



SPRING RIDGE COMMUNITY NEWSLETTER **JUNE 2024**

News From the Master Association

Pool Update

The Spring Ridge main pool and baby pool have been resurfaced. Needed repairs have been finalized and we are ready for our 2024 season! Please remember you must have filled out the 2024 Pool Registration Form in order to gain access this season.

Tree Removal

The first round of tree removals has taken place. Plantings will be completed prior to year-end, as weather permits. We are assessing other trees that need to be removed and submitting the necessary paperwork to the Township for approval. Please keep in mind that we are only allowed to remove dead trees. Live, healthy trees cannot be removed unless they pose a threat to a neighboring structure and we have approval from the Township of Bernards.

Clubhouse Rental

Have a birthday, baby shower, bridal shower or special event you would like to celebrate? Consider renting the Clubhouse Great Room! Chairs and tables provided. Bathrooms have been renovated. Beautiful open space for your event! For details contact Management at lupe.p@epmwebsite.com or alexa.p@epmwebsite.com. You can also call 908-647-6070 and ask to speak to either Lupe or Alexa.

Pickleball

All pickleball players interested in connecting with other players may do so using the *Team Reach* application. Group code to join is Pk1ball2022.

Manager's Corner

(For EPM-Managed properties)

E-Bike and E-Scooter Safety

Lithium-Ion batteries are usually the source of power for both, and if not used correctly or damaged, those batteries can catch on fire or explode. Whether you use e-bikes or e-scooters as your primary way of getting around or just for fun, there are important safety tips to keep in mind when charging or storing these devices.

Follow the recommendations under **Lithium-Ion Battery Safety** as well as the following:

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

June Board Meetings

| | | |
|----|--------------------|---------|
| 24 | Adams Village | 7:00 PM |
| 27 | Jackson Village | 7:00 PM |
| 10 | Jefferson Village | 7:15 PM |
| 19 | Madison Village | 7:15 PM |
| 4 | Master Association | 7:30 PM |
| 19 | Van Buren Village | 6:30 PM |
| 25 | Washington Village | 6:00 PM |



Continued from page 1

Charge your battery in a flat, dry area away from children, direct sunlight, liquids, tripping hazards, and in a location where the e-bike is not at risk of falling. Store e-bikes, e-scooters, and batteries away from exit doors and anything that can get hot or catch fire. Only have device repairs performed by a qualified professional. Do not put lithium-ion batteries in the trash; recycling is always the best option. Take the batteries to a battery recycling location.

Ion Battery Safety

Purchase and use devices that are listed by a qualified testing laboratory. Always follow the manufacturer's instructions. Only use the battery that is designed for the device. Put batteries in the device the right way. Only use the charging cord that came with the device. Do not charge a device under your pillow, on a bed, or a couch. Do not keep charging the device or battery after fully charging. Keep batteries at room temperature when possible.

Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C). Store batteries away from anything that can catch fire. Stop using the battery if you notice odor, change in color, too much heat, change in shape, leaking, or odd noises. Move the device away from anything that can catch fire.

Sales

Please be aware that individual garage, estate, and furniture sales are not permitted in the community.

Hanging of Items

Hanging items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited. Hanging flower pots should be on the inside of the decks, not on the outside.

Bernards Township Website

The official Bernards Township website (www.bernards.org) is an excellent source of current local news and a community calendar. Quick links provide easy access to detailed information about Boards & Commissions, Departments & Services, Planning Board and Township Committee meeting agendas and minutes, and much more. You can easily find, for example, 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 use this valuable community resource.

Smoking in Common Areas

Please be aware that smoking in the stairwells, garages, basement hallways, or storage areas is prohibited and is a safety issue for the community. Residents should not dispose of cigarette butts in the parking lots, on the sidewalks, or planting beds. Smoking is permitted on your deck or patio. However, please be considerate to your neighbors who might find the smoke bothersome.



AE
HAIR CARE
by alejandra

**Looking for a hair salon
near you, only 4 miles**

**329 Main Ave.
Stirling NJ 07980
(908) 917-5919**

**\$5 OFF ANY SERVICE
WITH THIS COUPON**



Classifieds

All classifieds are due to the Management Office by the 15th of each month. Please email your classified ad to Lupe.p@epmwebsite.com. Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

DRIVER NEEDED Need a driver for drop off occasionally on King George Road in Warren (2.5 miles). Will pay \$12. Thank you. nancyrdianna@gmail.com 908-307-0852 Nancy



Village News

Jackson Village

Welcome Summer!

We hope this message finds you well. As we strive to maintain a safe and welcoming environment for everyone in our community, we need to address a few important issues regarding safety and community maintenance.

Management has received calls regarding the pool, tennis courts, etc. Please be reminded that the Master Association handles all the amenities for our community. Please ensure to contact the clubhouse at 908-647-6070 for further assistance.

Safety Concern: Restricted Play Areas for Children

For the safety of our younger residents, we must remind all families that playing in parking lots and along vehicle routes within the community is strictly prohibited. These areas pose significant risks due to moving vehicles and are not suitable for play. Instead, we encourage all residents to use the designated playground areas. Please ensure that children are supervised by an adult at all times while using these facilities. *Continued on page 4*

4 CORNERS CONSTRUCTION LLC

www.harveywindows.com

VINYL REPLACEMENT
WINDOWS + DOORS
CLASSIC
DOUBLE HUNG
Bridgewater, NJ
908-200-0174

Financing
available
0%
18 months



David J. Groendyk

Plumbing & Heating

Bedminster, NJ

908-234-2749

license #10113

◆ EMERGENCY SERVICE



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



RESIDENTIAL BROKERAGE

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

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

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

Continued from page 3

Spring Cleaning and Maintenance Activities

We are excited to announce that our annual spring cleaning has commenced. This season's maintenance activities include power washing, landscaping, and various other enhancements to beautify our community. These efforts are already scheduled and underway. You may notice our maintenance teams around the community carrying out these tasks.

Adherence to Community Rules and Regulations

We kindly remind everyone to adhere to the community rules and regulations. These guidelines are in place to ensure the well-being and comfort of all residents and to maintain the aesthetic and functional integrity of our community spaces. Your cooperation is imperative and greatly appreciated.

It is imperative that landlords share all email blasts and information with their tenants, so they are up to date as what is occurring within the community and keep them updated with reference to any rules and regulations of the community.

For expedited assistance please email help@cp-management.com. Please be sure to include your name, address, and the name of the community.

The next Board of Trustees meeting will be held on Thursday, June 27, 2024, at 7:00 P.M. and will be a zoom meeting.

Washington Village

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

Garage Inspections

Garage inspections will be taking place this month. Management will be reaching out to you to schedule the date for said inspection. Please ensure you provide access to avoid any fines.

Deck Inspections

Deck inspections have been finalized. *Continued on page 5*



APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

Serving New Jersey For Over 35 Years

**Dryer Vent Cleaning
Special \$89.00**
732-257-4590

Fire Prevention and Safety IS OUR #1 PRIORITY

- Air Duct Cleaning
- Dryer Vent Cleaning & Repairs
- Chimney Inspections & Sweeping

Air Duct Cleaning Experts

732-257-4590





Office@ApexAirDuctCleaning.com

Dryer Vent Cleaning
 \$89.00 plus tax
 Chimney/Fireplace Inspections \$40 (with a DV cleaning)




www.DryerVentCleaningNewJersey.com

Continued from page 4

Your Board of Trustees will be reviewing proposals and shortly after you will be notified if your deck will be replaced this year.

Water Consumption

Water consumption is on the rise. This affects your monthly HOA dues. Please ensure you do periodic inspections of your faucets, toilets, plumbing under your sinks, showers, etc. Any leaks you find or running toilets PLEASE have a plumber fix them as soon as possible. Every drop of wasted water counts!

Projects

In the months to come we will be having numerous projects taking place throughout the community. As the time approaches, Management will send out mass emails via the community website to advise everyone. Notices will be posted for projects affecting specific buildings. This is a good time to register with the community website if you have not already done so, *washington.frontsteps.com*.

Concerns/Issues/Suggestions

Please reach out to your Property Manager with any suggestion, comments or concerns lupe.p@epm-website.com, or you can email the Community Assistant at alexa.p@epmwebsite.com.

Continued on page 6



Arrrrr... Service is Great !
Dryer Vent Cleaning
Fireplace Inspections
Townhome/condo discounts
732-627-8461
Certified Technicians
FULLY INSURED / NJ HIC #13VH04722900

Dear Homeowners...

Ready to Cash in on Your Equity?

Let's Talk...Call Me Today!



Denise Murphy
REALTOR®
cell: 908.334.1177
✉ ddmurphy14@gmail.com
🌐 Denise-Murphy.weichert.com

Weichert
REALTORS

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

Continued from page 5

Madison Village

Ball Playing

Please do not allow your children to bounce balls off of the garbage sheds. Doing so deteriorates and damages the structure allowing for animals to enter and causing an unnecessary expense. Please help keep the community safe and the costs down. Your cooperation is appreciated!

Dumpster Sheds

The dumpster shed repair/replace-ment project is almost complete. Please be sure to close doors behind you when throwing out your trash or recyclables. Also, please be sure to properly dispose of your trash, inside the dumpster and that you recycle properly. As a reminder, you must contact the trash removal company to schedule bulk pickup. You CANNOT leave your bulk items in the dumpster shed. For contact information you can reach out to Management.

Decks, Plants and Cleaning

Please be reminded that hanging planters on your deck should be placed to face the inside of your deck, not the outside. Also, keep the planters to a minimum to avoid putting excess weight on the railing and possibly damaging it. The plants on your deck should have a tray underneath it to avoid deterioration of the deck and water from going to your neighbor's deck. Lastly, when cleaning your deck **DO NOT** sweep the garbage to the common grounds or your neighbors. Kindly pick up your garbage and dispose of it properly. Please be courteous of your neighbors and help keep the community clean.

Common Hallways

When taking out your trash or recyclables, please ensure nothing is left on the common hallway carpets, stairs or landings. If you drop something, kindly clean up after yourself.

Dryer Vent Cleaning

A reminder notice was sent to those units who are required to have their dryer vent cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management.

Fireplace Cleaning

A reminder notice was sent to those units who are required to have their fireplaces cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management.

Parking

Please be conscientious of the fact that the parking spot right in front of the garages belong to the garage owners. **DO NOT** park in front of anyone's garage. This includes moving and delivery vehicles. Management has received numerous complaints about residents having furniture delivered, or having moving trucks parked in front of garages that are not owned by them. Your cooperation is appreciated.

Continued on page 7

KARG'S PLUMBING
50th Anniversary Celebration!

24 hour emergency service!

Fast reliable service! From people you know and trust!

Call 908-647-0577

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs

WILLIAMS 5611

Karg's Plumbing

Emergency Water Heater Replacement

\$50 OFF any plumbing service

Hot Water Heater Repair

Faucet and Fixture Replacement

Drain Cleaning

Family Owned and Operated

Phone: 908-647-0577

Located at 1903 Long Hill Rd Millington, NJ

Continued from page 6

Adams Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for June 24, 2024. Previous month's Draft & Approved Open Board Meeting Minutes are available on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

Sasha Blanchette, Adams Village Community Manager, will be on vacation June 6-14, 2024. During this time if you have an emergent property-related need, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010. This does not replace 911 in a life threatening emergency. Sasha will respond to your requests and communications in the order they were received upon return on June 17, 2024.

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

House Cleaning

Houses, Apartments & Offices

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

Free Estimates
References and Experience



ELISETE:
Cell: **973-991-6411**
Please leave a message

Painting & Carpentry

Raymond McConnell
HIC# 13VH06581900
(908) 672-3541
Basking Ridge NJ

- Interior/ Exterior Painting
- Fine Trim and Moldings Installed
- Basement Remodeling • Tile & Marble Installation
- Replacement Windows • Tape and Spackle

References & Insured

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.

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/>. *Continued on page 8*

Continued from page 7

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 June 19, 2024 at 6:30pm. Previous month’s Draft & Approved Open Meeting Minutes are available on the Resident Portal by visiting: <https://vanburenvillage.connectresident.com/>

Sasha Blanchette, Van Buren Village Community Manager, will be on vacation June 6-14, 2024. During this time if you have an emergent property-related need, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010. This does not replace 911 in a life threatening emergency. Sasha will respond to your requests and communications in the order they were received upon return on June 17, 2024.

In May, Brightview Landscaping removed more dead and dying trees, & made way for beautiful flowering Crepe Myrtle trees, Cherry and Redbud trees. Colorful Catmint plants were added to Courtyard Landscaping beds, and new mulch to freshen up our outdoor aesthetic. *Continued on page 9*

Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

| | |
|-----------------|-------------------|
| AIR DUCT | DRYER VENT |
| CLEANING | CLEANING |
| 10 Vents | |
| 1 Main | |
| 1 Return | \$89.95 |
| \$149.95 | |

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

Continued from page 8

Manta Property Pros Maintenance Teams addressed Deck/Balcony Soft Washing & Dura Deck Caulking in May, and continue to maintain the community with excellent service.

Garage Inspections began April 30, 2024 and concluded in May. If you have any questions or concerns on your specific inspection, please contact Management

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, Warrenville 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. 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/>

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.

Jefferson Village

Dryer Vent Cleaning Reminder

There are 30 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 the 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.

Continued on page 10

Continued from page 9

Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Please do not charge your EV cars in the garage.

RECYCLE COACH SAYS...

Styrofoam is NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Unfortunately, there is not a very robust market for Styrofoam. Please place it into the garbage or find a Styrofoam recycling location.

Wood Replacement Project

Manta Property Pros started replacing rotted wood throughout the community.

Property Modifications

Homeowners must submit a Property Modification/Replacement Application (PMA) and receive Association approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. Examples of modifications are windows, front door, storm door, deck light fixtures, front door; door-knocker, door handle, deadbolt, etc.

Homeowners should access the community website or contact the clubhouse to obtain the current Association specifications and approved models. The modification form and several other documents must be provided to the Association seeking approval for the work. If a change was performed without Association approval, a homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

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.

Association specifications

Want to know what materials are approved for use within the Association? Check out the Jefferson Village website, Jefferson.frontsteps.com.

Concrete Wall at the Corner of Smithfield Ct and Spring Valley Blvd.

The Board approved the landscaper installing some plants in the bed along the wall. Over time, the plants will hang over the wall, softening the look of the harsh concrete wall.

Landscape Improvements

The Board is reviewing the landscaper's proposal for improvements that were noted during the previous inspection walkthrough.

Single-Family/Duplex

Property Modifications

The following are examples of modifications that require a homeowner to submit a Property Modification form and receive Association approval before the modification can be completed. Examples: windows, front door, storm door, mailbox and mailbox post, mulch, stone, privacy fence, patio, deck, chimney facade, front door handles, etc.

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. Association specifications, lists 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 the vendor's insurance, vendor's NJ contractor's license, vendor's proposal
- Additional brochure information showing an example of the material you will be installing

Single-Family/Duplex Email and Website

Residents who are not registered on the Single Family/Duplex or Spring Ridge Master website are missing out on downloading the newsletter, Association specifications or forms. You can register for each of the websites using the following links.

Continued on page 11

Continued from page 10

Spring Ridge Master website- springridgemaster.frontsteps.com

Single Family/Duplex website- singlefamilyduplexes.frontsteps.com

Want to contact your SF/D elected representative? Send an email to single.duplex@gmail.com.

Property Inspections

Management has started conducting inspections of the homes. Please know the Association has permission under the Association's Bylaws to access your property to ensure that owners comply with the Association's regulations. Therefore, you might observe your Manager, Greg Formica, on your property.

Sports Equipment

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

Spotted Lanternfly

The spotted Lanternfly (SLF) is an invasive planthopper native to China, India, and Vietnam. It was first discovered in the U.S. in Berks County, Pennsylvania, in 2014 and has spread to other counties in PA and several other states. This insect has the potential to impact agricultural crops and hardwood trees significantly. SLF feeds on the sap of many different plants, including maples, black walnut, birch, and willow. While it does not harm humans or animals, it can reduce the quality of life for residents, and in some cases, cause the death of plants.

You can help detect SLFs and stop their spread on your property and in our community by looking for and reporting signs of the pest to the NJ Department of Agriculture website listed below. SLFs can be controlled by a combination of (1) physical removal, stomping on them; (2) removal of host trees; (3) pesticide applications. In addition, you can spray the insects with rubbing alcohol or hand sanitizer diluted with alcohol to make it sprayable. (Organic flying insect spray sold at supermarkets is pretty much the same thing.) Rubbing alcohol will kill the bugs but not harm anything else that comes into contact with it.

Further information and resources can be found at the websites listed below.

[Spotted Lanternfly \(nj.gov\)](http://SpottedLanternfly.nj.gov)

[USDA APHIS | Spotted Lanternfly](http://USDAAPHIS|SpottedLanternfly)

Association Specifications to be Aware of

A property modification form must be submitted to the Association for any planned change.

Garage Doors

All doors must have (16) solid raised panels within the door. (Four wide and four tall)

- Raised panel size 20" inches wide and 13.5" inches tall
- Decorative T-handle installed on door (optional)
- L-style handles permitted to be installed

For Homes on Commonwealth & Gelsey- the approved paint color is Commonwealth Beige color. The paint color is on file and available from Warrenville Hardware. For homes on Alexandria, Hampton, Salem, Smithfield, and Plymouth street- The approved paint color is brilliant white.

Hideaway Panels

Privacy panels may be used to hide garbage and recycle cans kept on the side of the home. The installation may be one panel wide and three panels long.

Landscape Stone

Landscaping stone may be used instead of mulch for the shrub beds. Below is the list of approved stones.

- Stone size is 3/4 to 3/8 of an inch. Approved color is bricktown red.
- Pebble River Rock (Owners should visit the clubhouse to examine sample). Stone size is 2 inch x 2 inch square. Approved color is gray.



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 APRIL**

| ADDRESS | LIST PRICE | #ROOMS | #BEDROOMS | #BATHROOMS | SOLD PRICE |
|--------------------|------------|--------|-----------|------------|------------|
| 140 JAMESTOWN ROAD | \$299,999 | 4 | 1 | 1 | \$347,000 |
| 21 COMMONWEALTH DR | \$369,900 | 5 | 2 | 1 | \$380,000 |
| 38 JAMESTOWN ROAD | \$372,000 | 5 | 2 | 2 | \$405,000 |

** 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
Office (908) 766-0085
roxanneformisano@kw.com
www.roxanneformisano.com

kw TOWNE SQUARE
KELLERWILLIAMS, REALTY
180 Mount Airy Road, Suite 201
Basking Ridge, NJ 07920

© 2024 Keller Williams Towne Square Realty. Each office is independently operated and owned.
All information provided is deemed reliable but is not guaranteed and should be independently verified.

JUST SOLD at SPRING RIDGE in April 2024*

| ADDRESS | BEDS | BATHS | LIST | SOLD | CLOSED |
|--------------------|------|-------|-----------|-----------|----------|
| 140 Jamestown Rd | 1 | 1 | \$299,999 | \$347,000 | 04/08/24 |
| 38 Jamestown Rd | 2 | 2 | \$372,000 | \$405,000 | 04/12/24 |
| 21 Commonwealth Dr | 2 | 1 | \$369,900 | \$380,000 | 04/26/24 |

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

Positive Energy...

Outstanding Results!

Local knowledge:

Process expertise:

Responsiveness:

Negotiation skills:



Inventory is very low. It's a great time to be a Seller.

Please contact us today!



Irina Bagmutd

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
www.Spring-Ridge.com

Weichert Realtors

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

©2019 Weichert, Realtors. Information provided by local Multiple Listing Service. It may include sales/listings not made by the named agent/agents or Weichert, Realtors®. Information deemed reliable, but not guaranteed. If your home is currently listed with a real estate broker, this is not intended to be a solicitation of the listing. Each Weichert® franchised office is independently owned and operated. Weichert affiliated companies are licensed to provide real estate brokerage, mortgage, title, closing and insurance services and products. Not all Weichert homeownership services and products may be available in your area. This advertisement is not intended as, and shall not be deemed, a sale, solicitation or crossmarketing activity in any state where a Weichert affiliated company is not licensed to provide specific services or products. REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a Member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics. Weichert® is a federally registered trademark owned by Weichert Co. All other trademarks are the property of their respective owners.

June 2024

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