



**SPRING RIDGE COMMUNITY NEWSLETTER    DECEMBER 2024**

**Clubhouse Rental**

Have a birthday, baby shower, bridal shower or special event you would like to celebrate? Consider renting the Clubhouse Great Room! Chairs and tables provided. Bathrooms have been renovated. Beautiful open space for your event! For details contact Management at [lupe.p@epmwebsite.com](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.

**Manager’s Corner**



(For EPM-Managed properties)

**Bernards Township Website**

The Bernard’s Township website ([www.Bernards.Org](http://www.Bernards.Org)) is an excellent source of current local news and calendar of events in the community. Quick links provide easy access to detailed information about Boards & Commissions, Departments & Services, Planning Board, Township Committee Meeting Agendas and much more. You can find information about commuter parking permits, online payment of tax and sewer bills, parks & recreation programs, and recycling. Spring Ridge residents are encouraged to check out the website and make use of this valuable community resource.

**Emergency Service**

Please indicate the Village you live in when contacting the emergency service. You will ensure your message will be directed to the appropriate Property Manager to be addressed in a timely matter.

**Budget Mailing**

The 2025 Budget mailing will include a copy of the 2025 Budget and a coupon book. Coupon books are NOT sent to homeowners who have elected electronic funds transfer (EFT) for their monthly fee payments, or pay their bills online. If you have not received the 2025 Budget mailing by January 15, 2025, please contact Executive Property Management at 908-647-6070.

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**Holiday Office Closures**

The Management Office will be closing at 11:00 A.M on Friday, December 6, 2024.

The Management Office will be closed on Tuesday, December 24, 2024 and Wednesday, December 25, 2024 in observance of the Christmas holiday. The office will also be closed on Tuesday, December 31, 2024 and Wednesday, January 1, 2025 in observance of the New Year’s holiday. We would like to wish all of you a safe and enjoyable holiday season!

**Association Office**

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

Executive Property Management  
**Office Phone: 908-647-6070**

Emergency No. 908-806-3823

**December Board Meetings**

5 Jackson Village	7:00 PM
9 Jefferson Village	7:15 PM
4 Madison Village	7:15 PM

*Continued from page 1*

### **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.

### **Community Lighting**

Please contact the Management Office if you see a light bulb that is burnt out, or if a post light is out or not working correctly.

### **Fireplace Operations**

If you 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.

This is also an excellent time to inspect and ensure that your fireplace screen properly opens and closes. A properly functioning screen 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.

### **Ice Melt**

Buckets containing ice melt will be placed at the entrance to each building. If you observe ice forming on the entry steps or on a sidewalk, please sprinkle ice melt over the area. Please do not pour the melt onto the ice; this will cause the melt to clump. In addition, please contact the Management Office and let us know of the condition, or if the bucket needs to be refilled. We appreciate your assistance in helping keep the community safe!

### **Clearing Snow From Decks**

During the winter, residents are required to remove snow and ice from their decks. 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. Calcium chloride should be used to break down the ice. Removing the snow and ice from the decks will help avoid damage to first-floor units. When the snow and ice is not removed, water penetrates the building's exterior and damages the first-floor unit.

If you are a resident living out of the state during the winter, please make arrangements with a neighbor or contractor to have your deck cleared of snow and ice. Your neighbors are asking for your help.

Please be informed that Section 3.b of the Bylaws states owners are responsible for the maintenance of the limited common elements such as a deck. This includes removing snow and ice from the deck.

*Continued on page 3*



## **KARG'S PLUMBING**

### *50th Anniversary Celebration!*

**24 hour emergency service!**

Fast reliable service! From people you know and trust!

**Call 908-647-0577**

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs

NJ LICENSE# 5611



## **Karg's Plumbing**

**\$50 OFF**

any plumbing service

**Phone: 908-647-0577**

Emergency Water Heater Replacement

Hot Water Heater Repair

Faucet and Fixture Replacement

Drain Cleaning

Family Owned and Operated

Located at 1903 Long Hill Rd Millington, NJ

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## Enjoy a Safe Holiday Season CREDIT CARDS

- Shop only at secure websites.
- Do not respond to emails asking you for personal or credit card information.
- Check your credit card & bank statements regularly for fraudulent use.

## PERSONAL SAFETY

- Avoid overloading yourself with packages.
- Be aware of your surroundings.

## HOME BURGLARY PREVENTION

- If you are traveling, ask a neighbor to watch the house.
- Put timers on different lights throughout the interior and exterior of the house.
- Have newspapers, mail and deliveries held or picked up by someone you trust.

## AUTO BREAK-INS

- Leave nothing mobile in the car.
- Keep doors & trunk of vehicles locked at all times.
- Keep packages in the trunk while shopping.
- Never leave a GPS system or mount visible.

## 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 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](mailto:sklein270@gmail.com)



## 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 at the Somerset Hills Hotel on Mt Airy Rd. on December 11 from 12 to 3. Please join us for a buffet luncheon to celebrate the holidays. Price is \$45. Musical Entertainment by Andrew Lobby. Make your reservations by December 2 by dropping payment off to Olga or Cathy King at the Clubhouse Game Room Tuesday-Friday from 1-3. Payment **MUST** be made by December 2 to ensure your reservation. New members are always welcome!

## SAVE THE DATES!

January 15 - Chinese. Program: Estate Planning/Wills/Living Wills  
February 19 Italian. Entertainment by Lorri Woodward

# CELEBRATE *the Season*

at VIBE DAY SPA & SALON

Massages | Manicures/pedicures | Waxing | Hair styling  
Bridal services | Private Special Event Room | And much more

## Holiday Specials for First-Time Clients

CODE: NEWSLETTER SHOPPE

- **10% off** all services & products
- **Complimentary** Kerastase Fusio Dose treatment with color service
- **Complimentary** blowout with haircut
- **Complimentary** hand treatment with gel manicure
- **SPECIAL OFFER!** Visit our sister location, Thrive Med Spa, and enjoy **20% off** all services.

# VIBE

day spa & salon

908-340-3340 | [vibedayspasalon.org](http://vibedayspasalon.org)  
[info@vibedayspasalon.org](mailto:info@vibedayspasalon.org)

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





## Village News

### Jackson Village

Happy Holidays! We want to wish all our residents a happy and healthy holiday season and New Year. Christmas trees should be placed next to the dumpster not left outside on 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 prior to disposal.

**Budget News-**The Board of Trustees has finalized the 2025 budget for Jackson Village. After careful review of all expenses, there will be a 1.53% (\$6 per unit) increase in the monthly maintenance fee. Thus, as of January 1, 2025, the monthly maintenance fee will increase from \$392 to \$398. In addition, the master association met on November 12, 2024, and there will be an increase of \$5 per month from \$48 to \$53 per month. Thus, as of January 1, 2025, the total combined monthly dues will be \$451 per month. Please look for a detailed letter regarding the budget in late November. We ask that you please adjust your payment amounts to avoid late fees.

Please note that Jackson Village has contracted with Ajaco Towing to enforce parking regulations in our village. We are working on revamping our parking rules so that residents can be accountable and follow parking regulations. As a reminder, garages and driveways are to be used for parking. Snow bays are not to be used for parking purposes.

We will be soon sending the annual Census Form, we ask that you please make sure to return your 2024 registration and directory form to management, don't put it on the side just complete it and email it to Corner Property Management by January 31, 2025, to ensure compliance and avoid a \$100.00 fine. **This form is due regardless, whether your information has stayed the same or changed.**

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**APEX**  
AIR DUCT, DRYER VENT  
& CHIMNEY CLEANING

Serving New Jersey For Over 35 Years

**Dryer Vent Cleaning**  
**Special \$99.00**  
**732-257-4590**

*Prices are subject to change*

***Fire Prevention and Safety IS OUR #1 PRIORITY***

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- Dryer Vent Cleaning & Repairs
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**Air Duct Cleaning Experts**

Make sure to mention this ad for savings!

**732-257-4590**



Office@ApexAirDuctCleaning.com

**Dryer Vent Cleaning**

**\$99.00** plus tax

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



**www.DryerVentCleaningNewJersey.com**

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Your home needs special attention during the winter months. Please note that you must keep your thermostat at a **MINIMUM** of 60 degrees during the winter months to ensure that pipes do not freeze. On very cold days where temperatures are below 20 degrees, please keep your vanity or cabinet doors open so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period.

Ice melt is located at each entrance hallway of the building. Please feel free to use the ice melt as necessary for icy conditions on the sidewalks. When using the ice melt please do not place an overwhelming amount on the sidewalks in clumps as that may have an adverse effect and cause more slippery conditions and may cause you to track it into the hallways and your home.

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.

All Corner Property Management offices will be closed on Wednesday, December 25, 2024, in observance of the Christmas Holiday. The next Board of Trustees meeting will be an Annual Election meeting held via zoom on Thursday, December 5, 2024, at 7:00 P.M.

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



**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 !**  
**Dryer Vent Cleaning**  
**Fireplace Inspections**  
***Townhome/condo discounts***  
**732-627-8461**  
**Certified Technicians**  
**FULLY INSURED / NJ HIC #13VH04722900**



To place a business ad, please call The Newsletter Shoppe  
(908) 903-0336 or email [hilariej@optonline.net](mailto:hilariej@optonline.net)



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### Washington Village

#### **Snow Removal**

The task of snow removal is a difficult one, but with everyone's cooperation it can be a successful one. When snow is in the forecast, please do not park in the designated snow bays in each courtyard. Also, it will help if you move your vehicles when you hear the contractor in your courtyard. This will help in cleaning more efficiently and thoroughly. Thank you!

#### **Basement Heaters**

The heaters in the basement storage hallways will be turned on shortly for the season. We ask that you do not adjust the temperature on the heaters.

#### **Cold Weather Tips**

The following are precautionary measures you may take to prevent and safeguard your unit and adjoining units from costly damage:

- ❖ **Never turn off your heat. Leave the heat on at least 60 degrees at all times.** This will help prevent frozen pipes which will eventually burst, causing extensive water damage.
- ❖ In extreme cold spells, leave doors open between rooms, closet doors, vanity doors and kitchen cabinet doors. The warm air will circulate evenly, helping to prevent the pipes from freezing.
- ❖ If you are going away for an extended period of time, it would be wise to have your unit professionally winterized. This involves shutting off the main water supply and draining the lines, the hot water heater, toilets, and dishwasher and adding antifreeze to the waste traps and toilet bowls. Winterized or not, the heat must be left on! Please have a friend or neighbor check on the unit regularly.
- ❖ Change the furnace filter and check the hot water heater for signs of rust and leakage.
- ❖ Check smoke alarms and install carbon monoxide detectors. Carbon monoxide is colorless and odorless and could be deadly.

#### **Garage Doors**

Please keep your garage door closed when not in use. For those residents that do not have a garage door opener, you should keep your door locked. This is for your safety and that of your neighbors.

#### **Concerns and/or Suggestions**

If you have any concerns, or have any suggestions for the betterment of the community, please do not hesitate to reach out to Management. You can call, email or stop by the office.

908.647.6070 Ext. 1002 – Alexa, alexa.p@epmwebsite.com  
Ext. 1004 – Lupe, lupe.p@epmwebsite.com

**Have a wonderful holiday season!**

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## 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



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

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
- Sanitizing programs
- Fully insured, free estimates

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

**Toll Free: 866-912-3828**

**UNITED AIR DUCT**

Senior citizen & group discounts, local





*Continued from page 6*  
**Madison Village**

### **Snow Bays**

Yes, it's that time of the year! Please remember not to park in the designated snow bays in each courtyard when snow is in the forecast. When you hear the contractor cleaning out your courtyard, please move your vehicles so that they can properly clean in front of the garages and the parking lot. It will be a quicker and smoother process with everyone's cooperation. Thank you!

### **Basement Heaters**

The heaters in the basement storage hallways will be turned on shortly for the season. We ask that you do not adjust the temperature on the heaters. The heaters in the fire suppression rooms remain on throughout the year to prevent the pipes from freezing.

### **Garage Doors**


Please keep your garage door closed when not in use. For those residents that do not have a garage door opener, you should keep your door locked. This is for your safety and that of your neighbors.

### **Smoking**

This is a friendly reminder that smoking is not allowed on the common property. This includes hallways, garages and basements. Please be courteous of your neighbors.

### **Ice Melt Buckets**

When using the buckets, kindly ensure that the ice melt is not thrown on the carpets. This will ensure the carpets stay clean and last longer.



**David J. Groendyk**  
Plumbing & Heating  
Bedminster, NJ  
908-234-2749  
license #10113      ♦ EMERGENCY SERVICE



### **Garage Use and Parking**

Please be reminded to utilize your garage, following by the second vehicle in the driveway in front of the garage, first and foremost, prior to using any of the visitor parking spaces. This will ensure ample space for any overflow parking for those that have more than two (2) vehicles and anyone visiting the residents of our community. Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. In addition, please do not speed while driving within the community through the courtyards to ensure the safety of our residents and their children.

### **Decks**

Please remember that you are not allowed to affix anything permanently onto any part of your deck. This includes, but is not limited to, lights, plants, hooks, flags, etc. Also, your flower boxes should be placed to hang on the **inside** of your deck regardless of whether you are on the first or second level. Please take the time to remove any dead plant material from your pots. Thank you for your cooperation!

### **Common Hallways**

Personal items are not allowed in the common hallways. The only items you can have outside of your home are a wreath on your door and a door mat in front of your door. Any other items you may have in the hallway need to be removed immediately. This will avoid violation letters and fines assessed to your account. The ground level hallways are not to be used as your personal storage area. Anything found in the hallways or under the stairs will be disposed of.

### **Concerns and/or Suggestions**

If you have any concerns, or have any suggestions for the betterment of the community, please do not hesitate to reach out to Management. You can call, email or stop by the office.

908.647.6070 Ext. 1002 – Alexa, [alexa.p@epmwebsite.com](mailto:alexa.p@epmwebsite.com)  
Ext. 1004 – Lupe, [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com)

**Have a wonderful holiday season!**

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### **Adams Village**

Happy Holidays to our Adams Village COA Residents and Happy New Year 2025! Wishing everyone in the Spring Ridge Community a healthy and bright holiday season!

The Annual Open Meeting and Election was held on November 18, 2024. There were 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 had to be returned to Management by 4pm November 18, 2024. The Annual Meeting and Election DRAFT Minutes are available for download at <https://adamsvillagecondominium.connectresident.com/>

At this time, there is no December 2024 Open Meeting scheduled or required of the Board. If there is going to be a December 2024 Open Board Meeting, you will be notified by mass email.

The Adams Village 2025 Budget should arrive via USPS to Homeowners as quickly as possible administratively. Please look for a December mass email with the same information as your mailing. You can also find the 2025 Budget on the Resident Portal at: <https://adamsvillagecondominium.connectresident.com/>

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!

**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 Holiday Hours:** Management Office CLOSED Dec. 25, 2024 – Jan.1, 2025. Management Office will reopen Tues., 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.

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### **Van Buren Village**

Happy Holidays to our Van Buren Village COA Residents and Happy New Year 2025! Wishing everyone in the Spring Ridge Community a healthy and bright holiday season!

The Annual Open Meeting and Election was held on November 20, 2024. There were FOUR (4) Board positions open for nominations/re-elections/ (1) appointment. 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 were returned to Management by 4pm November 20, 2024. To 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.

2025 Van Buren Budget should arrive via USPS to Homeowners as quickly as possible administratively. Please look for a December mass email with the same information as your mailing. 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 - As listed in a previous Spring Ridge 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 – 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.

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### **Jefferson Village**

#### Annual Elections

On November 18, 2024, the Association held its Annual Election Meeting. The Board of Trustees would like to thank the (36) homeowners who returned their ballots to the office for this year's elections. In the end, Julian Ochrymowych and Joseph Tag were elected to the Board of Trustees.

#### Holiday Decorations

All Halloween decorations or pumpkins should be removed and stored for the season. When installing your Christmas decorations around your unit, they may not be permanently fastened to the building exterior by using nails, screws, etc. Don't forget that decorations should be removed by January 31, 2025

#### Orange Cones

Certain sidewalks near the garages may ice up during the winter season. The Association is sometimes unaware of these conditions until the following day. Should a resident observe an area of concern, they should place a cone at the location to warn other residents. The resident should also contact the clubhouse during the next business day, so the matter may be addressed, if possible.

#### 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.

#### Painting Project

Rainbow G&J completed phase 3 of the painting project. Phase 1 of the project will be completed in 2025. Residents will be notified at that time.



### **Single-Family/Duplex**

#### Cleanup and Disposal Of Leaves

A select number of homes are raking leaves into the street and are not removing the leaves from the curb in front of their home. Leaves should not be raked into the street and left for days. Leaves must be picked up and disposed of on the same day. Any home that does not follow that policy will receive a violation notice and be fined per the Association's regulations. Leaving the leaves in the street results in clogging the catch basins whenever it rains, and it allows the leaves to blow across the street to the condominium properties.

#### Census Forms For Rental Units

In January, homeowners who rent their homes will receive a letter reminding them to submit a yearly census form to the clubhouse by May 1<sup>st</sup>.

#### 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 before 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 before the holiday and must be removed 10-days after the holiday.

#### Changes To Your Property

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

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Some examples that will require the submittal of a property modification form: include windows, front door, storm door, mailbox and post, mulch, stone, privacy fence, patio, deck, chimney facade, swing set of any kind, child playset, firepit, outdoor propane patio heaters, borders around planting beds, trampolines, any furniture that will be placed on the lawn, etc.

Association specifications, list of approved materials, and the property modification form are posted on the Single-family/Duplex website. If you don't have an account, contact the clubhouse at 908-647-6070 or SRAdmin@epmwebsite.com.

The Association typically takes two to three weeks to review the documents once submitted. Approval could take longer if the required documents are not provided or approved materials are not used for a project.

Completing Work Without Approval  
The Association will assess penalties and can require the unapproved modification to be removed, which can be costly to a homeowner.

#### Emergencies

The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the emergency. The process and documents will still have to be followed.

#### Parking in Courtyards

Vehicles belonging to the residents of the Single-Family and Duplex homes are prohibited from parking in the Condominium Association courtyards. If you have multiple

cars, they should be parked in your garage, driveway, or roadway. If snow is in the forecast, you should not park in the condominium lots. Be aware that Van Buren Village has posted signage stating that non-Van Buren residents' cars shall be towed at the owner's expense.

#### Single-Family/Duplex Meeting dates

Below are the tentative meeting dates for Single-Family/Duplex Homes 2024 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  
6/3/2025  
8/5/2025  
10/7/2025  
11/4/2025



## **Keep Safety in Mind This Holiday Season**

When decorating your home for the holidays, please make sure to consider the safety of the decorations. Some tips to consider are listed below:

- ✳ When shopping for artificial trees, be sure to pick one that is fire-resistant. If you are choosing a fresh tree, remember that the fresher the tree, the less of a fire hazard. To check for freshness, keep in mind:
  - Fresh needles are hard to pull from branches.
  - Fresh needles don't break when bent between two fingers.
  - The trunk butt of a fresh tree is sticky from resin.
  - Bounce the trunk of the tree on the ground. A shower of falling of needles shows the tree is too dry.
- ✳ Place trees away from fireplaces, radiators and other heat sources.
- ✳ A tree will absorb water much more easily when two inches of the trunk is trimmed off and fresh wood is exposed.
- ✳ Use lights that have been safety tested and check to make sure all cords and lights are in good working order. Look for broken or cracked sockets, frayed or bare wires and loose connections, which are all fire hazards.
- ✳ Make sure any cords or light strings are not trip hazards.
- ✳ Turn off the lights on trees and other decorations when going to bed or leaving the house.
- ✳ Never leave candles or a fire unattended. Keep lighted candles away from trees and always use nonflammable holders.
- ✳ Inspect any live decorations such as trees, wreaths or garland frequently. Dispose of any decorations before they dry out and become a fire hazard.
- ✳ Fall on your knees – literally. See the world from your child's perspective, and put all ornaments, decorations and candles out of reach.



# 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 OCTOBER\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
29 COMMONWEALTH DR	\$369,900	5	2	1	\$406,000
113 SMITHFIELD COURT	\$400,000	5	2	1	\$385,000

\*\* 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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**kw TOWNE SQUARE**

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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 October 2024\***

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
29 Commonwealth Dr	2	1	\$369,900	\$406,000	10/16/24
113 Smithfield Ct	2	1	\$400,000	\$385,000	10/25/24

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



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**Alma Aguayo**  
Broker/Sales Representative  
**908-672-2222**  
[Alma@AlmaSellsHomes.com](mailto:Alma@AlmaSellsHomes.com)



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



# December 2024



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 1:00 PM Knitting	3 1:00 PM Cards & Games	4 1:00 PM Mahjong 7:15 PM Madison Mtg.	5 1:00 PM Rummikub 7:00 PM Jackson Mtg.	6	7
8	9 1:00 PM Knitting 7:15 PM Jefferson Mtg.	10 1:00 PM Cards & Games	11 12:00 PM Social Club Holiday Luncheon 1:00 PM Mahjong	12 1:00 PM Rummikub	13 January Newsletter Deadline 1:00 PM Bingo	14
15	16 1:00 PM Knitting	17 1:00 PM Cards & Games	18 1:00 PM Mahjong	19 1:00 PM Rummikub	20 1:00 PM Bingo	21
22	23 1:00 PM Knitting	24 Christmas Eve Office Closed	25 Christmas Office Closed	26 1:00 PM Rummikub	27 1:00 PM Bingo	28
29	30 1:00 PM Knitting	31 New Year's Eve Office Closed				