



SPRING RIDGE COMMUNITY NEWSLETTER SEPTEMBER 2024

News From the Master Association

Tree Plantings

Tree removal was completed during the month of August. Plantings will be taking place this month. Thank you for your patience during this process.

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.

Pool Season

Pool season has come to an end. We hope you have had an enjoyable summer! If you have any suggestions or ideas, you would like to share for the 2025 season, feel free to reach out to Alexa or Lupe.

Manager's Corner

(For EPM-Managed properties)

Furnace Preparation

With Fall approaching, it is an excellent time to have your heating contractor inspect your furnace to ensure it is functioning properly before Winter arrives.

Windows

Management wants to remind residents to keep their basement and garage windows closed. This will prevent animals from seeking shelter as the weather gets colder. If you see a window open, please inform your neighbor or call the Management Office.

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Holiday Office Closure

The office will be closed on Monday, September 2, 2024 in observance of Labor Day. We would like to wish all of you a safe and enjoyable holiday.



Association Office

Mon. - Fri. 9:00 AM - 5:00 PM

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

September Board Meetings

23 Adams Village	7:00 PM
26 Jackson Village	7:00 PM
9 Jefferson Village	7:15 PM
11 Madison Village	7:15 PM
24 Washington Village	6:00 PM

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Construction Debris

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

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 appropriate and correct Property Manager so they can respond timely.

Snow Birds

With the winter season coming, the Management office would like to take a moment to remind residents who spend the winter months out of the state "Snowbirds," the following recommendations to prevent property damage and assure prompt responses in the event of an unplanned occurrence:

- Keep your thermostat set above 60 degrees to prevent your pipes from freezing.
- Have a local emergency contact person who can access your unit should Management contact you regarding an emergency.
- Shut off the water to your entire unit while you are away to limit any damages should something happen.
- Another option is to contract a plumber to winterize your unit before you leave for the season.

Washington Village, Jefferson Village, and Single-Family/Duplex residents, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98, the shut-off is located above the water heater. If you live in Madison Village, buildings 62-85 and 87-88, the shut-off is located in the closet that backs up to your bathroom tub, close to the floor.

Opening Garage Door in a Power Outage

Did you know that when the power goes out in the community, some residents might still be able to open their garage door? Some residents have an emergency key release installed in the garage door, allowing them to disengage the door from the opener. You can determine if you have such a release by examining your door's top garage door panel to see if you find a small lock installed in the door.



When the key is inserted and turned, the body of the lock is pulled outwards from the door, bringing out a cable. A sharp pull of the cable will release the garage door from the opener, allowing you to lift the door by hand.

If you have lost the key or the lock is painted over, you will not be able to open the door. You will have to see if your neighbor is able to open their garage door so you can access your garage space. You should replace the lock once power is restored.

Recycling Opportunity for Plastics!

You can now recycle **plastic packaging** at the Stirling ShopRite. (Somerset County does not accept these items for recycling.)

ShopRite and other sponsors have provided the Flexible Packaging Recycling Kiosk (created by TerraCycle). Through this kiosk, you can now recycle all brands of flexible plastic packaging, including:



- Home, pet, and garden packaging
- Flexible food and snack packaging
- Plastic wrap and shopping bags

Please remove as much of the remaining product or food as possible and make sure your items are dry before you drop them off. Help keep that waste out of landfills — it is free for you to participate!

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David J. Groendyk
Plumbing & Heating
Bedminster, NJ
908-234-2749

license #10113 ♦ EMERGENCY SERVICE

Continued from page 2

Wildlife

Management has been notified of fox, raccoon and groundhog sightings. Please be advised that Management cannot remove wildlife from the community grounds. You may contact the local animal control office if you fear the animal is sick or rabid. Otherwise, baby fox will move out with its parents at nine weeks, groundhogs' mating season ends in September, and they will move out soon after, and raccoons may be seen foraging during the day. Keep dumpster doors closed and do not leave garbage bags in the common areas.

As the human population continues to grow, and we continue to develop the open space, animals are constantly losing valuable habitat. This is vital to their survival. Living with wildlife philosophy is to provide for the protection of wild species now and in the future. Bernards Township Animal Control promotes harmonious and peaceful coexistence between people and wildlife in our community. However, if you feel threatened by any wildlife, or it seems sick, kindly reach out to the township for assistance.

Clubhouse Activities

Please remember that participants are responsible for bringing their own supplies, and no items are to be stored in the lounge for the following week's activities.

All activities begin at 1:00 PM.

The schedule is as follows:

- Mondays: Knitting
- Tuesdays: Cards & Games
- Wednesdays: Mahjong
- Thursdays: Rummikub
- Fridays: Bingo

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

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

Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents ages 50 plus. Membership is only \$7.00/year and all members receive discounted prices on Club luncheons/dinners.

The next General Meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, September 18 at 12 p.m. Please join us for a luncheon consisting of sandwiches, salads, dessert and coffee/tea. Price is \$12 for members, \$15 for non-members. Dues (\$7) will also be due and payable at the September luncheon. Make your reservations on or before Wednesday, September 11 by dropping payment off to Elissa Madson, Olga Campagna or Cathy King at the Clubhouse Game Room Tuesday-Friday from 1-3 p.m. Payment MUST be made by 9/11 to ensure your reservation so we can order sufficient food for attendees. New members are always welcome!

SAVE THE DATES!

October 16 - Octoberfest w/ Andrew Lobby

November 20 - Pizza & Bingo

December TBD - Christmas lunch



Village News

Jackson Village

We would like to introduce you to your new community manager, Hetal Gore. Hetal comes with over 24 years of property management experience. She will be working with Miranda to learn the community and taking over the day-to-day Property Management Operations.

Reminder less than one month left! 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

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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.

Have you noticed the lack of parking in guest parking spots? We want to take this opportunity to remind you that garages should be used for parking vehicles and not storage. We ask that you park inside your garage and driveway prior to taking any of the guest parking spaces in the lots. There are two (2) units in each courtyard that do not have garages and have reserved parking spaces. Please do not park in those reserved parking spaces as they are for the exclusive use by that specific unit owner. Snow bays are intended for use by the Association's contractor for snow placement during snow removal or other Association business. Residents should not park their vehicles in these locations. Vehicle maintenance is not permitted on common property within the courtyards. Commercial vehicles with lettering or signage, commercial plates, with visible commercial equipment may not be stored or parked overnight within the courtyard. This includes trailers of any kind

It is imperative that landlords share all email blasts and information with their tenants, so they are up to date as to what is occurring within the community.

The next Board of Trustees meeting will be held on Thursday, September 26, 2024, at 7:00 P.M. and will be a zoom meeting.

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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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Madison Village

Common Area Inspections

Please be advised that common area inspections are ongoing. Anyone found to have personal items in the hallways or common grounds will receive a warning notice, followed by a fine if violation is not abated. You may have a wreath on your door and a floor mat in front of your door. We thank everyone for their anticipated cooperation.

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park their vehicles inside their 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 utilizing any guest parking spaces. Also, if you have an assigned parking spot, you are required to use your assigned parking spot. This leaves the guest parking available for guests.

Dumpster Enclosures

Please make sure you close the dumpster doors once you have disposed of your trash/recycling. This keeps the wildlife from entering the enclosure. Also, please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets or on top of the dumpster, and break down your boxes prior to placing them in the recycling dumpster.

Wildlife

Please DO NOT feed the wildlife.



Although you may have good intentions, this is dangerous for both the animals and the residents.

Trash and Recycling

Maintenance currently spends approximately 7 -9 hours per week addressing trash and recycling improperly disposed of by the residents, which delays work being performed in Madison Village.

Below are a few helpful reminders:

- Plastic bags full of recycling should not be placed into the containers. The contents should be removed and emptied into the containers and the plastic bag thrown into the trash.
- Do not leave the trash / garbage on the ground or on top of the dumpster.
- If the right side of the dumpster is full, open the lid on the left side and dispose of your trash inside the dumpster.
- Wash out all containers that are recyclable before placing them in the recycling bins.
- If you receive a delivery of an appliance or furniture, have the delivery company take the empty boxes with them, or all cardboard boxes must be broken down flat and cut into 2 x 2 foot sizes and bound together with twine or string.
- Junk mail, magazines and newspapers should be placed in brown bags or into a brown box and placed on the shelves. *Continued on page 7*

SEPTEMBER

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Power Washing

In an effort to keep cost down and remain within our 2024 Budget, spot power washing will not be taking place this year. Our regular, community wide, power washing is scheduled to take place in 2025.

Trees

Tree pruning, shrub trimming, and dead tree removal projects have been completed. The Association will be planting one new tree for every tree removed, per Township Regulations. Plantings should be taking place during the month of September.

Washington Village

Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 22, 2024. All owners should have received a mailing that included a nomination application for those interested in running for a position on the Board of Trustees. All nominations must be received at the Management office by **Tuesday, September 17th**.

Dumpster Enclosures

Residents should not place furniture, beds, electronics, and other household items in the dumpster sheds. This is prohibited and a safety issue to other residents who are trying to dispose of their trash. If you have large items you wish to dispose of, you can arrange for a bulk item pickup from the trash hauler. There may be a disposal cost depending on the items. Please contact the clubhouse for the company's phone number.

You can also dispose of items at the Bernards Township for the Pill Hill facility. You are required to obtain a permit which can be obtained online at www.bernards.org.

Below are a few helpful reminders for recycling:

- Plastic bags full of recycling should not be placed into the containers. The contents should be removed and emptied into the containers and the plastic bag thrown into the trash.
- Do not leave the trash / garbage on the ground or on top of the dumpster.
- If the right side of the dumpster is full, open the lid on the left side and dispose of your trash inside the dumpster.
- Wash out all containers that are recyclable before placing them in the recycling bins.
- If you receive a delivery of an appliance or furniture, have the delivery company take the empty boxes with them, or all cardboard boxes must be broken down flat and cut into 2 x 2 foot sizes and bound together with twine or string.
- Junk mail, magazines and newspapers should be placed in brown bags or into a brown box and placed on the shelves.

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Jefferson Village

Association Approval

Homeowners must submit a Property Modification/Replacement Application 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, 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.

A homeowner must provide the documents listed below to the Property Manager and receive approval before performing any work. The documents will be reviewed once all are received by the Association.

- Completed Property Modification/Replacement Application
- Copy of your vendor's proposal with or without your costs
- Copy of the vendor's insurance
- Copy of the vendor's NJ contractor's license
- Additional information, e.g., a brochure showing an example of the material you will be installing

For your planning purposes, a minimum of 20 business days should be anticipated for processing Association applications. If work is completed without approval, the Association will assess penalties and can require the unapproved modification to be removed.

Township Permits

A Township construction permit is required for everything that is not considered an ordinary repair or maintenance. Permits are required for renovating bathrooms and kitchens, water heaters, new electrical wiring, new plumbing installations, new heating/cooling systems. (This list is not all-inclusive, and homeowners should contact the Bernards Township Code Enforcement Department with any questions.)

If a homeowner completes work without a permit, the Township will assess a penalty of \$2000, and any work done may be required to be removed. Both of these can be costly to a homeowner.

Emergencies

The Association is aware there may be times when an emergency arises, and repair work must be done immediately. In these cases, the homeowner should speak with the Property Manager as soon as they become aware of the emergency and resolution.

Adams Village

Adams Village has contracted with a new Building Maintenance and Cleaning vendor, EDL Contracting. Since mid-August – you may have already and/or will see them completing Building maintenance work orders and annual community projects such as stairwell power washing, dumpster shed cleaning and repairs, wood trim repairs and there is much more coming! We expect EDL Contracting to continue executing their contract responsibilities in a much more timely, thorough & organized manner than we experienced with Manta Pros in the first half of 2024.

The next Open Board Meeting is scheduled for September 23, 2024. There was no Open Board Meeting in August. 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 in July's Open Board Meeting appointed your neighbor Anne Marie Caldarola. Anne Marie has been transitioning into representing Adams Village at the Spring Ridge Master Board Meetings. Thank you for your volunteerism and willingness to join the Board, Anne Marie.

The Annual Open Meeting and Election will be held on November 18, 2024. Further Meeting and Election information will be sent in late September/early October.

Notifications will be/have been going out to Homeowners/Residents for Dryer Vent Cleanings needed – when was the last time you had your dryer vent cleaned? Normally vent cleanings are due every odd year. However, you're dryer vent can still become clogged and need cleaning before that time. Please check to make sure you're dryer vent is clear and safe!

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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.

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

Van Buren Village has contracted with a new Building Maintenance and Cleaning vendor, C&G Contracting. Since mid-August – you may have already and/or will see them completing Building maintenance work orders and annual community projects such as stairwell power washing, dumpster shed cleaning and repairs, wood trim repairs and there is much more coming! We expect C&G Contracting to continue executing their contract responsibilities in a much more timely, thorough & organized manner than we experienced with Manta Pros in the first half of 2024. Further Q&A discussion and contract memorialization will be at the Annual Open Meeting in November.

Per the Van Buren Village Bylaws under Section 9, it dictates how many "Regular"/Open Meetings the Board is required to hold in a calendar year, it's two (2). The Board has met their quota in 2024 with five (5) Open Board Meetings this year to date. The next Open Board Meeting held this year will be the Annual Open Meeting & Election on November 20, 2024. Further meeting information to follow later in September/early October.

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If you need to communicate directly to the Board, please send Management a formal letter of request with that need stated clearly (via email is fine). The Board will then consider the matter and Management will follow up.

Previous month's Draft & Approved Open Meeting Minutes are available on the Resident Portal by visiting: <https://vanburenvillage.connectresident.com/>

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.”

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. Additionally, at no time are Residents or their guests permitted to park in front of a garage not associated with their own Condominium.

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. PLEASE MAKE SURE YOU CLOSE THE DUMPSTER SHED DOORS - securely and make sure they latch closed. We want to avoid damage from animals and weather elements. 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.

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 Homes

Single-Family/Duplex Representative Email and Website

The email for your representative is single.duplex@gmail.com. You can also obtain information from the Single-Family/Duplex website 24-hours a day at singlefamilyduplexes.frontsteps.com. You will have to register for the website to access the information. Just contact the office requesting an invite be sent to you.

Storage and Utility Sheds

The Board of Directors has observed storage, tool utility, or trash can sheds on several properties in the community. Please be informed that effective August 6, 2024, the installation of a storage or utility shed requires approval from the Association. A property modification form and photos of the proposed shed must be submitted to the Association.

Sports Equipment

Single Family/Duplex residents are reminded that in accordance with Single-Family/Duplex rules and regulations, the front of the home shall not be used for storage of toys, trampolines, equipment, portable goals, and other clutter or debris. Such items are permitted in backyard areas.



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Property ReInspections

Management has concluded inspecting all homes in the community. Homeowners were given 60 days to address any noted violations during the initial inspection. The Association will be performing re-inspections of the homes that were cited during the initial inspection. If you have not addressed the previously noted violation, you run the risk of a penalty. We strongly advise homeowners to complete the work.

Some Friendly Reminders

- Flower beds should be mulched or have approved stone. The beds shall be free of weeds, any dead or diseased bushes and trees, and dead plant material.
- Front yards shall be free of dead or diseased bushes and trees. Trees and bushes shall be pruned or trimmed to eliminate dead or broken wood.
- The homeowner must properly dispose of leaves, grass clippings, and trees. These items should not be blown onto or placed upon the property of another village.
- The front of the home shall not be used to store toys, trampolines, equipment, portable goals, and other clutter or debris.
- A home's siding shall be kept clean and free of mold or mildew.
- Broken or missing shutters must be replaced and kept painted with the Association-approved colors.
- Don't forget to cut your grass at least once a week.
- Don't forget that vendor lawn signage are not permitted to be displayed.

Association Specifications to be Aware of

A property modification form and documents must be submitted to the Association for any planned change. Once approval is issued, the homeowner may proceed with the work.

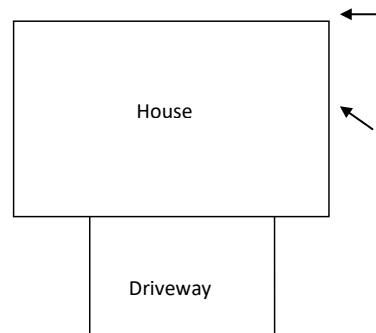
Front Door Pediment

Homeowners can replace their existing front door acorn pediment with a combination peaked cap pediment. The Association has approved the combination peaked cap pediment from Fypon. The part number with the bottom trim is CPCP75BT. The website for the company is www.fypon.com



Radon Fans

Should an owner wish to install a radon fan, they should submit a property modification/replacement form to the Association prior to installation. The installation of the radon fan vent pipe is generally located at the rear or the side of the home. However, your installer will determine the final location.



Trash Removal Services

All trash shall be placed in plastic sacks or otherwise as may be required by the Board of Trustees or Township of Bernards. Said bags of garbage will be placed by the homeowner into an appropriate canister and placed at the curb of the homeowner's property.

If you are having work performed at your unit and requested a dumpster for the project, please ensure that the trash remains within the dumpster container. The use of a cover will help prevent the trash from blowing out of the container.

The dumpsters within each Condominium Village are for the exclusive use of those residents living within that Village. Single-Family/Duplex homeowners should be hiring their own private trash removal company to pick up their household trash. **Any SF/D resident disposing of their trash in a Condominium Association's dumpster is illegal and is a theft of services.**

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 JULY**

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
49 POTOMAC DRIVE	\$264,990	4	1	1	\$285,000
343 POTOMAC DRIVE	\$299,900	4	1	1	\$336,000
154 JAMESTOWN ROAD	\$389,000	5	2	2	\$420,000
41 POTOMAC DRIVE	\$399,000	5	2	2	\$450,000
82 SMITHFIELD COURT	\$405,000	6	2	2	\$445,000
220 POTOMAC DRIVE	\$409,000	5	2	2	\$455,000

** 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 July 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
220 Potomac Dr	2	2	\$409,000	\$455,000	07/08/24
343 Potomac Dr	1	1	\$299,900	\$336,000	07/09/24
41 Potomac Dr	2	2	\$399,000	\$450,000	07/09/24
82 Smithfield Ct	2	2	\$405,000	\$445,000	07/12/24
169 Jamestown Rd	1	1	\$350,000	\$365,000	07/15/24
49 Potomac Dr	1	1	\$264,990	\$285,000	07/19/24
154 Jamestown Rd	2	2	\$389,000	\$420,000	07/30/24

*Source GSMLS. Sold information deemed reliable but not guaranteed

Team Alma & Irina

Positive Energy...

Outstanding Results!

Local knowledge:

Process expertise:

Responsiveness:

Negotiation skills:



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September 2024

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