

# 2025

## SPRING RIDGE COMMUNITY NEWSLETTER JANUARY 2025

### News From the Master Association

**A happy and healthy 2025 to all of our Spring Ridge residents from the Spring Ridge Master Association Board of Trustees.**

We will continue to work alongside Management to identify projects that may need to take place during this year. Once weather permits, inspections of the common grounds will begin.

*Please be on the lookout for information regarding the fate of the front tennis courts in the weeks to come.*

#### See Something, Say Something

If you see anything that needs to be addressed, or if you have any suggestions, please feel free to reach out to Management. You can email Lupe at [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com), or call 908-647-6070.

#### Community Website

If you are not already a member of the community website, please reach out to Management for assistance on signing up. Important information is disseminated via the website. You can also find useful information, including meeting minutes and the community governing documents on the website. [Springridgemaster.frontsteps.com](http://Springridgemaster.frontsteps.com).

#### Community Pride

As a reminder, keeping our community clean and safe is a collective responsibility that we all share. Please be mindful of your neighbors as you drive through the community and go about your daily chores. And remember, *"The greatness of a community is most accurately measured by the compassionate actions of its members."*

### Manager's Corner

(For EPM-Managed properties)

#### New Management Hours

We have received various requests from homeowners regarding the availability of Management and we have listened. We have adjusted the office hours to accommodate those residents that wish to stop by an hour earlier, or an hour later. The following will be the onsite Management hours for 2025:

**Monday – Wednesday and Friday, 8am – 4pm  
Thursday, 10am – 6pm.**

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### January Board Meetings

#### Association Office

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

Executive Property Management  
Office Phone: 908-647-6070

Emergency No. 908-806-3823

27 Adams Village	7:00 PM
23 Jackson Village	7:00 PM
13 Jefferson Village	7:15 PM
29 Madison Village	7:15 PM
7 Master Association	7:30 PM
28 Washington Village	6:00 PM
15 Van Buren Village	6:30 PM

*Continued from page 1*

We hope to see more of you stop by, or call, with your concerns, suggestions or feedback.

### **Budget Mailing**

If you have not received the mailing regarding the 2025 Budget by January 15, 2025, contact Executive Property Management at 732-821-3224. The mailing will include a copy of the 2025 Budget and a coupon book. No coupon books are sent to homeowners who pay their monthly fee payments via electronic funds transfer (EFT) or pay their bills online.

Homeowners living in Adams, Jackson, or Van Buren Village, should contact their respective Management Company if they have not received anything.

### **Christmas Trees**

During the month of January, Christmas trees should be placed next to the dumpster enclosure for pick up by the trash removal company on the next scheduled day. Trash removal takes place on Tuesdays and Fridays.

### **Holiday Decorations**

Don't forget to remove your holiday decorations from your deck and front door by February 1, 2025.

### **Clearing Snow from Decks**

During the winter, residents are required to remove snow and ice from their decks. Don't let the snow build up on your deck.

When removing the snow, please **only** use a plastic shovel, which will prevent damage to the surface of your deck. If you have an ice build-up on your deck, please do not use salt to break down the ice. It may

cause damage to your deck and possibly the deck below. Instead, calcium chloride should be used to break down the ice.

Removing the snow and ice from the decks will help avoid water damage to first-floor units. The water penetrates the building's exterior and damages the first-floor unit when the snow and ice is not removed. Please be informed that Section 3.b of the Bylaws states owners are responsible for the maintenance of the limited common element such as a deck. This includes removing snow and ice from the deck.

During the winter, residents who live out of the state should make arrangements with a neighbor or contractor to have their deck cleared of snow and ice. Your neighbors are asking for your help.

### **Priority Snow Clearing**

During the winter, 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](mailto:nancy.s@epmwebsite.com), from the Spring Ridge Master Website, or by calling the office. Emergency medical personnel and homecare providers must submit a copy of their ID.

*Continued on page 3*

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Continued from page 2

### Ice Melt

Ice buckets containing ice melt have been placed at the entrance to each building. If you observe ice forming on the entry steps or a sidewalk, sprinkle the ice melt over the area. Please do not pour the melt onto the ice; this will only cause the melt to clump, and do not place ice melt on the hallway carpeting. In addition, contact the Management Office to inform us of the icy condition or if the bucket needs to be refilled.

### 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. However, over time, homeowners lose the key or the lock is painted over, and they can no longer open the door. If that is the case, you will need to replace the lock.

Example of the lock in the top panel of door.



### Water Shut Offs

Please ensure you know where the water shut off for your unit is located and that it works properly. If you live in Jefferson and Washington Villages, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98 the shut-off is above the water heater. If you live in Madison Village buildings 62-86 and 87-88 the shut-off is located close to the floor in the closet that backs up to your bathroom tub.



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



## Village News

### Jackson Village

Happy New Year Jackson Village Community! We wish all of our residents good health, happiness, and abundance in all aspects of your life.

As a reminder, the monthly maintenance fees have increased as of January 1, 2025, to \$451.00 per month. This increase is based on the \$5 fee increase by the Master Association and a \$6 fee increase by the Jackson Village Community per the budget letters that were mailed. Please ensure to adjust your payments accordingly. All maintenance fees are due on the 1st of the month with a grace period of the 10th of each month. Any fees received after

the 10th of the month will receive a \$25.00 late fee assessed to the monthly maintenance account. In addition, late fees on accounts will result in a shortage of your monthly payment leading to additional late fees. If you pay through First Citizens Bank, there will be no fee for scheduled recurring payments using your checking account. There will be a \$2.25 processing fee for one-time payments using your checking account. Click on the "Pay by E-Check" option. This method requires your bank routing and account numbers to pay. If you use the "Pay by Credit Card" option, there is 2.95% convenience fee. You can change your payments through [www.propertypay.firstcitizens.com](http://www.propertypay.firstcitizens.com). Upon logging in, select make a payment>Select Schedule Payments>Enter the Schedule Details<select continue button<review your payment summary<if you need to make a change select back<select create schedule. To avoid duplicate payments, please do not adjust payments by creating a new schedule **without deleting the prior one.**

Please ensure to return the 2024 registration and directory form to management by January 31, 2025, to ensure compliance and avoid a \$100.00 fine being assessed to the maintenance account. If you require a copy of a paper, please let us know and one will be sent to you.

Christmas trees should be placed next to the dumpster not left outside on  
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the hallway landings, sidewalks, or inside of the dumpster areas. Please make sure that you clean up any areas that may have fallen tree needles from your tree. Please remove all decorations and lights from the tree prior to disposal.

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.

During snow removal, please make every effort to move vehicles from in front of the garages and the common parking areas to ensure that all snow is removed expeditiously.

The Board of Trustees is working on updating the Rules and Regulations. Please anticipate some changes to parking regulations as of the New Year.

Refreezing can occur so please take extra care when walking outdoors. Buckets with ice melt have been placed in the hallway of each building. Please feel free to utilize the ice melt as needed for any icy patches that may form on our sidewalks.

The 2025 tentative dates for the Board of Trustees meetings are as follows: January 23, February 27, March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23, November-No Meeting, and December 4 Election Meeting.

The next Board of Trustees meeting will be on Thursday, January 23, 2025.

All Corner Property Management offices will be closed on January 20, 2025, in observance of Martin Luther King Jr. Day.

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



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### **Jefferson Village**

The Jefferson Village Condo Owners Association will be holding a January 2025 meeting on Monday, January 13, 2025.

### **Dryer vent cleaning**

Homeowners have until **June 30, 2025**, to clean their dryer vents professionally. The recommended method for cleaning a dryer vent is from the dryer rear to the exterior exhaust and then from the exterior exhaust to the dryer. Kindly ensure that Management receives your original cleaning receipts by the deadline and that the receipt indicates that the work was completed.

### **Fireplace Cleaning/Inspection Delinquent**

Homeowners are required to clean/inspect their fireplaces every even-numbered year. The deadline to complete the inspection and to turn in the receipt to the Management office was December 31, 2024. If you did not complete your cleaning, you are now delinquent. Kindly schedule a time to complete this cleaning as soon as possible to avoid fines.

### **Census forms for rental units**

Homeowners who use their unit as a rental or the property as their second home are required to submit a new census form to the Association this year by May 1, 2025, even if no information has changed.

### **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 such as 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. Don't use your toilet as a wastebasket. Flushing a tissue or small piece of trash wastes 5 to 7 gallons per flush.
5. Keep drinking water in your refrigerator instead of running tap water until it is cold.
6. **Fix leaks as soon as you become aware of them.**
7. Check faucets for leaks and repair any defective units. A dripping faucet results in 15 gallons of wasted water every day!
8. If your toilet flushes without being used or refills by itself, then water is leaking past the tank flapper. The flapper should be replaced with a new flapper.
9. Install a dual flush or low flow toilet or put a conversion kit on your existing toilet.

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10. Share your knowledge about saving water through conservation and efficiency with your neighbors.
11. When running a bath, plug the tub, then adjust the temperature as it fills rather than letting the cooler water run down the drain.
12. Soak pots and pans instead of letting the water run while you scrape them clean.
13. Reuse the water from boiling vegetables or pasta to water your indoor plants once it has cooled.

#### Snow storm clearing procedure

When a snowstorm is predicted, please park your vehicle inside of your garage or in the visitor parking area as space permits. This will allow the snow removal contractor to remove snow from in front of the garage doors first. Once those areas have been cleared, please arrange to relocate your vehicle in front of your garage door so that the guest parking areas may be cleared.

#### Car cover usage during winter

Car covers may only be used from November 1st to April 1st. Form-fitting car covers that are in good condition are the only approved cover. The cover may not be torn or tattered. Tarps, plastic car wrap, or similar materials are not approved covers.

#### Madison Village

**A blessed New Year to all of our Madison Village residents!**

#### **2025 Meeting Dates**

The 2025 meeting dates for Madison Village are scheduled as follows:

**January 29<sup>th</sup>, February 26<sup>th</sup>, March 26<sup>th</sup>, April 30<sup>th</sup>, May 28<sup>th</sup>, June 25<sup>th</sup>, July 30<sup>th</sup>, September 17<sup>th</sup>, October 29<sup>th</sup> and December 3<sup>rd</sup>.** There will be no meetings

in August or November. All Open Sessions begin at 7:15 p.m.

#### **Annual Election Meeting**

The Madison Village Annual Election Meeting will take place on Wednesday, March 26, 2025 at 7:15pm. Please expect to receive the first election notice by January 25, 2025. Should you wish to run for election, please complete the nomination form and return it to the clubhouse by the deadline indicated on the nomination form. You may include a resume with your submission should you wish. Two members of the Board of Trustees are up for re-election.




#### **Dryer Vent and Chimney Cleaning**

As a reminder, dryer vent AND chimney cleaning receipts are due by **June 30<sup>th</sup>**. Please schedule your professional cleaning with time. This will ensure you meet the deadline and avoid any fines.

#### **Parking**

Management has received several complaints related to residents not using their garages. Those residents with garages should be parking their vehicle in the garage. If you have more than one (1) vehicle, the second vehicle should be parked in front of the garage. Parking is limited in some courtyards. Please use your garage and the space in front to allow guests to use the visitor's parking spaces. Please inform your guests **not** to park in spaces with a reserve sign. These spaces are assigned to residents who do not have a garage. Only one vehicle should be parked in front of the garage.

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### **Snow Season**

It's snow time! When snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard. We are requesting that you make an effort to move your vehicles from in front of the garages and guest spots when the snow contractor is cleaning your courtyard. This will help achieve a more thorough cleaning. There are ice melt buckets in every courtyard, at every building. Please feel free to use them when needed for icy patches. Be careful when walking outdoors, look out for refreezing and ice buildup. Contact Management immediately if you have any safety concerns.

### **Garage Doors**

Please keep garage doors closed when not in use. For those residents who do not have a garage door opener, your door should also be kept locked when not in use.

### **Vehicle/Battery Charging**

Please remember that you **SHOULD NOT** be charging your electronic vehicles or their batteries using the outlets in your garages. If you are found to be using the outlets in the garage bays to charge your vehicle batteries your account will be assessed a fine and you may be responsible for paying the overage in electrical bills received. Furthermore, you are putting the community at the risk of fire. **DO NOT** charge your vehicles/batteries at the garage bays.

### **Playing at Courtyards**

We have been receiving numerous complaints about children playing in the courtyards. Please refrain from allowing your children to play in the

courtyards. This is for their safety and that of the residents. Also, they have been found to be throwing their balls against the dumpster sheds. The sheds throughout the community have been repaired and/or replaced. If your child damages the common property you will be held responsible for the cost of repair. We thank you in advance for your cooperation.

### **Feeding Animals**

Please **do not** leave food out to feed the animals. This attracts wildlife and puts the residents in danger. Often times these animals carry diseases that can easily spread to humans. They can also become fearful if anyone walks near them and attack. For the safety of all in the community, **do not feed wildlife.**



### **Washington Village**

**A blessed New Year to all of our Washington Village residents!**

### **2025 Meeting dates**

The 2025 meeting dates for Washington Village are scheduled as follows: **January 28<sup>th</sup>, February 25<sup>th</sup>, March 25<sup>th</sup>, April 22<sup>nd</sup>, May 27<sup>th</sup>, June 27<sup>th</sup>, July 22<sup>nd</sup>, September 23<sup>rd</sup>, October 28<sup>th</sup> and November 25<sup>th</sup>.** There will be no meetings in August or December. All Open Sessions begin at 6:00 p.m.

### **Modifications**

A Modification Form needs to be submitted for approval prior to any modifications being completed. Should it be determined that a homeowner has completed a modification project without submitting forms for approval, the homeowner can be fined and will be required to remove the unapproved item(s) which can be costly. PLEASE provide the required forms for approval to avoid any inconveniences.

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## **Dryer Vent and Fireplace Cleaning**

As a reminder, dryer vent AND fireplace cleaning receipts are due by **September 1st**. Please schedule your professional cleaning with time. This will ensure you meet the deadline and avoid any fines.



## **Snow Season**

It's snow season! When snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard. We are requesting that you make an effort to move your vehicles from in front of the garages and guest spots when the snow contractor is cleaning your courtyard. This will help achieve a more thorough cleaning. There are ice melt buckets in every courtyard, at every building. Please feel free to use them when needed for icy patches. Be careful when walking outdoors, look out for refreezing and ice buildup. Contact Management immediately if you have any safety concerns.

## **Garage Doors**

Please keep garage doors closed when not in use. For those residents that do not have a garage door opener, your door should also be kept locked when not in use.

## **Dumpster Enclosures**

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. Please breakdown your boxes and place them on the recycling shelves. Everyone's cooperation is appreciated!



## **Van Buren Village**

Happy New Year 2025 Van Buren Homeowners and Residents! Hoping everyone in the Spring Ridge Community had a healthy and bright holiday season!

The next Open Board Meeting will be held Jan. 15, 2025, and will include the 2023 Draft Audit Wilkin Guttenplan presentation followed by Board approval. There was no December 2024 Open Board Meeting.

The Annual Open Meeting and Election was held on November 20, 2024. The 2025 Van Buren Board is Tom Adams, Virginia Kisling (re-elected), MaryKay Siccone (re-elected), Kathy Lucy (elected), Kim Nixon (elected). To download & review the 2024 Draft Annual Meeting & Election Minutes, please visit the Resident Portal at <https://vanburenvillage.connectresident.com/>

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 with you. Please email [sasha.blanchette@fsresidential.com](mailto:sasha.blanchette@fsresidential.com). By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920

2025 Van Buren Budget was ratified at the Annual Open Meeting in Nov 2024. You should have received a copy in the USPS mailing to Homeowners on Dec. 6, 2024. There was a December mass email with the same information as your mailing. 2025 Van Buren Village monthly fees are \$400.00. You can also find the 2025 Budget on the Resident Portal at: <https://vanburenvillage.connectresident.com/>

This is very important for the snow we may see this winter:

“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 or in an assigned parking space, not associated with their own Condominium.

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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 – Somerset County Recycling Guidelines are posted on each dumpster shed. 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 conditions. 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.

After the Winter Holidays, the Clubhouse Management Office will reopen Thurs., Jan. 2, 2025. Non-Holiday Clubhouse Management Office hours are Tuesday-Thursday 8:30am-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.



**Adams Village**  
Happy New Year 2025 to our Adams Village COA Homeowners & Residents! Hoping everyone in the Spring Ridge Community had a healthy and bright holiday season!

The next Open Board Meeting will be January 27, 2025. There was no December 2024 Board Meeting. The Annual Open Meeting and Election was held on November 18, 2024. The Annual Meeting and Election DRAFT Minutes are available for download at <https://adamsvillagecondominium.connectresident.com/>

Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat remaining after the election. Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision-making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail. If you are interested in being a Board Member, please contact Management by email at [sasha.blanchette@fsresidential.com](mailto:sasha.blanchette@fsresidential.com) or call 732-430-7175.

The Adams Village 2025 Budget was ratified in the Nov. 18, 2024, Annual Open Board Meeting and was mailed USPS to Homeowners Dec. 6, 2024. A December mass email was sent with the same information as your mailing. Monthly Fees for 2025 are \$383.00. You can also find the 2025 Budget on the Resident Portal at: <https://adamsvillagecondominium.connectresident.com/>

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.

Parking: Residents who own two vehicles or less are asked to park a car inside the garage or in the space in front of their garage door. If it is snowy weather, one car stays in your garage and you should utilize visitor parking for your second car, so your driveway will be cleared by the plows. In non-snowy weather: If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces.

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This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space. Additionally, at no time are Residents or their guests permitted to park in front of a garage or in an assigned space, not associated with their own Condominium.

Are you moving in or out? Outdoor portable storage bins/units such as Uhaul, PackRat, PODS and the like – you must request permission first through Management before having your portable storage unit placed in the parking lot(s).

Please be mindful of how you are disposing of your trash and recyclable items. Management receives emails almost daily about the “mess” created in the dumpster sheds. 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, 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.

After the Winter Holidays, the Management Office will reopen Thurs., Jan. 2, 2025. Non-Holiday Clubhouse Management Office hours are Tuesday-Thursday 8:30am-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 Homeowners

#### Website

Please know you have a community website, [singlefamilyduplexes.frontsteps.com](http://singlefamilyduplexes.frontsteps.com). It’s an interactive, informational site designed to get you the information you need, when you need it. Some of the convenient online services available will include:

#### Resident Services

- Make payments online and view your account history and up-to-date account balance.
- Update your contact information with the Association.

#### Resource Center

- Annual meeting minutes
- Rules and regulations, covenants.
- List of approved materials and specifications for use in the community.
- Association Forms

#### Messenger Service Email

- Get all of the latest news and announcements delivered straight to your inbox.
- Receive email blasts or notifications from the Association.

We encourage you to sign up so you can begin utilizing these services.

#### Changes to your property

**Until further notice, any changes that a homeowner is planning to make to the exterior of their property or that can be seen from the exterior of their home require a property modification form submittal and approval from the Association.**

#### Annual Election

The Single Family/Duplex Annual Election Meeting will occur on March 4, 2025. The nomination Notice will be mailed to the homeowners in January. The mailing includes the Nomination form if a homeowner wishes to have their name placed on the ballot for election to represent the Single Family/Duplex homeowners on the Master Board of Trustees. Return the



*Continued from page 11*

completed Nomination form with a resume to the clubhouse by the date stated in the letter.



### Township Snow Emergencies Ordinance

Per Ordinance #2348, 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.

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](http://www.bernards.org).

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

### Holiday Decorations Removal

Just a reminder that Christmas holiday decorations should be removed by January 31<sup>st</sup>.

### Political Signage Policy

At the December 12, 2024, Master Association meeting, the

Board agreed that political signs may not be placed/displayed on a homeowner's front lawn. This is consistent with the Association's existing regulation that prohibits displaying signs in the community. Should a resident wish to display a political sign, it may only be placed in the home's windows.

### Single-Family/Duplex Meeting dates

Below are the tentative meeting dates for Single-Family/Duplex Homes 2025 meetings. The Open Session meeting starts at 7:30 PM, and is held virtually. A week prior to each meeting, a notice will be sent from the Spring Ridge Master Association informing the residents how to participate. Please check the calendar in the monthly newsletter, as dates may change.

1/7/2025  
3/4/2025  
5/6/2025 (Election)  
6/3/2025  
8/5/2025  
10/7/2025  
11/4/2025

## **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



## **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.

# 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. Happy New Year!

#### Roxanne - *Your Spring Ridge Specialist*

- Bernards Township resident
- Top Keller Williams Towne Square agent
- Exceeds clients expectations

#### SOLD IN NOVEMBER\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
71 COMMONWEALTH DR	\$350,000	5	1	1	\$380,000
387 POTOMAC DRIVE	\$354,500	5	2	1	\$340,500
71 JAMESTOWN ROAD	\$399,000	5	2	2	\$460,000
64 ALEXANDRIA WAY	\$399,999	5	2	2	\$450,000

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

# Team Alma & Irina

## *Your Spring Ridge Marketing Specialists!*

**JUST SOLD at SPRING RIDGE in November 2024\***

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
64 Alexandria Way	2	2	\$399,999	\$450,000	11/01/24
71 Commonwealth Dr	1	1	\$350,000	\$380,000	11/01/24
71 Jamestown Rd	2	2	\$399,000	\$460,000	11/01/24
387 Potomac Dr	2	1	\$354,500	\$340,500	11/05/24

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



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**Weichert**  
REALTORS®



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



# January 2025

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