to the appropriate sections below. Electronic signatures will not be accepted.

- Please submit this form and the Annual Pool Application Form to the Spring Ridge Recreation Office. **Deadline** to submit the annual pool form(s) is **April 26, 2024**.

- Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email, Alexa Patino at Alexa.p@epmwebsite.com. Forms submitted after the deadline are subject to \$20 late fee.

Section 1 – To be completed by the landlord (unit owner):
--

I (we) _____ as owner(s) of property located at

_____ in Spring Ridge, on this month/day

_____ of 2024 relinquish my (our) rights to the pool facilities in favor of

my (our) tenant(s) _____.

1. It is understood and agreed that my Spring Ridge Village and Master Association accounts must be maintained in good standing in order for pool access cards to be issued and remain activated.

2. It is understood and agreed that pool access card(s) will be returned to the Spring Ridge Recreation Office when the unit is vacated.

Owner Signature: _____

Owner Address: _____

Owner Phone Number: Home: _____ Cell: _____

Email address: _____

Section 2 – To be completed by the renter (tenant):
--

Renter Signature: _____

Renter Address: _____

Renter Phone Number: Home: _____ Cell: _____

Email address: _____

SPRING RIDGE COMMUNITY POOL

POOL INFORMATION FOR THE 2024 SEASON

Pool session days for new or lost passes are the following:

Sunday, May 5th 10am -12 noon

Wednesday, May 8th 5:00PM – 7:00PM

Monday, May 13th 6:00pm – 8:00pm

Thursday, May 21st 6:00pm – 8:00pm

To schedule your appointment call 908-647-6070 and speak to Alexa or Lupe.

Please remember that the last day to submit your pool registration forms, to avoid late fees, is Friday, April 26th.

2024 Spring Ridge Community Pool Rules

The 2024 Spring Ridge community pool is expected to open May 25th to September 2nd as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

Day	Date	Open Hours
Weekends & Holidays	May 25 th to September 2 nd	10 AM to 8 PM
Weekdays	May 26 th to June 14 th	4 PM to 7 PM
Weekdays	June 15 th to September 2 nd	10 AM to 8 PM

The Spring Ridge community pool rules are a guide for the safety of members and their guests in accordance with the New Jersey State Sanitary Code Chapter IX Public Recreational Bathing (NJAC 8:26), reflect the decision(s) of the Spring Ridge Master Association Board of Trustees (Master Board) as the final authority, and are enforced according to their direction. The rules are subject to change without notice. Violations may result in warning, suspension, and/or loss of membership. The unit owner(s) is ultimately the responsible party, and will be included in the penalty.

Pool Membership

1. Spring Ridge unit owners, and their families, who reside full time in the community, are pool members. Each year a Pool Application Form must be filled out to ensure activated pool membership. Also renters must complete a Facilities Waiver Form with signatures of both owner and renter in which the owner(s) opts to give pool-use rights to the tenant. Electronic signatures will only be accepted on the 2024 Annual Pool Application Form. Electronic signatures will not be accepted on the 2024 Annual Facilities Waiver Form.	<u>Rationale:</u> Member information must be updated and current
2. For an active pool access card, the unit owner's maintenance account must be current and Association-required paperwork completed. Pool access will be denied to resident(s) with outstanding balance(s), until satisfied.	<u>Rationale:</u> Residents must be in good standing
3. To obtain an active pool access card, members over age 17 must prove ownership, residency, or tenancy with a signed waiver by the owner assigning pool rights to the renter.	<u>Rationale:</u> See #1 above (pool membership)

Pool Access

1. A member's pool access card must be presented for pool admission each time the pool is entered. All residents age 3 and up must have a pass to enter the pool. Pool access cards and season guest cards may not be loaned to or used by another.	<u>Rationale:</u> Cards may not be transferred
2. An appointment for a replacement pool access card may be scheduled by contacting the Clubhouse at (908) 647-6070. Cost is \$10.00 per card. Replacing lost or damaged pool cards is the responsibility of the resident, to be paid by resident. Pool access cards will not be issued on the weekends once the pool has opened for the season.	<u>Rationale:</u> Cards cost time and money to replace
3. Residents with children may obtain a nanny badge, with an annual fee of \$25 to activate, in addition to the card fee. The nanny must be with a sponsoring resident, <u>only</u> a minor child or children, not in the company of an adult resident (age 18 and up). Contact the clubhouse (908) 647-6070 for more information. .	
4. Fraudulently obtained pool access cards may result in suspension of the individual unit owner, renter(s), significant other(s), unit cohabitant(s), and/or family members for the pool season.	<u>Rationale:</u> Theft of services
5. No refund of guest passes will be given due to weather, operational, or mechanical issues. The pool may be closed due to compromised integrity from safety/health hazards, heavy rain, thunder, electrical storm, or other emergency. Pool use may be suspended for as long as needed.	<u>Rationale:</u> Safety, water integrity, act of God
6. Pool access cards must be returned to Spring Ridge Recreation Office when the unit is vacated by the renter(s) or sold by the unit owner(s).	<u>Rationale:</u> Theft of services
7. Pool access cards are the property of the Spring Ridge Master Association.	
8. Residents and guests may only obtain access to the pool area through the front gate during hours of operation and while lifeguards are on duty. Obtaining access to the pool area any other way is strictly prohibited.	<u>Rationale:</u> Per insurance liability, safety

9. Residents are prohibited from entering the clubhouse through the bathrooms.	<u>Rationale:</u> Security, safety
10. The pump room is for authorized personnel only, residents and guests are strictly prohibited from entering.	<u>Rationale:</u> Safety, per insurance liability

Pool Guests

1. <u>AT ALL TIMES</u> guests must be accompanied by, and in the company of a <u>sponsoring resident</u> . All guests ages 3 years and older must use a guest pass. Residents who live alone may request a season guest pass, used year-to-year, for a one-time fee of \$5.	<u>Rationale:</u> Per insurance liability, safety
2. <u>Per residence</u> , a maximum of 4 guests on any one day may be admitted to the pool and must be accompanied by the sponsoring resident who remains with the guest(s) during their entire pool visit.	<u>Rationale:</u> Per insurance liability, safety, capacity limits
3. Babysitter / caretaker must be 17 years of age, and must use a guest pass while at the pool with a sponsoring resident e.g., a minor child.	<u>Rationale:</u> Per insurance liability
4. A book of ten (10) guest passes for any age guest may be purchased by a Spring Ridge resident for \$50.00 at the Clubhouse from 9 AM to 5 PM weekdays and during pool badge sessions. One pass will admit one guest. <u>Passes are not sold at the pool.</u>	<u>Rationale:</u> Per insurance liability
5. All guest passes must be filled out completely by the sponsoring resident at the time of entry to the pool.	<u>Rationale:</u> Per insurance liability
6. Guest passes are non-refundable to Spring Ridge and only have a one-day use.	

Children

1. <u>AT ALL TIMES</u> children under age 13, must be accompanied by a resident, guardian, nanny, or babysitter who must be at least 17 years of age. All children must be closely supervised in the pool area, even when a lifeguard is on duty. Failure to supervise a child in the pool increases risk of injury. When children reach age 13, contact the Recreation Office for an updated pool access card. The baby pool is not monitored by a life guard.	<u>Rationale:</u> Children under age 5 are most at risk of drowning
2. Children who are not yet toilet-trained are <u>ONLY</u> permitted in either pool while wearing swim diapers, such as <i>Huggies</i> 'Little Swimmers' or <i>Pampers</i> 'Splashers'.	<u>Rationale:</u> Water contamination, infection control
3. U.S. Coast Guard approved personal flotation devices, noodles and kickboards are permitted. <u>Rafts, inner tubes, water wings, swimmies, flotation devices that support a child solely from the back and inflatable devices of any kind are prohibited.</u>	<u>Rationale:</u> Safety-and security, increased risk
4. At the discretion of the pool staff, children may be restricted to/from certain sections of the pool based on their apparent swimming abilities.	<u>Rationale:</u> Safety, prevent injury

General Pool Rules

1. Swimming is allowed only when a lifeguard is present. The Spring Ridge community pool is a <u>NO DIVING</u> pool.	<u>Rationale:</u> Safety concerns for all
2. Persons with skin disease, sore or inflamed eyes, cold, nasal/ear discharges, open blisters and cuts, excessive sunburn, or any communicable disease will be refused admission. Persons with gastrointestinal illnesses must wait 7 days after the illness passes.	<u>Rationale:</u> Prevention of health hazards
3. <u>Glass containers and alcohol use are strictly prohibited in the pool area.</u> <u>However</u> , non-alcoholic beverages, in unbreakable containers, are permitted. All trash must be disposed in the waste / recycle provided.	<u>Rationale:</u> Safety; hazard condition, or emergency
4. Running, water-gun play, ball playing, horseplay, throwing any type of balls or toys <u>are all prohibited.</u> Ball playing is not allowed within the fenced pool area.	<u>Rationale:</u> Safety, prevent injury.
5. Behavior endangering safety and comfort of others is prohibited.	<u>Rationale:</u> Patron Comfort, safety
6. In high winds and/or rain, umbrellas and awning must be closed.	<u>Rationale:</u> Safety concerns for all

7. Smoking of any type or medium is only allowed in the smoke-zone, including, but not limited to vaping, electronic cigarettes and the like. No smoking in or around pool grounds.	<u>Rationale:</u> Patron comfort, respect
8. Lap-lanes are dedicated for lap swimming only. Swimmers should stay to the right and match the speed of others. Anyone not swimming laps will be asked to move.	<u>Rationale:</u> Mutual respect; safety concerns
9. Prohibited as swimming attire: cut-offs; street clothes; thong style/revealing swim wear; male or female undergarments; compression shorts and shirts; underwear shorts and the like.	<u>Rationale:</u> Materials cause drowning risk
10. The Spring Ridge Master Association is not responsible for loss or damage incurred to personal property. Lost items will be placed in lost and found. Items not claimed at year-end will be donated or discarded. Personal property may not be stored at the pool.	<u>Rationale:</u> Members are responsible for personal items
11. Animals of any type, with the exception of a service animal, are prohibited.	<u>Rationale:</u> Health hazards, safety
12. Swim-attired patrons may not enter the Clubhouse, or come through the bathroom access. However, bathing attire is permitted in the restrooms of the Clubhouse.	<u>Rationale:</u> Mutual respect
13. Organized parties are prohibited, including but not limited to birthday / anniversary parties.	<u>Rationale:</u> Safety, comfort, liability
14. Adult Swim(s) may be declared at the discretion of the lifeguards during the course of the day. All swimmers under age 18 must vacate the pool during this time.	<u>Rationale:</u> The decision of the head lifeguard prevails
15. Headsets must be used with portable radios, iPods, iPhones, MP3 Players and the like.	<u>Rationale:</u> Patron comfort, mutual respect for all
16. Pool furniture is on a first come, first served basis, and may not be reserved.	
17. The fence surrounding the pool area is not to be used for play, and as such should not be kicked or hit with balls, frisbees and the like.	<u>Rationale:</u> Safety, destruction of property
18. Pool patrons are not permitted to walk across pool furniture.	
19. Each day, residents/guests must return all pool equipment, such as noodles, kickboards and the like, to where they were borrowed from the pool.	<u>Rationale:</u> Common courtesy

Authority / Interaction of Pool Management Staff

1. The Association has ZERO tolerance for violations of the pool rules. The pool management staff has complete authority to make any decision(s) necessary for the safe and sanitary operation of the pools. <u>There are no exceptions.</u>	<u>Rationale:</u> Rules are for patron safety, comfort, pool sanitation
2. Any person in violation of these rules, including the direction or instruction of pool staff, may be asked to leave the facility and member(s) will be subject to warning / suspension / termination of pool privileges.	<u>Rationale:</u> Safety concerns, health hazards, danger
3. Lifeguards are present for the safety of all pool patrons and as such, must be treated with respect. <u>Verbal abuse or disregard for the pool management staff and their direction will not be tolerated by the Master Board.</u>	<u>Rationale:</u> Staff are highly trained for patron safety, sanitary running of the pool, water rescue
4. Patrons are not to engage lifeguards in discussion or debate of pool rules, as this will take them away from their charge of keeping the pools and patrons safe. Direct all questions to the pool supervisor or the Management Office. Problems and requests must be put in writing to the Master Board.	

Penalties for Violation of Pool Rules and Regulations

Pool members are defined as: unit owner(s), renter(s), significant-other(s), live-in partner(s), cohabitant(s), and/or family member(s). The Master Board has committed to a zero-tolerance policy for violation(s) of the pool rules. **Without exception, the pool management staff has the authority to make decisions necessary to ensure the safe and sanitary operation of the pool facilities and to advise members concerning a rule violation.** It is expected that:

- Members and/or guests will adhere to all written policies/rules of the Spring Ridge community pool. If not at the pool when the violation occurs, a member, family, or individual will suffer a violation penalty (examples are listed below).

- Members are responsible for, and must remain with their guests/children while in the pool area, and ensure that guests and children comply with the rules and regulations of the facility.
- **Police may be called at the discretion of the pool management.**

Note: Failure to comply with the above will result in a membership penalty and/or suspension at the discretion of the Master Board, or its designee. A member who has received a suspension of pool privileges may send a letter of appeal to the Master Board.

The following are examples of rule violations, and accompanying penalty(s), are not inclusive, and are not limited by the stated penalty. Suspension of one member will apply to everyone in the unit. The member's pool access card will be revoked until privileges are reinstated. Suspended members and/or their guest(s) may not attend the pool as another member's guest. Depending on the time of season that the violation occurs, the suspension may carry over to the following season.

Violation	Penalty: 1st/2nd Offense	Penalty: 3rd Offense
Disregard for authority of pool management and staff; Ignoring lifeguard direction with rudeness	1 st : written warning 2 nd : 10-day suspension	20-day, up to 30-day suspension, or the season
Entering pool area without a pool access card; A guest entering pool without sponsoring resident; A resident leaving their guest in pool area unattended	1 st : written warning 2 nd : 10-day suspension	20-day suspension
Using another member's pool access card, or season guest pass, or the loan thereof	1 st : written warning 2 nd : 10-day suspension	20-day, up to 30-day suspension, or the season
Entering the pool when closed / no lifeguards present	1 st : 30-day suspension 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Leaving children under age 13 unattended	1 st : 10-day suspension 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Children not adhering to the appropriate pool diaper rule	1 st : written warning 2 nd : 10-day suspension	Season suspension, up to termination of pool privileges
Defecation / urination in the pool water or immediate pool grounds	1 st : written warning 2 nd : 30-day suspension	Season suspension, up to termination of pool privileges
Rudeness to pool staff or failure to comply when spoken to; altercations; confrontational behaviors to employees or members	1 st : written warning 2 nd : 20-day suspension	30-day suspension, up to season suspension, or termination of pool privileges
Possession, use / distribution of a weapon, or dangerous or illegal substances	1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges	
Possession/consumption of alcohol, alcohol containers or intoxication and smoking of any kind	1 st : written warning 2 nd : 10-day suspension	Up to 30-day suspension, or suspension for the season
Possession of glass containers	1 st : written warning 2 nd : 10-day suspension	Up to 30-day suspension, or suspension for the season
Vandalism toward the pool facility / property	1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges	

Pool Swimwear Policy

In an effort to provide a safe, clean and comfortable environment for all residents, the following guidelines are provided for attire in the pool:

Acceptable clothing includes:

- Clothing that is dedicated to use in the pool area.
- Swimwear designed to meet individual religious, cultural or personal need for cover.
- Spandex or lycra running tights, shorts and tops.
- Rash guards.
- Bathing caps.
- Head cover no longer than shoulder length.

To provide a safe and clean environment, the following is unacceptable attire:

- Cotton and other heavy weight materials.
- Street clothes.
- Clothing that has been worn for exercise.
- Loose clothing that can be an entrapment hazard.
- Clothing with frayed edges or loose fibers.
- Head covers longer than shoulder length.



*When purchasing, please confirm that the item is specifically made for swimming pools.