



News From the Master Association

Pets

With the holidays approaching, we wish to remind everyone that visiting dogs are not allowed on the property. Cats must be kept indoors at all times.

2023 Projects

As our community ages, we have found it necessary to incur expenses in an effort to maintain property value. This year we have completed the interior painting of the Clubhouse, we had a new HVAC system as well as a new generator installed, new pump room doors, and two Clubhouse doors were repaired. In addition we are currently in the process of restoring the main and baby pools, including coping, tiling and resurfacing. The Clubhouse bathrooms will be undergoing construction to replace the partitions and vanities. We have hired an engineering firm to assess the conditions of the front tennis courts to determine what is causing the premature deterioration, and the back tennis courts have had cracks filled and pickle ball lines painted. We are currently working on repairs to the electrical system and locking mechanism to the back courts as they have been vandalized.

Tree Removal

We are requesting your patience as we go through the new process to have dead trees removed from the property. The Township now requires that an application be submitted to request permission for removal of any tree, and a new tree has to be planted in its place. This means that it will take longer to remove any trees and will also be costlier. We thank you in advance for your patience and understanding.

Concrete Work at Clubhouse

The Board of Trustees is working with Management to have the issue with the concrete at the Clubhouse addressed. Further details to come in future newsletters.

Continued on page 2

Holiday Office Closures

The Management Office will be closing at 11:00A.M on Friday, December 1, 2023.

The Management Office will be closed on Friday, December 22, 2023 and Monday, December 25, 2023 in observance of the Christmas holiday. The office will also be closed on Monday, January 1, 2024 in observance of the New Year's holiday. We would like to wish all of you a safe and enjoyable holiday season!

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

December Board Meetings

- | | |
|----------------------|---------|
| 7 Jackson Village | 7:00 PM |
| 11 Jefferson Village | 7:15 PM |
| 6 Madison Village | 7:15 PM |

Continued from page 1

See Something, Say Something

The playground equipment has been painted with graffiti and the back tennis courts' access panel has been vandalized. We are requesting that any residents that witness vandalism, of any kind, please reach out to Management. It is everyone's responsibility to protect and care for our community. Please take pride and help keep our homes safe.

Pool Season

We are happy to say that we had a successful 2023 pool season. Our pool management personnel were dedicated and responsible. We have contracted them again for our upcoming 2024 pool season.

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 meeting for the Spring Ridge Social Club will be held at Prezzo's Restaurant, 50 Mt. Bethel Rd, Warren, NJ on Sunday, December 3 at 1:00 p.m. Please join us for the annual Christmas luncheon, door prizes and fun. Price is \$35 for members, \$45 for non-members. Make your reservations and PAYMENT on or before Thursday, November 30 by calling Elissa at 908-350-7166. Leave a message. NOTE: No reservations will be accepted without payment, so we can give the restaurant a valid count. New members are always welcome!

SAVE THE DATES!

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

February 21, 2024

March 20, 2024

Manager's Corner

(For EPM-Managed properties)



Bernards Township Website

The Bernard's Township website (www.Bernards.Org) is an excellent source of current local news and calendar of events in the community. Quick links provide easy access to detailed information about Boards & Commissions, Departments & Services, Planning Board, Township Committee Meeting Agendas and much more. You can find information about commuter parking permits, online payment of tax and sewer bills, parks & recreation programs, and recycling. Spring Ridge residents are encouraged to check out the website and make use of this valuable community resource.

Emergency Service

Please indicate the village you live in when contacting the emergency service to ensure your message will be directed to the appropriate Property Manager and addressed in a timely matter. *Continued on page 3*



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* SPRING RIDGE RESIDENT *



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www.DryerVentCleaningNewJersey.com

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Budget Mailing

The 2024 Budget mailing will include a copy of the 2024 Budget and a coupon book. Coupon books are NOT sent to homeowners who have elected electronic funds transfer (EFT) for their monthly fee payments or pay their bills online. If you have not received the 2024 Budget mailing by January 15, 2024, please contact Executive Property Management at 908-647-6070.

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.

Community Lighting

Please contact the Management Office if you see a light bulb that is burnt out or if a post light is out or not working correctly.

Fireplace Operations

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

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

Enjoy a Safe Holiday Season

HOME BURGLARY PREVENTION

- If you are traveling, ask a neighbor to watch the house.
- Put timers on different lights throughout the interior and exterior of the house.
- Have newspapers, mail and deliveries held or picked up by someone you trust.

AUTO BREAK-INS

- Leave nothing mobile in the car.
- Keep doors & trunk of vehicles locked at all times.
- Keep packages in the trunk while shopping.
- Never leave a GPS system or mount visible.

CREDIT CARDS

- Shop only at secure websites.
- Do not respond to emails asking you for personal or credit card information.
- Check your credit card & bank statements regularly for fraudulent use.

PERSONAL SAFETY

- Avoid overloading yourself with packages.
- Be aware of your surroundings.



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.



Village News

Jackson Village

Happy Holidays! Christmas is my favorite holiday, not sure if it is the cheery happy Christmas music or the fact that I find that people tend to be in a happier cheerier mood. My personal challenge for this season is to take an extra moment and smile, say hello, thank you, or simply give someone a nice compliment. You would be surprised how a small gesture goes a long way and can really brighten someone's day.

Budget News-The Board of Trustees along with Management is happy to report that the Jackson Village portion of the budget will remain at no increase; however, the Master Association fees will be going up by \$5.00 each month. Please ensure that you change your maintenance fee payments to \$440.00 each month.

Reminder - please make sure to return your 2024 registration and directory form to management. Don't put it off to the side, just complete it and email it to me by January 31, 2024 to ensure compliance and avoid a \$100.00 fine. **This form is due regardless of whether your information has stayed the same or changed.**

Your home needs special attention during the winter months. Keep the thermostat no lower than 60 degrees when you are not at home

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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.

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.

Ice melt is located at each entrance hallway of the building. Please feel free to use the ice melt as necessary for icy conditions on the sidewalks. When using the ice melt, please do not place an overwhelming amount on the sidewalks in clumps as that may have an adverse effect and cause more slippery conditions and may cause you to track it into the hallways and your home.

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.

All Corner Property Management offices will be closed on Monday, December 25, 2023, in observance of the Christmas Holiday.

The next Board of Trustees meeting will be an Annual Election meeting held via zoom on Thursday, December 7, 2023, at 7:00 P.M.

Wishing everyone a wonderful holiday and an amazing New Year!

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Van Buren Village

By: Sasha Blanchette, Community Manager

Van Buren Village November 29, 2023 Annual Meeting and Election results will be/have been shared via mass email. The 2024 Budget mailing should be arriving at your homes mid-December. Please make any necessary monthly fee payment adjustments needed before the January 1, 2024 payment is due.

If you have not submitted your 2023 dryer vent cleaning receipt to Management, please do so by Dec. 31, 2023 to avoid a violation fine. In 2024 your chimney cleaning receipts will be due. Management requests these receipts for your safety and that of your neighbors, to maintain your property values, and is supported by the Van Buren Village Dryer Vent and Chimney Cleaning Resolution recorded in 2022.

There is no December 2023 Open Board Meeting scheduled. 2024 Open Board Meeting calendar will be posted on the Resident Portal upon Board approval.

Happiest of Winter Holiday Wishes to all Residents!

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FirstService Residential/Management upcoming Holiday Office Closures are as follows:

December 25 & 26, 2023 – Christmas Day & the day after, FirstService Residential & Clubhouse Management Offices closed in observance.

December 27 - 29, 2023 – Clubhouse Management Office closed

January 1, 2024 – New Year’s Day – First Service & Clubhouse Management Offices closed in observance.

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

Adams Village November 20, 2023 Annual Meeting and Election Results have been shared via mass email. The 2024 Budget mailing should be arriving at your homes mid-December. Please make any necessary monthly fee payment adjustments needed before the January 1, 2024 payment is due.

If you have not submitted your 2023 dryer vent cleaning receipt to Management, please do so by Dec. 31, 2023 to avoid a violation fine. In 2024 your chimney cleaning receipts will be due. Management requests these receipts for your safety and that of your neighbors, to maintain your property values, and is supported by the Adams Village Dryer

Vent and Chimney Cleaning Resolutions recorded in 2006.

There is no December 2023 Open Board Meeting scheduled. 2024 Open Board Meeting calendar will be posted on the Resident Portal upon Board approval.

Happiest of Winter Holiday Wishes to all Residents!

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December 25 & 26, 2023 – Christmas Day & the day after, FirstService Residential & Clubhouse Management Offices closed in observance.

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Madison Village

Snow Bays

Please do not park in the designated snow bays in each courtyard when snow is in the forecast.

Basement Heaters

The heaters in the basement storage hallways will be turned on shortly for the season. We ask that you do not adjust the temperature on the heaters. The heaters in the fire suppression rooms remain on throughout the year to prevent the pipes from freezing.

Garage Doors

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

Smoking

This is a friendly reminder that smoking is not allowed on the common property. This includes hallways, garages and basements. Please be courteous of your neighbors.

Ice Melt Buckets

When using the buckets, kindly ensure that the ice melt is not thrown on the new carpets. This will help keep our new carpets clean and lasting longer.

Vent Covers

Many homeowners may not be aware that they are responsible for having vent covers installed over their dryer vents. This is done to prevent birds and any other animals from entering your unit. Madison Village is not responsible for installing these vent covers or removing any wildlife from the vent pipe and/or unit.

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References & Insured



Washington Village

Snow Removal

The task of snow removal is a difficult one, but with everyone's cooperation it can be a successful one. When snow is in the forecast, please do not park in the designated snow bays in each courtyard. Thank you!

Basement Heaters

The heaters in the basement storage hallways will be turned on shortly for the season. We ask that you do not adjust the temperature on the heaters.

Cold Weather Tips

The following are precautionary measures you may take to prevent and safeguard your unit and adjoining units from costly damage:

- ❖ Never turn off your heat. Leave the heat on at least 60 degrees at all times. This will help prevent frozen pipes which will eventually burst, causing extensive water damage.
- ❖ In extreme cold spells, leave doors open between rooms, closet doors, vanity doors and kitchen cabinet doors. The warm air will circulate evenly, helping to prevent the pipes from freezing.
- ❖ If you are going to be away for an extended period of time, it would be wise to have your unit professionally winterized. This involves shutting off the main water supply and draining the lines, the hot water heater, toilets, and dishwasher and adding antifreeze to the waste traps and toilet bowls. Winterized or not, the heat must be left on! Please have a friend or neighbor check on the unit regularly.
- ❖ Change the furnace filter and check the hot water heater for signs of rust and leakage.
- ❖ Check smoke alarms and install carbon monoxide detectors. Carbon monoxide is colorless and odorless and could be deadly.

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

Annual Elections

On November 13, 2023, the Association held its Annual Election Meeting. The Board of Trustees would like to thank the sixty-two homeowners who returned their ballots to the office for this year's elections. In the end, Diane Wormser, Mark Zadroga, and Joe Tag were elected to the Board of Trustees.

2024 Budget

The Board of Trustees adopted the budget for 2024, requiring an increase of \$25.00. In addition to the \$5.00 Spring Ridge Master fee increase (that is now \$48.00 per unit), it reflects the increased funding of the Long Term Reserve Account and Deferred Maintenance Account, Association insurance coverage and legal fees, and higher water bills. A total \$42.00 increase would have been required; however, the Association was able to offset the potential increase by using almost \$29,000 of surplus funds from the prior year's cumulative surplus account.

Holiday Decorations

All Halloween decorations or pumpkins should be removed and stored for the season. When installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc.

Orange Cones

Certain sidewalks near the garages may ice up during the winter season. The Association is sometimes unaware of these conditions until the following day. Should a resident observe an area of concern, they should place a cone at the location to warn other residents. The resident should also contact the clubhouse during the next business day so the matter may be addressed, if possible.

Courtyard 3 Snow Bay Parking

The Association reminds all residents that no vehicles are permitted to park in the snow bay as it will interfere with the snow removal. Furthermore, should any vehicle be parked in the snow bay, the car 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 or contractor to have your deck cleared of snow and ice. Your neighbors are asking for your help.

The Association reminds residents not to use metal snow shovels when removing snow from their decks. Metal shovels can damage the Dura-dek surface, allowing water to penetrate the plywood sheathing, causing it to rot. Please be advised that should this happen, the repair expense will be the homeowner's responsibility.



Single-Family/Duplex Homes **Census Forms**

In January, homeowners will receive a letter reminding them to submit a census form to the clubhouse by May 1st.

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.

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Township Snow Emergencies Ordinance

The Township has adopted Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked in a public street, and no portion of a vehicle 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 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.

Property Modification requests

Please know it may take up to two weeks before the office can review your submitted property modification. This review process can take longer if you do not provide the necessary documents with your submittal or are not using Association-approved materials. Such delays could result in your project becoming urgent in nature. Below is the minimal list of documents that must be submitted with your request.

- 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
- Brochure information showing an example of the material or what you will be installing or drawings

Annual Elections

The Single Family/Duplex Annual Election Meeting will occur on **March 5, 2024**. The first Meeting Notice and Nomination Form will be mailed to all unit owners the first week of January. If you wish to have your name placed on the ballot for consideration, return the Nomination Form and resume to the Management Office at the clubhouse by the indicated deadline in the letter or by email at SRadmin@epmwebsite.com.

Parking in Courtyards

Vehicles belonging to the residents of the Single-Family and Duplex homes are prohibited from parking in the Condominium Association courtyards. If you have multiple cars, they should be parked in your garage, driveway, or roadway. If snow is in the forecast, you should not park in the condominium lots. Be aware that Van Buren Village has posted signage stating non-Van Buren residents' cars shall be towed at the owner's expense.

Meeting dates

Below are the tentative meeting dates for Single-Family/Duplex Homes 2024 meetings. The Open Session meeting starts at 7:30 PM and is held virtually.

January 2 • March 5 • May 7
June 4 • August 6 • October 1 • November 5



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Market Update

Bernards Township/Basking Ridge

SOLD IN OCTOBER**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
11 ALEXANDRIA WAY	\$309,000	4	1	1	\$323,000
93 SMITHFIELD COURT	\$349,900	5	2	1	\$361,000
8 PLYMOUTH COURT	\$596,000	7	3	2.1	\$629,000

- Bernard Township resident
- Top Keller Williams Towne Square agent
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** 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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Basking Ridge, NJ 07920



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All information provided is deemed reliable but is not guaranteed and should be independently verified.

JUST SOLD at SPRING RIDGE in October 2023*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
11 Alexandria Way	1	1	\$309,000	\$323,000	10/06/23
8 Plymouth Ct	3	2.5	\$596,000	\$629,000	10/23/23
93 Smithfield Ct	2	1	\$349,900	\$361,000	10/24/23

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

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Process expertise:

Responsiveness:

Negotiation skills:



Happy Holidays!



Irina Bagmut

Sales Representative
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cell 908-499-0750 (best)
ibagmut@weichert.com
www.Irina-Bagmut.weichert.com

Alma Aguayo

Broker/Sales Representative
Spring Ridge Marketing Specialist
cell 908-672-2222 (best)
Alma@AlmaSellsHomes.com
www.BaskingRidge-Homes.com
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Weichert Realtors

22 E Henry Street, Basking Ridge, NJ 07920
908-766-7500

December 2023

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