



Pool Badge Sessions

Pool badge sessions for new or lost passes will be held on the following dates:

- Sunday, May 5th 10:00AM – 12:00 Noon**
- Wednesday, May 8th 5:00PM – 7:00PM**
- Monday, May 13th 6:00PM – 8:00PM**
- Thursday, May 21st 6:00PM – 8:00PM**

Please ensure that your 2024 Annual Pool Application and 2024 Facilities Waiver (if required) have been submitted for processing prior to attending a session. To schedule your appointment call 908-647-6070 and speak to Alexa or Lupe.



**THE POOL OPENS
MAY 27th**



Holiday Office Closure

The office will be closed on Monday, May 27, 2024 in observance of Memorial Day. We would like to wish everyone a safe and enjoyable holiday weekend.

Social Club

The next General Meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, May 22 at 12 p.m. Please join us for a Mexican luncheon, followed by dessert, coffee/tea and socializing. Price is \$12 for Members, \$15 for Non-members. You must make your reservations and payment on or before Sunday, May 19 by calling Elissa at 908-350-7166. Leave a message.

Manager's Corner

(For EPM-Managed properties)

For Sale Signs

If you are selling your unit, please be aware "For Sale" signs are **not permitted** in the community. Please make it clear to your realtor that signs should not be placed on the Spring Valley Blvd. center island, in the courtyards, on any street within Spring Ridge, or in your unit's windows. If any signs are observed, Management will confiscate them.

Window Fans & Air Conditioners

Please be aware that window air conditioners are prohibited for condominiums per the By-Laws.

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

May Board Meetings

- 20 Adams Village 7:00 PM
- 23 Jackson Village 7:00 PM
- 13 Jefferson Village 7:15 PM
- 29 Madison Village 7:15 PM
- 7 Master Association 7:30 PM
- 15 Van Buren Village 6:30 PM
- 28 Washington Village 6:00 PM

Continued from page 1

Grills

For safety reasons, and per the State of New Jersey, gas, propane, and open flame grills may not be used by condominium residents of Spring Ridge. Electric grills are the **only** grill permitted to be used by the residents. Grills may not be placed on Association common property, including the building planting beds.

Renting Your Unit

Management would like to inform homeowners considering renting their unit that there are Bernards Township and State requirements and regulations that owners are obligated to comply with. This is in addition to any Association requirements. For example, you might be required to register with the Township, provide window guards for your tenant when requested, there may be occupancy limitations, make certain disclosures to your tenants, or carry enough insurance coverage as required by the State of New Jersey.

Emergency Service

When contacting the emergency service, please indicate your village, not Spring Ridge. Doing so will ensure that your message is directed to the correct property manager so they can respond in a timely manner.

Proper Disposal of Grease/Cooking Oil

Do not pour cooking oil or grease down the drain! Pouring cooking oil or grease down the drain or toilet will cause clogs in the plumbing system over time. The right way to dispose of oil/grease is simple: Pour the oil into a disposable container and let the oil/grease cool. Continue

to use the container until full. Once full, seal the container and throw it into your garbage.

Air Conditioner Preparation

Just a reminder to residents, you may wish to have your heating and cooling contractor inspect your air conditioner before the hot weather arrives.

4 CORNERS CONSTRUCTION LLC	
www.harveywindows.com	
VINYL REPLACEMENT WINDOWS + DOORS CLASSIC DOUBLE HUNG Bridgewater, NJ 908-200-0174	Financing available 0% 18 months

House Cleaning <i>Houses, Apartments & Offices</i> <i>If you don't have time to clean your place and need someone, please call me.</i>	
Free Estimates References and Experience	ELISETTE: Cell: 973-991-6411 Please leave a message

	Blackbeard's Services LLC <small>Chimney Inspection and Dryer Vent Cleaning</small>
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<i>Townhome/condo discounts</i>	
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Village News

Jackson Village

Welcome Warm Weather!

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 ground 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.

It's that time again! Dryer vent cleaning and fireplace inspection/cleaning is due for all units by September 15, 2024. Please ensure that you email a copy of the receipts (preferred method) to help@cp-management.com (please include your name, address, an community name in the email) or you can send it to Jackson Village c/o: Corner Property Management, 11 Cleveland Place, Springfield, NJ 07081

or fax to 973-232-5117. Please note APEX Air Duct Cleaning & Chimney Services, Inc. is giving all unit owners of Jackson Village a special rate for dryer vent cleaning being \$79.00 plus tax and chimney inspection for \$40.00 plus tax. If a sweep is needed the cost would be an additional \$150.00. Please note, neither the Board of Trustees nor management are responsible for vendor performance. You may still utilize any other vendor of your choice.

Projects approved for this spring-This year we will be power-washing the exterior of all the buildings and staining the entrance stairs that were replaced last year. In addition, mulch will be installed in the center courtyards and entrance way of each courtyard. The state of NJ is anticipating passing a new law this summer which will prohibit the installation of mulch within 18 inches of any foundation wall. Stay tuned for further information, once available email blasts will be sent.

The next Board of Trustees Board meeting will be held on Thursday, May 23, 2024 via zoom at 7:00 PM.

The office will be closed on Monday, May 27, 2024. Have a wonderful Memorial Day!

Continued on Page 4



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



7 Mt Bethel Rd
Warren, NJ 07059
908-754-7511

The decision to put your home on the market is a business decision. As an expert in market conditions, and a **resident of Spring Ridge**, I know how to create the strongest marketing position to sell your home.

For a free market analysis, simply give me a call or send an email.

Jefferson Village

Dryer Vent Cleaning Reminder

There are 60 days remaining until the June 30th of this year's dryer vent cleaning deadline. Therefore, cleaning receipts should be submitted to the Management Office once the work is completed and by the June 30, 2024 deadline.

Electric Vehicle Charging

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars, and charging is against the garage usage policy. Should you need to charge your car, there is a Tesla supercharging station at Dewy Meadow Village just down the road from the Spring Ridge Community. The Association pays for the electrical usage in the garages. Therefore, excessive usage affects all residents.

The Association monitors the monthly electric invoices for each building for signs of increased usage. If any increases are detected, they are investigated. If a resident is responsible, they are notified not to use the garage to charge their car. Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Please do not charge your electric vehicles in the garage.

RECYCLE COACH SAYS...

Milk cartons are NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Cardboard cans and boxes with a shiny lining like the ones used for potato chips, frozen juice, household cleansers, and dish washing detergent, are NOT accepted for recycling.

Building 23 and 30 Dumpster Roof

The Association will replace both dumpster roofs in the coming weeks.

Continued on page 5



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Continued from page 4

Wood Replacement Project

The Board has chosen Manta Property Pros to replace rotted wood throughout the community and install aluminum flashing over wood in other locations.

Painting Specifications

The Board has not concluded its review or revision of the painting specifications.

Tree Removal

The Board has chosen Arbor Releaf Tree Experts to remove several trees in the community. The work is tentatively scheduled for June.

Building Entrance Stairs & Railings

An inspection was performed of the entrance stairs in courtyards three and four, measuring the height of each step. As a result, eleven sets of stairs will be replaced. In addition to the stairs, the railings will be replaced.

Adams Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for May 20, 2024. Previous month's Draft & Approved Open Board Meeting Minutes are available on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

Adams Village COA Board of Trustees is looking to appoint a Homeowner in good standing for the one open Board seat remaining. Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board

member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail.

ESA Dog Resolution: Newly Board approved in the February 2024 Open Board Meeting. 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/>

The Governing Documents dictate the rules for Common Areas, none of which include the allowance of children playing on Spring Ridge or Adams Village lawns or Courtyard Parking Areas. This type of play can be dangerous to your child due to motor vehicles and could damage our lawns. When playing with landscaping stones – during mowing, those stones can kick up, cause damage to equipment and property, and/or possibly hurt someone.

Continued on page 6



Dear Homeowners...

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REALTOR®
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REALTORS

Weichert Realtors | 22 Henry Street, Basking Ridge, NJ 07920 | 908.766.7500
Information Deemed Reliable. Equal Opportunity Housing.

Continued from page 5

Adams Village Association contracts with High Tech Landscaping to maintain our turf areas, and if the lawn and/or contractor equipment is damaged, it will result in additional landscaping costs, which can in turn result in higher monthly maintenance fees for owners.

Where can children play outdoors? We have a playground next to the Clubhouse on Spring Ridge Blvd., and there are many local parks where children can play safely. Please visit the Bernards Township Parks and Recreation Department Website at <https://www.bernards.org/departments/> recreation for some fun local activities and/or visit the Somerset County Park Commission at <https://www.somersetcountyparks.org/>.

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.

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.



Van Buren Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for May 15, 2024 at 6:30pm. Previous month's Draft & Approved Open Meeting Minutes are available on the Resident Portal by visiting: <https://vanburenvillage.connectresident.com/>

Continued on page 7

Continued from page 6


Van Buren Village COA Board of Trustees is looking to appoint a Homeowner in good standing for the one open Board seat remaining. Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail.

In May, Brightview Landscaping will be removing more dead and dying trees, making way for beautiful newly planted flowering Crepe Myrtle trees at Courtyard entrances & flowering Cherry Trees. Colorful Catmint plants will be added to Courtyard Landscaping beds to freshen up our outdoor aesthetic.

Manta Property Pros Maintenance Teams addressing Deck/Balcony Soft Washing during the week of May 6, 2024. Please make sure all personal items are removed from your deck/balcony. Dura Deck Caulking will immediately follow the soft washing project during the week of May 13-17, 2024.

Garage Inspections will begin April 30, 2024 and continue on through the month of May. You will receive





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notices as your specific Courtyard/Building inspection date approaches. Notices will be mass emailed and posted on Mailbox Kiosks. Please refer to the attached Van Buren Garage Resolution for further information.

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 knob, dead-bolt lock, and/or door knocker due to fading, pitting and rotting from age and weather? Does it look discolored and dirty or old? In Van Buren Village, the approved lock sets are:

Kwickset – Montara in polished brass.

Baldwin – Landon model number 85345 in brass.

Door Knocker: Baldwin – Colonial Knocker model #0103.003 in brass.

The lock sets & knocker can be found at Home Depot, Warrentville Hardware, Bernardsville Hardware and/or online. If your lockset and knocker are anything different than what is listed, it is not approved and you are in violation. It must be replaced with the approved specified lockset, knocker, and has to be brass – not black, not brushed nickel or anything other than brass.

****Door Locksets and Knockers must be replaced by July 15, 2024****

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.

Continued on page 8

Continued from page 7

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://vanburen-village.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.

Single-Family/Duplex Roof replacements

Planning to replace your roof? Ensure that you submit a property modification form and the required documents to the Association seeking approval. You should also be aware that the Association has specified materials that must be used for the project.

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.

Continued on page 9



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Continued from page 8

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.

If the request is approved, the owner will receive an approval letter. **A homeowner must not start any work until they have received approval from the Association.** Any work completed or started without submitting the necessary documentation risks penalties or having to replace the item they installed. It is best to contact the office before you begin a project.

Single-Family/Duplex Email and Website

The Association continues to move forward by sending notices and informative emails to the community via the Association website and reducing paper notices. Residents who are not registered on the Association's website could miss important news and information. Please contact the Management office to have a website invite sent so you may activate your account.

Please send an email to single.duplex@gmail.com if you wish to be added to the SF/D representative distribution list. The communications are sent from your elected representative.

Trash Removal And Recycling

Please be informed that Single Family/Duplex Homeowners are responsible for arranging and hiring a trash company to remove their household

trash. Residents should not utilize the dumpsters within the condominium villages or place their trash in another Single Family/Duplex homeowner's trash containers.

The Somerset County recycling department picks up recycling every two weeks. Contact the County office for a recycling schedule, blue recycle containers, and recycling guidelines listing acceptable recyclables.

Association Specifications to be Aware of

Floodlights

Lights may only be installed in the rear of the house. Light may not be installed on the front of a home. A maximum of (2) lights may be installed with a maximum of 75 watts per light. Lights should be positioned in a manner not to offend neighbors.

Front Door Kickplates

Want to install a kickplate on the bottom exterior of your front door? The approved color is Brass.

Front Door Pediment

Homeowners have the option of replacing their existing front door acorn pediment with a combination peaked cap pediment. See below. The part number with the bottom trim is CPCP75BT. The website for the company is www.fypon.com.



Front Porch Expansion

- Front porches may be expanded by (2) two feet along the front of the house, bringing the porch to the edge of the first shutter but may not impede into the shutter. The enlarged size would be 4 x 6 feet.
- Steps may now have risers.
- The lower portion of the porch may be enclosed with latticework in order to keep animals from under the porch.
- Railing spindles/pickets must be 2" x 2". Railing posts must be 4" x 4".
- On white color homes- railing/spindles/posts and caps colors shall be white
- On tan color homes- railing/spindles/posts and caps colors shall be Commonwealth Beige (W096-2X)
- Decking and stairs materials/colors:
 - Pressure-treated wood (All other colors or stains must be approved by the Association before installation.)
 - PVC Material from Azek- color Mountain Cedar
 - Composite material from TimberTech- colors Tigerwood or Mocho
 - The porch or stairs may **NOT** be painted any color.

To place a business ad, please call The Newsletter Shoppe
(908) 903-0336 or email hilariej@optonline.net

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Inventory is low! If you are interested in hearing about the market, please contact me.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN MARCH**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
108 ALEXANDRIA WAY	\$359,000	5	2	2	\$407,000
277 POTOMAC DRIVE	\$419,000	6	2	2	\$441,000

** Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation. Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



Roxanne Formisano

Broker/Sales Associate

Cell (908) 507-0037

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roxanneformisano@kw.com

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KELLERWILLIAMS REALTY

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JUST SOLD at SPRING RIDGE in March 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
277 Potomac Dr	2	2	\$419,000	\$441,000	03/25/24
108 Alexandria Way	2	2	\$359,000	\$407,000	03/27/24

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Irina Bagmut

Sales Representative

Spring Ridge Marketing Specialist

cell 908-499-0750 (best)

ibagmut@weichert.com

www.Irina-Bagmut.weichert.com

Alma Aguayo

Broker/Sales Representative

Spring Ridge Marketing Specialist

cell 908-672-2222 (best)

Alma@AlmaSellsHomes.com

www.BaskingRidge-Homes.com

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22 E Henry Street, Basking Ridge, NJ 07920

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May 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 1:00 PM Mahjong	2 1:00 PM Rummikub	3 Wind Creek Casino Bus Trip 1:00 PM Bingo	4
5	6 1:00 PM Knitting 7:15 PM Jefferson Mtg.	7 1:00 PM Cards & Games	8 1:00 PM Mahjong	9 1:00 PM Rummikub	10 1:00 PM Bingo	11
12	13 1:00 PM Knitting	14 1:00 PM Cards & Games	15 June Newsletter Deadline 1:00 PM Mahjong 6:30 PM Van Buren Mtg.	16 1:00 PM Rummikub	17 1:00 PM Bingo	18
19	20 1:00 PM Knitting 7:00 PM Adams Mtg.	21 1:00 PM Cards & Games 6:00 PM Washington Mtg.	22 Cinco de Mayo Luncheon 1:00 PM Mahjong 7:15 PM Madison Mtg.	23 1:00 PM Rummikub 7:00 PM Jackson Mtg.	24 1:00 PM Bingo	25 10:00 AM Pool Opens
26	27 Office Closed for Memorial Day	28 1:00 PM Cards & Games	29 1:00 PM Mahjong	30 1:00 PM Rummikub	31 1:00 PM Bingo	