



SPRING RIDGE COMMUNITY NEWSLETTER

JULY 2024

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 .

Manager's Corner

(For EPM-Managed properties)

Renting Your Unit

Management would like to inform homeowners considering renting out their unit that they should be aware of Bernards Township, State, and Association requirements they are obligated to comply with.

Construction Debris

When having work performed on the interior of your unit, all construction materials should be removed by your contractor from the property. Your contractor should not be dumping construction materials in the community trash dumpsters. If it is determined your contractor placed debris in the community dumpster, the homeowner will face fines.

Barbeque Grills

For safety reasons, and as per NJ State Regulations, gas/propane/open flame grills are not permitted for use within the Condominium Associations. Management would like to remind all residents that ONLY electric barbeque grills can be used within the Spring Ridge Community.

Pool Access

Now that the pool has opened, you might find that you cannot enter the pool because your badge is coming up as invalid. There could be a few reasons why your access is restricted. Possible reasons are you did not submit the required yearly pool application form or the tenant waiver form, have an unpaid account balance, have not completed your dryer vent cleaning or fireplace inspections, or you or your landlord have not submitted census or leasing information.

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Holiday Office Closure

The Management Office will be closed on Thursday, July 4th and Friday, July 5th in observance of Independence Day. Have a safe and happy holiday!



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

July Board Meetings

15 Adams Village	7:00 PM
25 Jackson Village	7:00 PM
8 Jefferson Village	7:15 PM
31 Madison Village	7:15 PM
17 Van Buren Village	6:30 PM
23 Washington Village	6:00 PM

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Please know the lifeguards are not aware of the reason why your pool badge access is restricted. Therefore, you will have to speak to your property manager at the clubhouse on the next open business day.

Crime Prevention 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.
- Utilize motion lights on the exterior of your home.
- When on vacation, stop newspaper and mail delivery.
- 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.
- If possible, leave a vehicle in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the Police Department and ask that the person or situation be looked into. Good neighbors report unusual activity. The Police need our residents to be our eyes and ears.

Simple Stain-Removing Solutions

Try as you might to prevent them, spills, drips, and splatters in your house are inevitable. Whether you, your family, or your guests are the culprits, stains happen. Most, if not all, are treatable, especially if you act quickly and use the proper stain-removing technique.

If there's an accident on your carpet or a rug, start by scooping up any solids and soaking up any unabsorbed liquids. Then, blot the stain with a white cloth or paper towel. You should work from the outside in so you don't spread the spill, and dab at it instead of rubbing or pressing hard. You also can try spot cleaning with a soapy water mix. Dilute ¼ teaspoon of clear hand-dishwashing soap with 1 cup of lukewarm water. Spray the solution on the stain, and mist the area with clean water or blot with a wet towel. Then blot the area with a dry towel. Repeat this process until you get as much residue out as possible.

Follow these specific suggested instructions for cleaning up the more stubborn stains and sticky spots on your floors:

- Red wine: Begin with the same three steps—blot, apply soapy water and rinse. Then, dribble very hot water from a sponge onto the spill. Continue to blot with a clean towel, and repeat until the carpet no longer shows any red.
- Soft drinks and coffee: Begin with the same three steps—blot, apply soapy water, and rinse. Then, dab on hydrogen peroxide. Wait one hour before repeating the process.

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day spa & salon

908-340-3340 | vibedayspasalon.org
info@vibedayspasalon.org

Fellowship Village | 8000 Fellowship Road • Basking Ridge, NJ 07920

Continued from page 2

Hydrogen peroxide bleaches a stain without breaking down carpet dyes. Use a 3 percent solution, which can be found at a drugstore, and apply at full strength.

- **Candle wax and chewing gum:**
These are easiest to remove when hot or cold. For the cold method, harden the spot by rubbing it with an ice cube inside a plastic bag. Then, carefully scrape off the residue with a dull knife or a plastic card, such as an expired credit card. For the hot method, apply paper towels over the waxy area, and then use a clothes iron on low heat to soak up the wax. Replace the paper towels until all the wax is removed. Use a hair dryer to heat gum. Then, with a plastic bag over your fingers, pull the goo off.

So the next time your carpeting endures a nasty spill, rest assured that it doesn't have to become a permanent stain. With these simple tips, you can keep your carpets and rugs looking great for years to come.

The Games Kids Play—and Debate

Kids love to play games, which can be a great source of entertainment, bonding, learning, and friendly competition. But when those silly rules get in the way, and games become prolonged arguments among siblings or friends, it often means the end of the game, upset children, or even a physical altercation.

A number of websites provide rules for many games from Capture the Flag and Simon Says to Ghost in the Graveyard and Duck Duck Goose. There are even rules for the simple game of tag. You can also learn new games. Ever hear of Honey, Do You Love Me or Doggy, Where's Your Bone? How about Sock Wrestling, Slug Bug or Dead Box? Curious about Punch the Icebox or Sardines?

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Painting & Carpentry
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References & Insured



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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.

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Visit www.gameskidsplay.net, or type "kids games" into your search browser to find other sites, and let the games begin—without any arguments about the rules.



Classifieds

FOR SALE - Women's Walking Sneakers. Propet Lifewalker Sport Light Grey size 9 wide (D) \$40 Worn once. New Balance Walking Hook and Loop Leather upper Black 8 1/2 Extra wide (2E) \$40. Worn twice. Ordered wrong sizes. Please call 908-604-6546. Please leave clear message.

HELP WANTED - I'm looking for a responsible individual/teen to take my garbage and recyclables out once or twice a week, during the months of July and August. I will pay \$15.00 a week. If interested please email me, including your phone number to, psb90127@gmail.com. Pam.

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

Village News

Jefferson Village

Dryer Vent Cleaning/Inspection
June 30th was the deadline for homeowners to provide their dryer vent receipt to the Association. If you have not completed this required cleaning, you have exceeded the deadline. Fines for those who have not submitted the receipts will be assessed to their accounts starting August 1st. Please schedule your cleaning as soon as possible to avoid these penalties.

Electric Vehicle Charging

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars. Charging any type of vehicle is against the Association's garage usage policy. The Association pays for the electrical usage in the garages.

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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

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Therefore, excessive usage is passed on to all residents. The Association will levy penalties against residents who violate this policy.

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 offered one warning to cease using the garage outlets to charge their vehicle. Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Any further violations will result in steeper penalties. Please do not charge your EV cars in the garage.

Among available local charging sites, there is a Tesla supercharging station at the Dewy Meadow Village just down the road from the Spring Ridge Community.

Did you know that the Association has an FAQ's section on the website that may answer your questions?

For example, the draft open meeting minutes from the previous meeting are usually posted to the Jefferson Village website three weeks after the meeting but before the following meeting.

Landscape Improvements

The Association has completed the installation of the new shrubs and the removal of dead or declining shrubs that were approved.

Tree Removal

The removal of the 14 trees has been completed. During the project, a large dead oak tree that was not among the original 14 was noticed. This additional tree will be removed once the Township has issued a removal permit to the Association.

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Arrrrr... Service is Great !
Dryer Vent Cleaning
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Continued from page 5

RECYCLE COACH SAYS...

Aluminum foil is NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Aluminum foil containers and wrap are not accepted for recycling at this time.

Building 30 Recycle Shed

The Association is happy to report that we have completed the reconstruction of the recycling shed by building 30. We hope you've had a chance to see the new look of the shed. Our goal was to provide a clean and organized facility for your recyclables. Due to a leaking roof, the shed roof will also be replaced in the near future.

New Digital deadbolt approved

The Association has added an additional deadbolt to the list of Association-approved deadbolts that a homeowner may install. Photos of the models are posted on the Jefferson Village website under the specifications folder. If you wish to install any of the models, you will need to submit a property modification form seeking approval and await approval before replacing your old one.

Approved models:

- Kiwkset 901 Smartcode in the color of brass
- Schlage BE469ZP CAM 605 Camelot Connect Smart in Polished Brass
- A standard 2 1/8" inch round deadbolt in the color polished brass

Jackson Village

Reminder! 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.

Management has received numerous calls and emails 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.

Parents please be reminded that your children should be supervised at all times while outdoors. Bike riding, playing on the grassy areas, and any recreational activities are prohibited within the community.

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Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
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10 Vents	CLEANING
1 Main	
1 Return	\$89.95
\$149.95	

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

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Just a reminder that dogs are not permitted in the Jackson Village Community. If you know of anyone within our community that has a dog, please report it to Management.

Potential hazard-It has been brought to Management's attention that a hazard exists when parking your vehicle at the mailbox station to retrieve the mail. Many cars are coming around from Alexandria Way not paying attention and speeding which becomes a hazard. We are requesting that you park your vehicle in your garage/driveway and walk to the mailbox station to retrieve your mail.

Close please-Just a reminder to make sure that you properly close/latch the dumpster and recycling enclosures, so the doors do not swing and get damaged. In addition, please ensure that you do not leave the basement entrance way door propped open to ensure that rodents do not enter the basements.

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.

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



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



Washington Village

Dryer Vent Cleaning

Please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 24 months no later than the last day of the month that it was previously inspected. If you are unsure of when the cleaning for your unit was last performed please contact the Management Office.

Landscaping

High Tech has completed the tree and bush trimming throughout the community. Please help keep our community beautiful by not leaving any trash behind as you exit your vehicles.

Dumpster/Recycling Enclosures

Residents are placing furniture, beds, electronics and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are disposing of their trash. If you have large items to dispose of please obtain a permit from Bernards Township for the Pill Hill facility. Permits can be obtained online at www.bernards.org. Or contact the trash removal company for a bulk trash pickup, Republic Services 732-545-8988.

Also, recycling bins should only be used for recycling. Please **DO NOT** throw your garbage in the recycling bins. Boxes should be broken down. Pizza boxes are **NOT** recyclable. Contaminated plastic and cardboard should be disposed of in the garbage dumpster.

Madison Village

Dumpster/Recycling Enclosures

Residents are placing furniture, beds, electronics and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are disposing of their trash. If you have large items to dispose of please obtain a permit from Bernards Township for the Pill Hill facility. Permits can be obtained online at www.bernards.org. Or contact the trash removal company for a bulk trash pickup, Republic Services 732-545-8988.

Also, recycling bins should only be used for recycling. Please **DO NOT** throw your garbage in the recycling bins. Boxes should be broken down. Pizza boxes are **NOT** recyclable. Contaminated plastic and cardboard should be disposed of in the garbage dumpster.

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Umbrellas on Deck

Management would like to remind residents that have an umbrella on their deck to please close it when not in use. Also, it is very important to close same during a storm. If left open, your umbrella could become airborne causing property damage or personal injury. Your cooperation is greatly appreciated!

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. Please ensure your vent covers are properly installed.

Dryer Vent Cleaning

If you haven't already done so, please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 2 years no later than June 31st. Fines will continue to accrue until receipts are provided.

Chimney Cleaning

Please ensure to provide the Management office with a copy of your chimney cleaning receipt to avoid fines.

Parking

If you are having work done at your unit, please speak to your contractors to ensure they are parked in a guest parking spot. At no time should contractors be parked in reserved spaces, unless it's your own. Nor should they park in front of anyone else's garage. Please be

respectful of your neighbors by having your contractors and guests park in guest spots when working in your home, or when visiting.

Commercial Vehicles

Commercial vehicles are NOT to be left on the property overnight. No exceptions.

Garage Inspections

Garage inspections will be taking place during the month of July. Please ensure that you provide access and that you are in compliance with the Garage-Use Resolution. These inspections are mandatory. Failure to comply may result in fines to your account. Your cooperation is appreciated.

Adams Village

By: Sasha Blanchette, Community Manager

The next Open Board Meeting is scheduled for July 15, 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.

Notices & Mass Emails will be going out to all Homeowners/Residents for Dryer Vent Cleaning receipts – when was the last time you had your dryer vent cleaned?

Please be reminded: While fundraisers for charities and schools are beneficial, please remember that, in accordance with the bylaws of Adams Village, soliciting or selling anything on/in the Common Areas of the Association is not permitted.

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/>

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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/>.

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: Home renovations, 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 July 17, 2024 at 6:30pm. Previous month's Draft & Approved Open Meeting Minutes are available on the Resident Portal by visiting: <https://vanburenvillage.connectresident.com/>

Manta Property Pros Maintenance Teams addressed Deck/Balcony Soft Washing & Dura Deck Caulking in May, and continue to maintain the community with excellent service. June/July will be a revisit to the decks missed and in need of repairs.

Garage Inspections began April 30, 2024 and concluded in May. If you have any questions or concerns on your specific inspection, please contact Management. Throughout June/July those inspections and fines related to them will be addressed one by one/unit by unit.

As listed in the attached Spring Ridge June 2024 Newsletter under Washington Village, the same applies for Van Buren Village: "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."

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Van Buren Village has limited guest/visitor parking which is usually full during “peak at-home” hours and weekends. Due to a lack of guest parking made available by Residents: Management, authorized by the Board - will enforce the Van Buren Village Fine Resolution & Parking Resolution/Governing Documents, and will assess a \$75 first fine to any Resident NOT utilizing their garage and/or the space in front of it for parking.

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:

Kwikset – 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: Home renovations, 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.




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Single-Family/Duplex Homes

Welcome to the summer. Sit back, have a BBQ, relax in the pool, and enjoy your summer.

Single Family/Duplex Website

Register and join the single-family/duplex website at singlefamilyduplexes.frontsteps.com. Receive email notifications, get access to Association approved list of materials, the property modification form, and governing documents.

Do you want to contact the Single-Family/Duplex representative? Is easy as sending an email, to single.duplex@gmail.com.

New Township Tree Removal Ordinance

Homeowners should be aware that the Township recently passed ordinance #2552, that pertains to the removal of any tree on a property. Under the new ordinance, no person shall cut down or remove any tree with (DBH) diameter of 6 inches or more upon any lands within the township unless the person shall have first obtaining a permit. Any tree that has been removed a new tree or trees must be planted depending on the diameter of the tree trunk.

Association Specifications to be Aware of

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

Roof replacement

The office has received a large number of requests from owners wishing to replace their roofs or skylights. Below is the Association’s approved list of materials. Pick up the Roof Replacement Checklist, and property modification form on the website then submit your request to the Association seeking approval to complete the work.

- o Shingle Color Weathered wood
- o Shingles: GAF Royal Sovereign or GAF Timberline Select 40 or Timberline Ultra

Mulch

Approved mulch color for the Association is brown or black

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

Mailboxes and Mailbox Posts

Approved Post types and colors

- 4 x 4 wood L-Style post. (adopted 2013)
White sided colored homes: color white.
Tan sided colored homes: color Commonwealth Beige
- Mayne Manchester model #5852 (post #5853, arm #5854) (adopted 2013)
White sided colored homes: color white.
Tan sided colored homes: color clay
- Maintenance free style post

Approved Mailbox Color- black

Approved Mailbox styles and dimensions:

- Letter style box- 6-7 inches wide, 18-22 inches long and 6-8 inches tall.
- Pinnacle locking mailbox-model 1022, Size (10.75" W x 11" H x 23" D)
- Mailbox should be mounted 3 ½ to 4 feet from height of the ground

Clubhouse Activities



Please remember that 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

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Inventory is still 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 MAY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
319 POTOMAC DRIVE	\$365,000	6	2	1	\$380,000

** 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.



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JUST SOLD at SPRING RIDGE in May 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
319 Potomac Dr	2	1	\$365,000	\$380,000	05/15/24

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

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Process expertise:

Responsiveness:

Negotiation skills:



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

Please contact us today!



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July 2024

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