



## SPRING RIDGE COMMUNITY NEWSLETTER OCTOBER 2024

### News From the Master Association

#### Front Tennis Courts

Thank you all that made it to the Town Hall meeting on September 12th. All additional questions that were submitted by Thursday, September 19<sup>th</sup> will be answered and posted to the Spring Ridge Master website for all to view. A mass email will be sent out notifying all when posted.

Ballots will be mailed out shortly after that. They will have a return date of October 22, 2024. Remember that we need at least 51% of the homeowner votes in order to meet quorum. That is the equivalent of 587 ballots.

#### 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](mailto:lupe.p@epmwebsite.com) or [alexa.p@epmwebsite.com](mailto: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)



#### Holiday Decorations

For condominium Associations- Just a reminder to residents when installing holiday decorations around your unit. Decorations **should not** cover any building light fixtures. Hanging decorations on the garages and/or building railing is **prohibited**. As a general guideline, decorations, lights, pumpkins, etc., should be removed two weeks after the holiday has passed. This includes any holiday items on your deck or by your front door. Real pumpkins should be disposed of before they start to rot and should not be placed directly on the carpeted landing. Please check the rules for your specific community.

*Continued on page 2*

#### Association Office

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

Executive Property Management

**Office Phone: 908-647-6070**

Emergency No. 908-806-3823

#### October Board Meetings

21 Adams Village	7:00 PM
24 Jackson Village	7:00 PM
14 Jefferson Village	7:15 PM
30 Madison Village	7:15 PM
1 Master Association	7:30 PM
22 Washington Village	6:00 PM

*Continued from page 1*

Some communities DO NOT allow decorations in the common hallways other than a wreath on your door.

### Smoke Detectors

October is "Fire Prevention Month". The Association wants to remind homeowners to check the batteries in their smoke and carbon monoxide detectors in their unit and storage room. If your smoke detector is chirping once a minute, the battery must be replaced. Fire officials recommend replacing any smoke detector that is over seven (7) years old. If you must replace your 120 Volt A/C hardwired smoke detector, it must be replaced with another A/C powered hardwired unit in the exact location as the previous one. It may not be replaced with a battery-powered unit.

**Do not replace the smoke detector in your storage room; the Association is responsible for replacing the unit as needed.** Replacing it with an incorrect model will cause the system to malfunction, and the alarm to go off.

### 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.

### Change of Season and Lights

The change of season is approaching, and daylight is growing shorter. During this time, you may find that the hallway or building entrance lights are not turning on soon enough before dusk. Please know that for two weeks, as the sun's position moves in the sky, there may still be enough sunlight hitting the light sensor to prevent the lights from turning on at dusk. Therefore, the office asks for the residents' understanding during this time. However, if you see a light bulb that is not turning on and needs to be replaced, or a post light is not working correctly, please contact the office.



*Continued on page 3*



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### 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, 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 62-86 and 87-88, the shut-off is located in the closet that backs up to your bathroom tub, close to the floor.



## 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, October 16 at 12 p.m. Please join us for an Oktoberfest luncheon consisting of bratwurst, spaetzle, sauerkraut, etc., coffee and dessert. Price is \$12 for members, \$15 for non-members. Entertainment will be guitarist Ed Jenkiewicz. Make your reservations by Friday, October 11 by dropping payment off to Olga or Cathy King at the Clubhouse Game Room Tuesday-Friday from 1-3. Payment **MUST** be made by 10/11 to ensure your reservation so we can prepare sufficient food for attendees. New members are always welcome!

### SAVE THE DATES!

November 20 - Pizza & Great Swamp presentation

December TBD - Christmas lunch

January 15 TBD

February 19 TBD. Entertainment by Lorri Woodward.



# CELEBRATE the Season

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info@vibedayspasalon.org

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



## Classifieds

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

Looking for an original wood frame window 66" tall x 36" wide. Please email to [celiu0112@gmail.com](mailto:celiu0112@gmail.com), or text to 215-287-3226.

Need driver from Spring Ridge to Vera Music School, King George Rd, Warren 2 or 3 times a week, late afternoons. Neg. Nancy 908 307 0852 or [nancyrdi-anna@gmail.com](mailto:nancyrdi-anna@gmail.com).

FREE: Portable Singer Sewing Machine. All accessories included. Please call Hilda at 908-604-2336



## Village News

### Jackson Village

The Board of Trustees and Management are currently working on next year's budget. Our portion of the budget is anticipated to be finalized in October, but we will need to wait to see if the Master Association has an increase in their budget. Information regarding the budget will be sent out to the unit owners accordingly.

Selling or refinancing your unit? Please make sure that you have your agent or attorney go to [www.homewisedocs.com](http://www.homewisedocs.com) to obtain the necessary information. Please note that Jackson Village now has a resolution that requires new buyers to make a 6-month capital contribution at closing.

Fall has arrived... With the summer behind us and cooler weather ahead of us please be aware of the trees dropping their leaves. Our landscapers will do their best to ensure that they are cleaned up but please take extra caution outdoors especially after rain as the leaves can become slippery.

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Halloween falls on a Thursday this year (October 31<sup>st</sup>). Please be aware of the little goblins walking around collecting their treats. Parents, please make sure that you accompany your small children while visiting your neighbors in the community for the “tricks or treats.” We also request that you please drive cautiously. As the daylight hours fluctuate, please be sure to report any lighting issues so that our maintenance team can address them right away.

The lack of parking in the guest parking area is still an issue. We are noting more and more residents utilizing the guest parking spaces. As a reminder, your vehicle(s) should be parked within the garage and driveway as first recourse. Garages are not for storage use. Please look out for our correspondence as we will be coordinating an inspection of all garages as per the garage resolution.

If you plan on performing any modifications that can be visible from the exterior, please be sure to seek permission from the association by completing a modification request. Please reach out to us via [help@cp-management.com](mailto:help@cp-management.com) for the modification form.

The next Board Meeting is scheduled for Thursday, October 24 at 7:00 P.M and will be a zoom meeting. *Continued on page 6*



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



**Arrrrr... Service is Great !**  
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**Certified Technicians**  
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### **Madison Village**

#### **Snow Bays**

It's that time of year! Yes, snow can sneak up on us at any time now. Please remember to leave the designated snow bays free of any vehicles. DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

#### **Fall Pruning**

High Tech Landscape has completed Fall pruning throughout the community.

#### **Holiday Decorations**

When installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. As a general guideline, you may have a wreath on your door and a door mat outside your door. Decorations are not allowed in the common hallways or on the common grounds. All decorations should be removed two weeks after the holiday has passed.

#### **Displaying Political Signage**

Election season is just around the corner. Don't forget the Association does not allow signs or flags to be placed or installed on the Association's Limited or Common grounds. This includes decks, planting beds, light fixtures, etc.

#### **Front Tennis Courts**

Please be on the lookout for the ballots being mailed out by the Spring Ridge Master Association to determine the fate of the front tennis courts. You can submit your ballots by mailing them back, or dropping them off at the Clubhouse. Every vote counts!

#### **Garage Use**

Please clean out all garbage/debris from your garages. Sweeping them will help keep the area clean. Please ensure you are complying with the Garage-Use Resolution to avoid any fines. The resolution can be found on the community website for your reference. Ensure you are parking your vehicle inside your garage, or in front of your garage. Guest spots should remain open for guests or residents that do not have a garage.

#### **Garbage and Recycling**

We find the need to continue writing about throwing out the garbage in a conscientious way, inside the dumpster, not on the floor. Recycling should be placed inside the blue bins, cardboard boxes should be broken down 2x2. Contaminated boxes, cans or glass jars should not be thrown in the recycling bins. Please wash the cans and glass jars before placing them in the bins.



### **Washington Village**

#### **Annual Election Meeting**

The Washington Village Annual Election Meeting will take place on Tuesday, October 22, 2024 at 6:00 pm via Zoom. Please return your completed ballot in the return envelope which was included in your mailing to the Management Office by Tuesday, October 15, 2024. *Continued on page 7*

## **KARG'S PLUMBING**

### *50th Anniversary Celebration!*

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Located at 1903 Long Hill Rd Millington, NJ



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### **Snow Bays**

It's that time of year again! Yes, the forecast can call for snow. Please remember...DO NOT park in the designated snow bays in each courtyard when snow is in the forecast. Your assistance is greatly appreciated!

### **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 pick-up 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](http://www.bernards.org).

### **Recycling**

We cannot emphasize enough the importance of proper recycling. Please follow recycling rules for our community. If you have any doubts, please contact Management with any questions. Contaminated cardboard and plastics should NOT be placed in the recycling area. They should be trashed. Regular garbage should NOT be placed in the recycling area. Please be courteous and conscientious of the fact that your actions affect everyone else in the community.

### **Front Tennis Courts**

Please be on the lookout for the ballots being mailed out by the Spring Ridge Master Association to determine the fate of the front tennis courts. You can submit your ballots

by mailing them back, or dropping them off at the Clubhouse. Every vote counts!

### **Fall Pruning**

High Tech Landscape has completed Fall pruning throughout the community.

### **Jefferson Village**

#### **Annual Election Meeting**

The Association's Annual Election Meeting will be held on **November 18, 2024, at 7:15 PM**. Please mark your calendars and try to participate in the meeting. Nomination forms were mailed to homeowners in September with an October 11<sup>th</sup> due date. If you wish to run for election, please contact the clubhouse or our manager at [greg.formica@epmwebsite.com](mailto:greg.formica@epmwebsite.com).

As of January 1, 2024, a new federal law, the Corporate Transparency Act (CTA), has been put into effect. Under the law, all beneficial owners of corporations (including our homeowner's association's Board members) are required to submit detailed beneficial owner information such as a government-issued identification to the government's Financial Crimes Enforcement Network (FinCEN). This new law is aimed at preventing financial fraud. There is a substantial penalty for noncompliance.

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## **Air Duct & Dryer Vent Cleaning**

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<b>CLEANING</b>	<b>DRYER VENT</b>
<b>10 Vents</b>	<b>CLEANING</b>
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<b>1 Return</b>	<b>\$89.95</b>
<b>\$149.95</b>	

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**UNITED AIR DUCT**

Senior citizen & group discounts, local

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In order to participate on the Jefferson Village Board, all Board members will be required to fully comply with this new legislation for their full term. Anyone who submits a nomination form implicitly agrees to fully comply with the CTA once they are elected to the Board.

#### Maintenance and Cleaning Services

After reviewing the proposals received from contractors, the Board of Trustees met and interviewed four potential contractors to provide services to the Association. As of the middle of September, the Board has not chosen a vendor and is still in discussions with the vendors. However, the Board has engaged a contractor to clean the building hallways until a contractor is hired to perform the full scope of the cleaning requirements. Additionally, a contractor has been performing limited maintenance for work orders that are considered a safety or hazardous condition.

#### Dogs

As a reminder, dogs are not allowed within Jefferson Village unless the dog meets the Federal and State requirements for an ESA or certified service dog and the Association's requirements. All other dogs are not permitted. For example, this includes a visiting guest who may have brought their dog or dog sitting for someone.

#### Window Screens

Residents have the option to remove their window screens from their windows during the time frame of **November 1st to April 1st** of each year. At all other times, window screens must be installed on the windows.



#### Holiday Decorations

When installing holiday decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. As a general guideline, decorations, pumpkins, etc., should be removed two weeks after the holiday has passed.

#### Displaying Political Signage

Election season is just around the corner. Don't forget the Association's policy for displaying **ONLY** political signs. Below is a summary of the regulations.

1. A sign may only be displayed inside the owner's unit windows or inside the window of their personal vehicle.
2. A sign may not be placed or installed on the Association's Limited or Common grounds. This includes decks, planting beds, light fixtures, and the like.
3. A sign may not exceed the size of two feet wide by two feet tall.
4. A sign may be displayed no sooner than 45 days before an election or vote on a public issue and must be removed within fourteen days after the event.
5. Any sign considered offensive, demeaning, threatening, inciting, deceitful or similar may not be displayed.

#### **RECYCLE COACH SAYS...**

**Used paper towels are NOT accepted for recycling!** According to the Somerset County *Recycle Coach* app: Place items that are not hazardous or recyclable in the trash.



#### Adams Village

Grounds and Building maintenance work orders and annual community projects are continuing and well underway throughout October. Stairwell power washing was completed in Aug/Sept, dumpster shed cleaning and repairs/replacements are on-going. Painting, wood trim & siding repairs will commence next! 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.

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Management has received many compliments about EDL's service-Management and the Board share in the genuine EDL appreciation.

The next Open Board Meeting is scheduled for October 21, 2024. The last Open Board Meeting was held September 30, 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/>

The Annual Open Meeting and Election will be held on November 18, 2024. There are three (3) Board positions open for nominations/re-elections. A Call for Candidates Letter was sent to each homeowner on September 20, 2024 – this Candidate profile/resume request is to be submitted back to Management should you wish to run for a Board position, by October 7, 2024. Official Annual Open Meeting and Election Notice with mail-in absentee ballots will be sent out by October 18, 2024. Ballots must be returned to Management by 4pm November 18, 2024. Further and more detailed information will be sent in the official notice letter.

When was the last time you had your dryer vent cleaned? Normally vent cleanings are due every odd year. However, your dryer vent can still become clogged and need cleaning before that time. Please check to make sure your dryer vent is clear and safe!

Please be reminded: While fundraisers for charities and schools are beneficial, please remember that, in accordance with the bylaws of Ad-

ams Village, soliciting or selling anything on/in the Common Areas of the Association is not permitted.

**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 have seen the completion of 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.

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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.

The Annual Open Meeting and Election will be held on November 20, 2024. There are FOUR (4) Board positions open for nominations/re-elections. A Call for Candidates Letter was sent to each homeowner on September 24, 2024 – this Candidate profile/resume request is to be submitted back to Management should you wish to run for a Board position, by October 10, 2024. Official Annual Open Meeting and Election Notice with mail-in absentee ballots will be sent out by October 22, 2024. Ballots must be returned to Management by 4pm November 20, 2024. Further and more detailed information will be sent in the official notice letter.

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:**  
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**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** **Single-Family/Duplex Representative Email and Website**

The email for your representative is [single.duplex@gmail.com](mailto:single.duplex@gmail.com). You can also obtain information from the Single-Family/Duplex website 24-hours a day at [singlefamilyduplexes.frontsteps.com](https://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**

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.

### **Fall Cleanup, Leaves**

Do not forget that residents are required to clean up and remove leaves from their property twice during the fall season. Leaves should also be cleaned from along the curb in front of your home. Residents or

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their landscape contractors should **NOT** dispose of the leaves by placing them in the wooded area behind your home, blowing into the retention pond located behind the homes of 246 to 266 Alexandria, or towards any Condominium Association's property. Instead, they should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road.

#### Holiday Decorations

Just a reminder, for the holidays of Christmas, Kwanza, Chanukah, and Halloween, exterior holiday lights and decorations may only be displayed 30-days prior to the holiday and must be removed 30-days after the holiday. For all other holidays, exterior lights and decorations may only be displayed for 10-days prior to the holiday and must be removed 10-days after the holiday.

#### Leasing Your Unit

If you are considering renting your unit or are renting your unit, below are a few regulations and Association requirements to be aware of.

- The owner is obligated to provide the tenant with a copy of the Association's governing documents and rules. The tenant is obligated to follow the Association's regulations.
- Single-Family/Duplex homes may not be leased for less than six (6) months.
- A completed census form must be provided to the Association yearly.

The following documents must be provided at the start of a new lease.

- A written lease
- A completed lease rider
- A completed census form

The following documents must be provided if you renew the lease with the same tenants.

- A copy of the new lease, or document renewing the lease renewal.

#### 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.

#### Window Screen and Window Grid Requirements

Don't forget that residents have the option of removing the window screen on the windows that face the street. All other windows should have screens installed. The same applies to window grids. All windows facing the street must have colonial-style grids installed. However, rear windows or sliding doors do not require window grids.

#### Solar Panel Installations

If you are considering installing solar panels on your roof, be aware that the Association has installation guidelines/requirements. Due to the extensive list of documents required to be provided, the Association has come up with a checklist to help the homeowner. Management's experience has been that the installers generally do not provide the requested documents, provide them in drips and drabs, or do not provide them in a timely manner. This delays the project review and approval process. Therefore, the homeowner needs to be in constant contact with the installer, gathering the documents that should be provided as one complete package to the Management office.



Birthdays • Anniversaries  
Bridal & Baby Showers • Holidays  
Special Occasions • Corporate Arrangements

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973-699-2387 • [beeleebloms.com](http://beeleebloms.com)

[BeeLeeBlossoms@gmail.com](mailto:BeeLeeBlossoms@gmail.com)



# 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 AUGUST\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
153 POTOMAC DRIVE	\$310,000	4	1	1	\$315,000
36 POTOMAC DRIVE	\$399,000	5	2	2	\$420,000
20 COMMONWEALTH DR.	\$405,000	5	2	2	\$466,000
46 COMMONWEALTH DR.	\$409,000	5	2	2	\$415,000
306 ALEXANDRIA WAY	\$749,000	7	3	2.1	\$771,000

\*\* 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](mailto:roxanneformisano@kw.com)

[www.roxanneformisano.com](http://www.roxanneformisano.com)

**kw TOWNE SQUARE**

KELLERWILLIAMS REALTY

180 Mount Airy Road, Suite 201

Basking Ridge, NJ 07920



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

# JUST SOLD at SPRING RIDGE in August 2024\*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
46 Commonwealth Dr	2	2	\$409,000	\$415,000	08/16/24
306 Alexandria Way	3	2.5	\$749,000	\$771,000	08/16/24
20 Commonwealth Dr	2	2	\$405,000	\$466,000	08/19/24
153 Potomac Dr	1	1	\$310,000	\$315,000	08/28/24
36 Potomac Dr	2	2	\$399,000	\$420,000	08/30/24

\*Source GSMLS. Sold information deemed reliable but not guaranteed

## Team Alma & Irina

*Positive Energy...*

*Outstanding Results!*

Local knowledge:

Process expertise:

Responsiveness:

Negotiation skills:



### **Irina Bagmut**

Sales Representative

**Spring Ridge Marketing Specialist**

**cell 908-499-0750 (best)**

ibagmut@weichert.com

www.Irina-Bagmut.weichert.com

### **Alma Aguayo**

Broker/Sales Representative

**Spring Ridge Marketing Specialist**

**cell 908-672-2222 (best)**

Alma@AlmaSellsHomes.com

www.BaskingRidge-Homes.com

www.Spring-Ridge.com

## **Weichert Realtors**

22 E Henry Street, Basking Ridge, NJ 07920

908-766-7500

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# October 2024



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<i>1</i>  1:00 PM Cards & Games  7:30 PM Master Assoc. Mtg.	<i>2</i>  1:00 PM Mahjong	<i>3</i>  1:00 PM Rummikub	<i>4</i>  1:00 PM Bingo	<i>5</i>
<i>6</i>	<i>7</i>  1:00 PM Knitting	<i>8</i>  1:00 PM Cards & Games	<i>9</i>  1:00 PM Mahjong	<i>10</i>  1:00 PM Rummikub	<i>11</i>  1:00 PM Bingo	<i>12</i>
<i>13</i>	<i>14</i>  1:00 PM Knitting	<i>15</i>  November Newsletter Deadline  1:00 PM Cards & Games	<i>16</i>  Social Club Oktoberfest 12:00 PM  1:00 PM Mahjong	<i>17</i>  1:00 PM Rummikub	<i>18</i>	<i>19</i>
<i>20</i>	<i>21</i>  1:00 PM Knitting  7:00 PM Adams Mtg.	<i>22</i>  1:00 PM Cards & Games  6:00 PM Washington Mtg.	<i>23</i>  1:00 PM Mahjong	<i>24</i>  7:00 PM Jackson Mtg.	<i>25</i>  1:00 PM Bingo	<i>26</i>
<i>27</i>	<i>28</i>  1:00 PM Knitting	<i>29</i>  1:00 PM Cards & Games	<i>30</i>  1:00 PM Mahjong  7:15 PM Madison Mtg.	<i>31</i>  1:00 PM Rummikub		