



SPRING RIDGE COMMUNITY NEWSLETTER NOVEMBER 2024

News From the Master Association

Front Tennis Courts

Since the Spring Ridge Master Association has never had an election consisting of its entire ownership of 1,150 units, we are in uncharted waters regarding the execution of an election of this magnitude. As a result, the Board of Trustees is currently in the process of researching how to effectively and efficiently conduct an election of this size. To bring some context, the six condominium villages range in size from only 72 to 396 units. This research will take time to complete because the Board must conduct its due diligence from a legal, regulatory and fiscal perspective while considering the community's demographics and the owner's capabilities to participate in an election. With the holiday season quickly approaching, and other year-end activities for all of us – Association, Board and Spring Ridge owners – it's very likely that this election will take place in the early part of the *first quarter of 2025*.

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)

Priority Snow Clearing

As winter approaches, the Management Office is getting prepared for the upcoming snow season. You can request snow clearing priority if you are a homecare provider, emergency medical personnel, or need your driveway cleared due to a medical condition. You can obtain the form by emailing the office at Nancy.s@epmwebsite.com, from the Spring Ridge Master Website, or by calling the office. Emergency medical personnel and homecare providers will be required to submit a copy of their ID. *Continued on page 2*

Holiday Office Closure

The office will be closed on Monday, November 11th, in observance of Veteran's Day and will also be closed on Thursday, November 28th and Friday, November 29th, in observance of the Thanksgiving holiday.



Association Office

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

Executive Property Management

Office Phone: 908-647-6070

Emergency No. 908-806-3823

November Board Meetings

18	Adams Village	7:00 PM
18	Jefferson Village	7:15 PM
12	Master Association	7:30 PM
26	Washington Village	6:00 PM
20	Van Buren Village	6:30 PM

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Potted Plants on Decks

Now that we have entered the fall season, please remove any dead or wilted plants/flowers from any potted containers that may be on your deck. Please store empty flower pots inside your unit or storage area. This will prevent them from blowing away during a winter storm.

Snow Birds

If you are a homeowner that spends the winter months out of state, the following is recommended to prevent property damage:

- Keep your thermostat set at no lower than 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 unit while you are away to limit any damages should something happen.
- Another option is to contract a plumber to winterize your unit during the time that you are away.

Water Shut-off Valve

Washington Villages, 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.

Furnace Preparation

With fall approaching, it is an excellent time to have your heating

contractor inspect your furnace to ensure it is functioning before winter arrives.

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. See your individual village rules for exceptions.

Tennis Court Nets

The tennis court nets will be taken down and stored for the season around November 22nd.

Lights

It is getting darker earlier. Please contact the Management Office if you see that a light bulb needs to be replaced, or a post light is not working correctly.

Fireplace Operations

If you have a fireplace and use Duraflame-type fireplace logs in your fireplace, please be sure that you follow the manufacturer's directions on their packaging and use **only** (1) one log at a time, as they burn hotter than regular wood logs.

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

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





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Continued from page 2

This is also an excellent time to inspect and ensure that your fireplace screen properly opens and closes. Ensure your screen is functioning and can prevent a potential fire from occurring due to a spark or ember. Hot fireplace ashes should not be disposed of in your trash can or a dumpster, as this will cause a fire. Please wait until the ashes have cooled down before disposing of them.

Parking For School Bus Pick-up or Drop-off

At times, parents are parking their cars on both sides of the road close to the intersection or are parking very close to the crosswalk. In some cases, cars are being parked in the actual crosswalk. This practice causes a potential hazard to the children because drivers do not have good visibility up and down Spring Valley Boulevard. Please consider the safety of both children and drivers and park at least 15 feet back from the crosswalk. Your cooperation will be greatly appreciated by everyone in Spring Ridge and will help to ensure a safe environment for all.

Windows

Condominium residents, Management would like 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 mention it to your neighbor or call the Management Office.



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, November 20 at 12 p.m. Please join us for a luncheon consisting pizza, salad, coffee and dessert. Price is \$12 for Members, \$15 for Non-members. Entertainment will be a presentation on the Great Swamp. Make your reservations by Friday, November 15 by dropping payment off to Olga or Cathy King at the Clubhouse Game Room Tuesday-Friday from 1-3 p.m. Payment MUST be made by 11/15 to ensure your reservation so we can plan sufficient food for attendees. New members are always welcome!

SAVE THE DATES!

December 11 - Christmas celebration Somerset Hills Hotel

January 15 TBD

February 19 TBD. Entertainment by Lorri Woodward



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Holiday Specials for First-Time Clients

CODE: NEWSLETTER SHOPPE

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- **Complimentary** Kerastase Fusio Dose treatment with color service
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day spa & salon

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



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



Classifieds

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

Looking for a kind person to assist a senior at home with Activities of Daily Living. Flexible regular hours or as needed basis. Please contact Steve Klein 908-642-5138, sklein270@gmail.com



Village News

Jackson Village

Welcome November! November is the month for Thanksgiving let us all reflect for a moment on all the things in our life that we are thankful for and reflect upon those positive things.

Management and the Board of Trustees are still working to finalize the budget for 2025. Please be on the look out for information once the Master Association finalizes their budget. We do want to remind all homeowners to please review your monthly payments. If you have an extra charge on a monthly bill, non-payment of it will short your future maintenance payments resulting in late fees. Please contact Management via help@cp-management.com should you require assistance with billing matters.

Please be advised the Board of Trustees has approved a contract with Ajaco Towing to start enforcing parking regulations throughout the community. Signage will be placed at the entrance way of each courtyard with the towing company information. Further information will be communicated shortly on parking regulations and how residents must comply to avoid fines/towing.

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APEX

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Chimney/Fireplace Inspections \$50
(with a DV cleaning)



www.DryerVentCleaningNewJersey.com

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With Black Friday online shopping approaching, we want to remind all residents to please break down your boxes, as the recycle sheds are for the use of the entire courtyard. Please ensure that you don't throw household trash and food items in the recycle shed as contaminated recycling may result in missed pick-ups.

With November comes the cold weather, thus, please note the following: Ice melt will be soon stationed in all the common hallways for use during the winter months. Please help yourself to it to put down any additional ice melt as needed on the steps and walkways during the time that re-freeze may occur. Your home needs special attention during the winter months. Keep the thermostat no lower than 60 degrees when you are not at home to prevent the pipes from freezing. Open vanity or cabinet doors so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period. Please make sure that you clear your deck/balcony after each snow fall. As each deck/balcony is covered by duradek material please use plastic shovels to remove ice and snow.

Please note all Corner Property Management offices will be closed on Thursday, November 28th and Friday, November 29th, in observance of Thanksgiving. Wishing all a wonderful holiday!

There will not be a November Board meeting. The next meeting will be the Annual Election meeting held on Thursday, December 5, 2024 at 7:00 PM and will be held via zoom.

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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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Certified Technicians
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Jefferson Village

Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. The website address is jefferson.frontsteps.com. Please contact the Management office if you have not registered to have an invite sent to you.

Legal Services

The Association has renewed the agreement with Day Pitney for another year.

Insurance Renewal

Last year, the Board changed insurance carriers to reduce the insurance expenses while maintaining the same coverage for the Association. Even though the Association experienced a 13% increase for the renewal, the Association is still below the average increases of 14-17% seen in the industry. The Association remains in a steady position with a top carrier in the industry. If the Association had remained with the previous insurance carrier, the same coverage would have cost the Association over \$100K for this renewal.

Change to NJ Fire Code Related to Combustible Materials

In April 2025, a change to the NJ fire code goes into effect. The change requires any combustible landscape materials, such as wood-based mulch, to be at least 18 inches away from a building or structure, deck, balcony, etc.. Since the Association installs mulch around the building perimeters, the new fire code may apply to the Association. The NJ Department of Community Affairs (DCA) was supposed to provide

guidance back in June. However, the Association is still waiting to receive that guidance. Therefore, the Board has decided to postpone approving the mulch proposal it received until further information is received.

Dogs

As a reminder, dogs are not allowed within Jefferson Village. Exceptions are only made if the dog meets the Federal and State requirements for an emotional support animal or a service dog. In addition, the resident must adhere to the Association's requirements. All other dogs are not permitted. For example, a visiting guest's pet dog, or a resident who is temporarily dog-sitting for someone else.

Landscape and Snow Removal Services

The Association has renewed the contract with Landscape Maintenance Services for another three years.

Maintenance and Cleaning Services

After reviewing several proposals and meeting with vendors, the Board has selected Skyline Contractors to provide maintenance services for the Association. The Board has also chosen EDL Construction to provide cleaning services for the Association.

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Located at 1903 Long Hill Rd Millington, NJ

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Courtyard 3 Snow Bay Parking

The Association would like to remind all residents that no vehicles are permitted to park in the snow bay located in courtyard 3 as it will interfere with the snow removal. Furthermore, should any vehicle be parked in the snow bay, the car will be towed at the owner's expense. In select situations, the Association may permit a vendor to use this area temporarily for approved Association projects.

Snow Removal from Decks

Whenever it snows, residents are responsible for removing any snow and ice from their decks in a timely manner. Failing to do so may result in melting snow penetrating the building exterior and damaging a unit's ceiling or other structures. If you are a resident living out of the state during the winter, please make arrangements with a neighbor, contractor or someone else to clear your deck of snow and ice. Your neighbors are asking for your help.

The Association wants to remind residents not to use metal snow shovels when removing snow from their decks. Metal shovels can damage the Duradek surface. This damage allows water to penetrate the plywood sheathing, causing it to rot. If that occurs, the repair expense will be the homeowner's responsibility.



Washington Village

Snow Bays

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Thank you in advance for your cooperation!

Water Saving Tips

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Below are some tips to help conserve water usage:

1. Turn off the faucet while brushing your teeth.
2. Only run the washing machine and dishwasher when you have a full load or adjust the water level for the size of the load.
3. Use a low-flow showerhead and faucet aerators.
4. Fix leaks.
5. Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.
6. Share your knowledge about saving water through conservation and efficiency with your neighbors.

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Air Duct & Dryer Vent Cleaning

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- Eliminate indoor air pollution
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- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

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AIR DUCT		DRYER VENT	
CLEANING		CLEANING	
10 Vents		\$89.95	
1 Main		\$149.95	
1 Return		\$149.95	
└ ─ ─ ─ ─ ┘		└ ─ ─ ─ ─ ┘	

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

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Bulk Items

Management has received numerous complaints about residents leaving bulk items at the recycling and garbage sheds. Please be reminded that bulk items **SHOULD NOT** be left at the sheds. You need to contact Republic to pay and schedule pickup. Republic's number is 908-561-8380. Please be considerate of your neighbors and use the garbage and recycling sheds responsibly. Also, avoid fines by following the rules.

Recycling

Please remember that contaminated plastics, glass and cartons are not recyclable. You need to rinse out jars before placing them in the recycling bins. Also, cardboard should be cut down into 2x2 before being placed on the shelves. **DO NOT** put your cardboard boxes into the recycling sheds without breaking them down. Your neighbors will appreciate your consideration.

Madison Village

Snow Bays

Please remember, do not park in the designated snow bays in each courtyard when snow is in the forecast. Your cooperation is greatly appreciated!

Vehicle Parking

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

Chimney Project

The chimney project has been completed. We wish to thank you all for your patience during this process.

Water Consumption

Please be aware that a portion of your maintenance fee is used to pay for the Association's common water expense for the community. When someone fails to correct a problem like a running toilet or faucet, the Association pays more in water expenses. In turn, the Association has to increase the maintenance fees to pay for the increased water expense. Please ensure any problems are addressed on a timely basis.

Bulk Items

If you have bulk items that you need to dispose of, please contact Republic to pay and schedule pickup. **DO NOT** place your bulk items in the dumpster sheds as they will not be picked up. Number to call 908-561-8380. Please be considerate of your neighbors and use the garbage and recycling sheds responsibly.

Adams Village

Grounds and Building maintenance work orders and annual community projects are continuing and well underway throughout November. Dumpster shed cleaning and repairs/replacements were completed in October. Painting, wood trim, siding repairs and Chimney inspections will commence next and go throughout November closing out the year!

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 – Candidate profiles/resumes were due back by October 7, 2024. Official Annual Open Meeting and Election Notice with mail-in absentee ballots was sent out October 18, 2024. Ballots must be returned to Management by 4pm November 18, 2024. Further and more detailed information is included in the official notice letter.

The last Open Board Meeting was held October 21, 2024. Previous month's Draft & Approved Open Board Meeting Minutes are available on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

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Painting & Carpentry

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

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

References & Insured

Continued from page 8

2025 Draft Budget is currently underway with Management working closely with FirstService Staff Accounting and the Board. As soon as we can – monthly fees for 2025 will be relayed to Residents via Budget Ratification and formal notice.

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 Adams 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

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 – Candidate profiles/resumes were due back to Management by October 10, 2024. Official Annual Open Meeting and Election Notice with mail-in absentee ballots was sent out October 22, 2024. Ballots must be returned to Management by 4pm November 20, 2024. Further and more detailed information is included in the official notice letter.

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/>

2025 Draft Budget is currently underway with Management working closely with FirstService Staff Accounting and the Board. As soon as we can – monthly fees for 2025 will be relayed to Residents via Budget Ratification and formal notice.

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

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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

Fall Cleanup, Leaves

Do not forget that residents are required to clean up and remove the 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 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.

Signage

While you may have contractors working at your home, please remind them that they are not permitted to install any signage advertising their business, such as a lawn sign.

Township Snow Emergencies Ordinance

It may be early for snow, but keep in mind the Township’s Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked on a public street, and no portion of a car can extend into the roadway or obstruct any sidewalk or bikeway. The ban applies for 12 hours after the snowfall has ceased and can be extended if the snow has not been completely cleared.

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Police can order the removal of a vehicle, with the owner to pay the costs of removal and storage. Residents are prohibited from depositing snow or ice on a public street or sidewalk. The ordinance can be viewed in full at www.bernards.org.

Single-Family/Duplex residents should not park in any Condominium Association parking lot during snow events as the lots are private property. The Associations have the right to tow any car that does not belong to their homeowners. **DON'T RISK IT.**

Annual Elections

Mark your calendar for the Single Family/Duplex Annual Election Meeting that will take place on **March 4, 2025.**

Property Inspections

Management recently conducted a reinspection of the homes on Alexandria Way, Hampton Court, and Salem Street to verify if previously noted concerns were addressed. Management and your Single-family/duplex representative would like to thank the homeowners for addressing the problems.

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. You may obtain a property modification form, and search for Association specifications on the Single-Family/Duplex website.

Storm Door

(Custom design door available only from Bellari Home Remodeling)

For Alexandria Way, Plymouth Ct, Salem Street Homes
Provia Storm Door, Style #389 IGS
Door color, White with kickplate
Handle color, brass DH232 or black DH228
Handle Style, Contemporary
With or without cross-bar

For Smithfield Ct, Hampton Ct Homes
Provia Storm Door, Style #389 IGS
Door color, White
Handle color, brass DH232 or black DH228
Handle Style, Contemporary
With or without cross-bar

For Gelsey, Commonwealth Dr Homes
Provia Storm Door, Style #389 IGS
Door color Chateau
No kick plate
Handle color, brass DH232 or black DH228
Handle Style, Contemporary
With or without cross-bar

Window Replacements

The homeowner may install any window vendor of their choosing. However, a property modification form must be submitted to the Association. The window must have the correct number of grids for the window of its size. The exterior capping of the window must be white. The window must have a full-length window screen.

Window Screen Requirement

Have you ever thought of removing your window screens during the winter? You can, on your front windows, allowing more sunlight to enter your home.



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 SEPTEMBER*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
169 ALEXANDRIA WAY	\$369,900	5	2	1	\$359,000
118 SMITHFIELD COURT	\$399,950	5	2	2	\$411,000

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

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



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Team Alma & Irina

Your Spring Ridge Marketing Specialists!

JUST SOLD at SPRING RIDGE in September 2024*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
169 Alexandria Way	2	1	\$369,900	\$359,000	09/13/24
118 Smithfield Ct	2	2	\$399,950	\$411,000	09/17/24

* Source GSMLS. Sold information deemed reliable but not guaranteed



Irina Bagmut
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Alma Aguayo
Broker/Sales Representative
908-672-2222
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22 E Henry Street
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November 2024



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