



## **SPRING RIDGE COMMUNITY NEWSLETTER**

**MARCH 2025**

### **News From the Master Association**

#### **Pool News**

The Spring Ridge pool is scheduled to open on Saturday, May 24, 2025. Pool membership forms and information are located at the back of this newsletter.

#### **2025 Inspections**

With Spring around the corner, property inspections will begin. Once inspections are complete, projects for the year will be determined. If you have any suggestions and/or comments regarding the community, feel free to reach out to Management.

#### **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, *"Alone, we can do so little; together, we can do so much."* - Helen Keller

### **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 meeting of the Social Club will be in the Spring Ridge Clubhouse on Wednesday, March 19 at 12 p.m. Please join us to celebrate St. Patrick's Day with Corned beef sandwiches, salads, coffee and dessert. Price is \$12 for members, \$15 for non-members.

Entertainment: Guitar music by Ed J. Make your reservations by Friday, March 14 by dropping payment off to Olga or Cathy King at the Clubhouse Tuesday-Friday from 1-3. Payment MUST be made by 3/14 to ensure your reservation so we can plan sufficient food for attendees. New members are always welcome!

#### **SAVE THE DATES!**

April 23 - Pizza. (NOT the 3rd Wednesday due to Easter)  
May 2 - Wind Creek Casino trip  
May 21 - Mexican  
June 18 - Ice cream social

#### **Association Office**

Mon., Wed., Fri. 8:00 AM - 4:00 PM  
Thurs. 10:00 AM - 6:00 PM

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

Emergency No. 908-806-3823

#### **March Board Meetings**

24 Adams Village	7:00 PM
27 Jackson Village	7:00 PM
10 Jefferson Village	7:15 PM
26 Madison Village	7:15 PM
4 Master Association	7:30 PM
25 Washington Village	6:00 PM



## Manager's Corner

(For EPM-Managed properties)

### For Sale or Estate Signs

If you are selling your unit, please be aware "For Sale or Estate" signs of any kind are **not permitted** in the community per the regulations. Please make this clear to your realtor. Signs should not be placed on Spring Valley Blvd, in the Association's courtyards, on any street within Spring Ridge, or in your unit's windows. Management will confiscate any signs found.

### Springtime

As spring is just around the corner, Management would like to take this opportunity to remind residents that nails, screws, etc., cannot penetrate the exterior of the buildings. This means that you cannot permanently attach anything to the exterior of the buildings. You may use plastic tie-wraps to fasten items to the deck posts. Railing-mounted flower boxes should be placed on the inside of your deck railing to prevent anything from possibly falling and injuring someone. **THIS INCLUDES FIRST FLOOR UNITS.**

### Planter Saucers

Please ensure that you have planter saucers installed under your flowerpots. This prevents the soil and water from running onto your deck. This keeps the decks cleaner and makes it easier for maintenance should they have to work on your deck area. In addition, you should limit the number of flowerpots or plants placed on your deck as the decks are not designed to have excessive weight on them all the time. Finally, please keep the community looking nice by removing any dead plants you may have in containers.

### Proper Disposal of Grease / Cooking Oil / Baby Wipes

Don't pour cooking oil or grease down the drain! Pouring oil down the drain or toilet will cause clogs in your home's plumbing system over time. The right way to dispose of grease is simple: Pour the oil into a disposable container and let it cool. Once the container is filled with solid oil, seal the container and throw it into your garbage.

*Continued on page 3*

## OUT: One Pole, One Shelf.

This is the 21st century. You're already a paragon of organization. You share your playlists with your friends and the schedules for your entire family are in the cloud. Still, if you're working with one pole, one shelf or, heaven forbid, a store-bought wire rack system, you're operating in the closet dark ages. There's a better way. Embrace the new paradigm.

For more than 20 years, we have been exceeding our customers' expectations with superior design, expert installation and outstanding customer service.

**Optimize the functionality of your closets, pantry, laundry room, garage and more with storage solutions designed just for you.**

Call us today for a free in-home consultation.

**732.356.4200**

[ssscustomclosets.com](http://ssscustomclosets.com)

**SSS**  
CUSTOM  
CLOSETS



◀ BEFORE

AFTER ▼



**GIFT  
CERTIFICATES  
AVAILABLE**



Visit our showroom located between Routes 22 and 28 at 7W Chimney Rock Road in Bridgewater, New Jersey. Please visit us online for showroom hours.

*Jacki Melchior, Owner*

*Continued from page 2*

Don't flush anything down the toilet other than toilet paper! Additionally, residents should not flush baby wipes and other items such as flushable cat litter down the toilet. Even though the manufacturer says you can flush baby wipes, they end up getting caught on the piping and clog the plumbing system.

### Hanging of Items

Hanging or displaying items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited.

### Renting Your Unit

Management would like to inform homeowners considering renting out their unit that there are Bernards Township, State, and Association requirements and regulations owners are obligated to comply with. For example, you might be required to register with the township, informing them your unit is being used as a rental and provide window guards for your tenant when requested. There may be occupancy limitations, and you may be required to make certain disclosures to your tenants and provide leasing information to the Association. Don't run afoul. Ensure that you know and understand the regulations. Reach out to your property manager for your village-specific requirements.

### Air Conditioner Preparation

You may wish to have your heating and cooling contractor inspect your air conditioner before the hot weather arrives.

### Recycling

PLEASE DO NOT PLACE PLASTIC BAGS IN THE BLUE RECYCLING BINS! Instead, empty out the plastic bags, and place them in the trash. For more information on proper recycling please visit [www.co.somerset.nj.us/recycle-coach](http://www.co.somerset.nj.us/recycle-coach).

## 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.

Aerus Guardian Angel Hepa air purifier for home or office. Like new. \$60.00. Interested email me at [brtrees3@yahoo.com](mailto:brtrees3@yahoo.com). Diane Baquero



## Village News

### Jackson Village

March is upon us. Let's hope for warmer temperatures, and no more snow!

Smoking is prohibited in the garages, storage areas, and on or near the building entrance steps and landings. Smoking is permitted on your deck/patio. Please be considerate of your neighbors who might find the smoke bothersome. Also, please dispose of your cigarette butts into a safe non-flammable container, and do not throw them in any mulched areas including planting beds, parking lots, or storm drains. As a reminder, there should be no smoking in any common areas.

*Continued on page 4*

## EXPERIENCE

Relaxation & Beauty  
at VIBE DAY SPA & SALON

### For a Limited-Time:

- **15% off** all products
- **Complimentary Kerastase Fusio Dose Treatment** with any cut or color service

*Offer valid through March 31, 2025.*

**SPECIAL OFFERS FOR FIRST-TIME CLIENTS**  
CODE: NEWSLETTER SHOPPE

**VIBE**  
day spa & salon

Massages | Manicures & Pedicures  
Waxing | Hair Styling | Bridal Services  
Private Special Event Room | And More

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

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



*Continued from page 3*

If you are looking to replace your front door hardware, the Association will permit Schlage Plymouth Bright Bass Single Cylinder Door Knob, Kwikset Montara and Kwikset Lifetime Polished Brass Single Cylinder Door Handleset. All are available at Home Depot and Amazon. We ask that all residents complete an exterior unit modification agreement if you plan to replace, modify, or install anything that can be seen from the exterior of your unit, you must seek prior approval from the Association. Please contact Corner Property Management via [help@cp-management.com](mailto:help@cp-management.com) to obtain the proper modification form and obtain written approval prior to any work being done.

Please be reminded to utilize your garage, followed by the second vehicle in the driveway in front of the garage, first and foremost, prior to using any of the visitor parking spaces. Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. Garage is not to be used for storage.

Trash disposal and recycling continue to be an issue. Please make sure that you dispose of your trash inside of the trash containers in the trash enclosures and recycle in appropriate bins in the recycling enclosures. Our onsite maintenance personnel spend a lot of time each week cleaning these areas up as they are comingled and mixed.

Landlords, please make sure to share all information with your tenants so they are aware of the community rules and reminders.

The next Board Meeting is scheduled for Thursday, March 27, 2025 at 7:00 P.M and will be a zoom meeting.



### **Washington Village**

#### **Site Inspections**

Management will begin conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With warmer weather right around the corner, Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

#### **Modifications to Your Home**

Did you know that homeowners are required to seek approval from the Association any time they wish to replace or repair anything that can be seen on the exterior of their homes? An example of such items would include windows, front doors, storm doors, door locks, door knockers, etc. The modification form and instructions can be found on the community website, [Washington.frontsteps.com](http://Washington.frontsteps.com). Or, you can email the community manager at [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com) for a copy.

*Continued on page 5*

# 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

WILKINSON  
SALE



## Karg's Plumbing

**\$50 OFF**  
any plumbing service

Emergency Water Heater Replacement  
Hot Water Heater Repair  
Faucet and Fixture Replacement  
Drain Cleaning

Phone: 908-647-0577

Family Owned and Operated

Located at 1993 Long Hill Rd Millington, NJ

*Continued from page 4*

### **Garage Use and Parking**

Please be reminded to utilize your garage, followed 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 residents who do not have a garage. In addition, please do not speed while driving within the community thru the courtyards to ensure the safety of our residents and their children.

### **Rental Units**

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. We have found a large number of tenants are unaware of the rules and regulations. It is imperative that your tenants are aware of community rules, as well as any updates about the community.

### **How Much Noise Do You Make?**

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, we must consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television, or when to do your laundry. Your neighbors all have a right to enjoy their home in peace, just as you do.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

*Continued on page 6*



**JANNA HODGE, LPC**

Professional mental health care for children, adolescents, young adults and parents.

**Phone: 908-569-4927**

**Website: [tendingthoughtstherapy.com](http://tendingthoughtstherapy.com)**

**E-mail: [jh@tendingthoughtstherapy.com](mailto:jh@tendingthoughtstherapy.com)**

### **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**



**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.

*Continued from page 5*

### **Madison Village**

#### **Annual Election Meeting**

Our Annual Election Meeting will take place on Wednesday, March 26, 2025 at 7:15pm via Zoom. If you are unable to attend the meeting, please submit your proxy to the Management Office at the clubhouse by the deadline.

#### **Site Inspections**

Management will begin conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With warmer weather right around the corner, Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

#### **Garage Inspections**

Garage inspections will be taking place during the month of April. If you are unsure of the rules for the use of your garage, please refer to the Garage Use Resolution, which can be found on the community website.

#### **Rental Units**

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. We have found a large number of tenants are unaware of the rules and regulations. It is imperative that your tenants are aware of community rules, as well as any updates about the community.

#### **Garage Use and Parking**

Please be reminded to utilize your garage, followed 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 thru the courtyards to ensure the safety of our residents and their children.

#### **How Much Noise Do You Make?**

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, we must consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television, or when to do your laundry. Your neighbors all have a right to enjoy their home in peace, just as you do.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

#### **Neighborly Conduct**

Please be conscientious of your neighbors. If you smoke, DO NOT throw your cigarette butts on the common areas. DO NOT smoke in the common hallways. Clean up after yourself! If you drop trash in the hallway or parking area, pick it up. Close the dumpster shed doors when done throwing out your trash or recyclables. Your cooperation is appreciated!

*Continued on page 7*





**Arrrrr... Service is Great !**

**Dryer Vent Cleaning**

**Fireplace Inspections**

***Townhome/condo discounts***

**732-627-8461**

**Certified Technicians**

**FULLY INSURED / NJ HIC #13VH04722900**



Continued from page 6

### **Van Buren Village**

To download & review the 2025 Open Board Meeting Minutes and the 2024 Draft Annual Meeting & Election Minutes, please visit the Resident Portal at <https://vanburenvillage.connectresident.com/>

While the Board continues to meet monthly executively, the next scheduled Open Board Meeting will be held July 16, 2025. If you need to communicate directly with/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.

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

**Ice Melt Buckets:** Please utilize your lower-landing stairwell ice melt buckets if you feel a walking surface is unsafe. Those ice melt buckets have been provided for you to utilize for your safety. Please be cautious and protect yourself. The Association makes their best effort to clear and remove snow and ice through contracted vendors, but sometimes after melting/refreezing additional personal safety measures are needed. Please use the ice melt buckets provided.

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.

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/>

*Continued on page 8*





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

**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

Continued from page 7

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.

Van Buren Village Management Office hours (in the Spring Ridge Clubhouse) are Tuesday-Thursday 8:30am-4:30pm. Should you have any emergent Management needs, between the hours of 5:00pm - 8:30am, on weekends or on holidays when Management Offices are closed, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.

### Adams Village

The next Open Board Meeting will be March 24, 2025 – you will receive a mass email with meeting details as the date approaches. Approved Open Board Meeting 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 held in November 2024. 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.

Continued on page 9



**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**

- Air Duct Cleaning
- Dryer Vent Cleaning & Repairs
- Chimney Inspections & Sweeping

**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 \$40**  
(with a DV cleaning)



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



*Continued from page 8*

Ice Melt Buckets: Please utilize your lower-landing stairwell ice melt buckets if you feel a walking surface is unsafe. Those ice melt buckets have been provided for you to utilize for your safety. Please be cautious and protect yourself. The Association makes their best effort to clear and remove snow and ice through contracted vendors, but sometimes after melting/refreezing additional personal safety measures are needed. Please use the ice melt buckets provided.

2025 Chimney Inspections and Dryer Vent Cleanings: Homeowner maintenance responsibility per Association Governing Documents. By State and Township Condo law/ordinance – every other year this preventative maintenance is mandatory for fire safety. Certified receipts of satisfactory maintenance service by a licensed vendor of your choice are due by April 30, 2025. Due to a lack of receipts received in 2023 and 2024: ALL Condominium units in Adams Village must comply in 2025.

If repairs are required to the dryer vent or to the chimney, a certification stating that repairs have been made, and the systems are safe to use is due to Management within 30 days of identifying the need.

Not completing this Homeowner required maintenance by April 30, 2025, will cause you to be in violation of the Adams Village Resolution and you will be subject to fine(s) on your account until you become in compliance. ALL Governing Documents & Resolutions can be requested from Management and/or can be found on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

## 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 CLEANING
10 Vents 1 Main 1 Return	\$89.95
\$149.95	

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

**UNITED AIR DUCT**

Senior citizen & group discounts, local



Lights and Light Poles: If you need a light bulb changed or see a pole light out in Association Common Area(s) – please contact Management. We are working diligently to make sure all Building & Community lighting is functioning properly for your safety.

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. 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).

*Continued on page 10*

*Continued from page 9*

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 conditions - 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/>

**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.

**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.

Adams Village Management Office hours (in the Spring Ridge Clubhouse) are Tuesday-Thursday 8:30am-4:30pm. Should you have any emergent Management needs, between the hours of 5:00pm - 8:30am, on weekends or on holidays when Management Offices are closed, please call the 24/7 FirstService Customer Care Center at 1-800-870-0010.



### **Jefferson Village**

#### **Painting Project Reminder**

Management would like to inform the residents that phase 1 of the painting project will be starting in a few months.

#### **Ice Melt**

Management is still receiving calls about ice melt being placed on the hallway carpet. We would like to remind residents **not** to place ice melt on the hallway carpets. When the calcium chloride gets wet, it will stick to the carpet and becomes hard for the cleaning company to remove. The Association has also asked the landscaper to ensure the men do not place any ice melt or calcium chloride on the carpets.

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

**Wire, wood and plastic coat hangers are NOT accepted for recycling!**

According to the Somerset County *Recycle Coach* app: Please return hangers to your dry cleaner or donate them to charity. Put broken or damaged hangers in the trash. [www.co.somerset.nj.us/recycle-coach](http://www.co.somerset.nj.us/recycle-coach)

#### **Snow Removal From Decks**

It has come to Management's attention that residents are not removing the snow from the deck surface. Failing to do so will increase your potential risk of melting snow penetrating the building exterior and damaging the ceiling of a first-floor unit or storage room ceiling. Should it be determined that the cause of the damage was a result of your failure to take action, you will be responsible for the damages. It is in everyone’s best interest to remove the snow from their deck.

#### **New Mulch Law**

A new State law goes into effect on April 15, 2025. The new law requires that no combustible material, such as mulch, be within 18” of a combustible structure. In the coming weeks, the Association will be inspecting the community to determine what locations need to be addressed. No decision has been made yet on what type of material to replace the mulch with. In the near future, you may observe areas that do not have any mulch and are just

*Continued on page 11*



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



*Continued from page 10*

dirt until the Board decides what to do with those locations.

### **Recycling Shed In Courtyard 2**

The Board is considering redesigning the shelf in the recycling shed to match the redesigned look that was completed in courtyard 3 last year.

### **Unregistered Cars**

During the last several snowstorms, Management has noticed a large number of cars parked in the visitor spaces that were not moved afterward. A review of the Association's records determined that many vehicles could not be found in a search of the Association's census information. Please ensure that all of your vehicles are listed on your census. If you have purchased a new car, just call the office and provide us with the latest information.

### **Basement Hallway Painting**

The Board is currently considering painting the common hallway walls, and is reviewing possible colors.

### **Building Main Water Shutoff Valve Replacement**

The Association is soliciting proposals to replace six gate valves with newer ball valves. The gate valves are very likely original to the buildings and should be replaced.

### **Leaving Plastic Bags in the Blue Recycling Containers**

The Association has installed signage inside the recycle shed reminding residents of the proper method to dispose of their recyclable plastic and glass bottles and tin cans. Do **not** leave your recyclables inside the plastic bag you use to haul them. The contents need to be emptied into the blue containers. The County thanks you for the effort.



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

Please let this serve as a friendly reminder when performing spring clean-up of your property, leaves, branches, grass, and any other debris should not be dumped/blown in the wooded area behind your property. In addition, please ensure that you have informed your landscaper.

The Association would like to remind homeowners they are required to complete the dryer vent cleaning and fireplace inspection every odd-numbered year. A copy of the receipt must be provided to the Clubhouse by September 1, 2025. If you completed either of your cleanings in an even-numbered year, you are not on the correct cleaning schedule and will have to complete a cleaning this season.

Don't forget that toys, trampolines, equipment, portable goals, and other clutter or debris should not be stored or left in your front yard. Instead, such items should be returned to the garage or the backyard at the end of the day.

If you rent your unit, don't forget that a census form must be submitted whether any information has changed or not by May 1, 2025. The census form is available on the Single-family/Duplex website.

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

1. The owner is obligated to provide the tenant with a copy of the Association's governing documents and rules. The tenant is obligated to follow the Association's regulations.
2. Single-family/Duplex homes may not be leased for less than six (6) months or listed on short-term websites like Airbnb.
3. A census form must be provided to the Association yearly.

Documents to be provided to the Association at the start of a new lease.

1. A written lease
2. A Spring Ridge-specific lease rider that is available on the Single-family/Duplex website.
3. A completed census form

Documents to be provided if you renew the lease with the same tenants.

1. A copy of the new lease or document renewing the lease.

Management will start conducting inspections of the home as the weather begins to get warm. Please know the Association has permission under the Association's Bylaws to access your property to ensure that owners comply with the Association's regulations. Therefore, you might observe your Manager, Greg Formica, on your property. *Continued on page 12*



*Continued from page 11*

### **Changes To Your Property**

Until further notice, a property modification must be submitted to the Association should you wish to make a change to your property or your home.

### **Association specifications**

#### **Whole house generator**

Visit the Single-family/Duplex website for further information.

- The generator must be installed on the side of a home, usually where the gas meter is located. Shrubs may have to be installed so the generator is not visible when viewed from the front of the home.
- All township permits are required, and a licensed installer must be hired for the installation.
- A property modification form must be submitted along with the other documents.
- A simple drawing of the home or a marked-up photo indicating the installation location.



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

### **Chimney Facade**

Visit the Single-family/Duplex website for further information.

A homeowner has options when replacing the brick stucco on their chimney. They can install a new stucco brickface facade, vinyl siding that matches the color of the home, or vinyl brickface panels.

#### **Vinyl Siding:**

White siding homes- white chimney vinyl siding

Tan siding homes- CertainTeed vinyl siding- Heritage Cream color

Stucco brick face- #11 Tile Red color

Tando vinyl brickface panels in the color, BuffBlend

### **Chimney Chase Cap and Trim Wood**

Are you considering to replace your chimney chase cap or trim wood. Visit the Single-family/Duplex website to obtain the drawing detailing the design specifications for the chimney chase cap and trim wood.



## **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.

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

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

#### **SOLD IN JANUARY\***

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
229 POTOMAC DRIVE	\$315,000	4	1	1	\$315,500
63 COMMONWEALTH DR	\$359,000	5	2	1	\$409,000
130 SMITHFIELD COURT	\$450,000	5	2	2	\$475,000
136 POTOMAC DRIVE	\$475,000	6	2	2	\$480,000
10 SMITHFIELD COURT	\$475,000	6	2	2	\$500,000

\*\* Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation.  
Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



#### **Roxanne Formisano**

Broker/Sales Associate

Cell (908) 507-0037

Office (908) 766-0085

[roxanneformisano@kw.com](mailto:roxanneformisano@kw.com)

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

## **kw TOWNE SQUARE**

KELLERWILLIAMS REALTY

180 Mount Airy Road, Suite 201

Basking Ridge, NJ 07920

© 2024 Keller Williams Towne Square Realty. Each office is independently operated and owned.  
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 January 2025\***

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
136 Potomac Dr	2	2	\$475,000	\$480,000	01/02/25
10 Smithfield Ct	2	2	\$475,000	\$500,000	01/03/25
130 Smithfield Ct	2	2	\$450,000	\$475,000	01/13/25
63 Commonwealth Dr	2	1	\$359,000	\$409,000	01/16/25
229 Potomac Dr	1	1	\$315,000	\$315,500	01/21/25
80 Jamestown Rd**	1	1	\$365,000	\$365,000	01/30/25

**\*\* Weichert Exclusive: Alma & Irina were on both sides**

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



**Irina Bagmut**  
Sales Representative  
**908-499-0750**  
ibagmut@weichert.com

**Alma Aguayo**  
Broker/Sales Representative  
**908-672-2222**  
Alma@AlmaSellsHomes.com



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



# March 2025

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

# Spring Ridge Community Pool 2025 Annual Pool Application Form

The 2025 Spring Ridge community pool is expected to open May 24<sup>th</sup> to September 1<sup>st</sup> as follows:

**Note:** All dates are subject to change.

**INSTRUCTIONS & INFORMATION:** Each resident household must complete and submit this form each year.

- **Current Spring Ridge residents** must complete the 2025 Pool Application Form below to activate pool membership for the upcoming pool season. Renters, in addition, must complete the Annual Facilities Waiver Form with the property owner(s) signature. **Note: There is no need to attend a badge session if your family and you have your pool access cards issued 2015, or later.** A lost or damaged pool card incurs a \$10.00 replacement fee, to be paid by the resident.
- **New Spring Ridge residents** must complete this form to activate pool membership for the upcoming season. Renters, in addition, must complete an Annual Facilities Waiver Form with the property owner(s) signature.
  - o Each household member age 3 or older must obtain a pool access card in order to use the pool. A new pool access card incurs a one-time fee of \$5.00 per card. Residents over age 17 must present proof of residency.
  - o Residents who live alone may request a season guest pass, used year to year, for a one-time fee of \$5.
- Please have one family member **sign below** to indicate that your adult household members and you have read, understand, and will abide by the Spring Ridge Pool Rules. Adults are responsible for household minor's compliance with the pool rules. Rules are subject to change without notice; violators will incur penalty. Forms submitted after the deadline are subject to **\$20 late fee**. **Electronic signatures will be accepted from owners only.**
- **Deadline** to submit the annual pool form(s) is **May 16, 2025**. Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Alexa Patino at [Alexa.p@epmwebsite.com](mailto:Alexa.p@epmwebsite.com).

.....  
**RESIDENT INFORMATION** (please print below)

**CIRCLE ONE:**

**OWNER**

**RENTER**

Address: \_\_\_\_\_  
Street and Town \_\_\_\_\_ email (optional) \_\_\_\_\_

Phone Number(s): Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Name (adult): \_\_\_\_\_

Name (adult): \_\_\_\_\_

Name (adult): \_\_\_\_\_

Name (minor child): \_\_\_\_\_ Birth Date: \_\_\_\_\_

Allergies/Medical Issue(s): \_\_\_\_\_

Name (minor child): \_\_\_\_\_ Birth Date: \_\_\_\_\_

Allergies/Medical Issue(s): \_\_\_\_\_

Name (minor child): \_\_\_\_\_ Birth Date: \_\_\_\_\_

Allergies/Medical Issue(s): \_\_\_\_\_

**EMERGENCY INFORMATION FOR MINORS** (please print):

1<sup>st</sup> Contact Name: \_\_\_\_\_ Relationship to minor: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

2<sup>nd</sup> Contact Name: \_\_\_\_\_ Relationship to minor: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

Doctor's Name & Phone Number: \_\_\_\_\_

.....  
**POOL RULES ATTESTATION:**

I / we have read, understand, and will abide by the Spring Ridge Pool Rules for the 2025 season.

Signature: \_\_\_\_\_

## **Spring Ridge Community Pool 2025 Annual Facilities Waiver Form**

The 2025 Spring Ridge community pool is expected to open May 24<sup>th</sup> to September 1<sup>st</sup> as follows:

**Note:** All dates are subject to change.

**INSTRUCTIONS & INFORMATION: Renters wanting access to the pool must complete this form in its entirety each year.**

- All renters wishing to be granted access to the Spring Ridge pool must complete this form along with their landlord. Also, both parties must sign this form. Refer to the appropriate sections below.  
**Electronic signatures will not be accepted on Waiver Form.**

- Please submit this form and the Annual Pool Application Form to the Spring Ridge Recreation Office.  
**Deadline to submit the annual pool form(s) is **May 16, 2025**.**

- Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email, Alexa Patino at [Alexa.p@epmwebsite.com](mailto:Alexa.p@epmwebsite.com). **Forms submitted after the deadline are subject to \$20 late fee.**

<b>Section 1 – To be completed by the landlord (unit owner):</b>
--

I (we) \_\_\_\_\_ as owner(s) of property located at

\_\_\_\_\_ in Spring Ridge, on this month/day

\_\_\_\_\_ of 2025 relinquish my (our) rights to the pool facilities in favor of

my (our) tenant(s) \_\_\_\_\_.

1. It is understood and agreed that my Spring Ridge Village and Master Association accounts must be maintained in good standing in order for pool access cards to be issued and remain activated.
2. It is understood and agreed that pool access card(s) will be returned to the Spring Ridge Recreation Office when the unit is vacated.

Owner Signature: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner Phone Number: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

<b>Section 2 – To be completed by the renter (tenant):</b>
--

Renter Signature: \_\_\_\_\_

Renter Address: \_\_\_\_\_

Renter Phone Number: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_



# Spring Ridge Community Pool 2025

The Spring Ridge Community Pool will be open for the 2025 season according to the following schedule:

Day	Date	Open Hours
Weekends & Holidays	May 24 to September 1	10 AM to 7 PM
Weekdays	May 24 to June 13	4 PM to 7 PM
Weekdays	June 16 to September 1	10 AM to 7 PM

**Note:** All dates are subject to change.

**Pool Membership** is open to Spring Ridge unit owners and their families who reside full-time during the year at Spring Ridge. Resident information is updated each year by completion of the enclosed Pool Application Form. Renters must also submit a completed Facilities Waiver form. Once information is updated, membership will be activated for the 2025 season.

- Members who were issued pool access cards in 2015 or later will not need to attend a pool badge session but must submit the above form(s) for update of information by April 30th.
- Residents who move from one unit to another within Spring Ridge keep their pool passes. Call Recreation with questions 908-647-6070 ext. 1002.
- Lost pool cards may be replaced through appointment with the Recreation Office. Cost: \$10.00 per lost card.
- Association-related paperwork must be completed, and maintenance accounts current.
  - Unresolved issues/questions with the unit's maintenance account or required paperwork will result in denial of pool entry until the issue is resolved.

## **New residents/renters must:**

- Complete and submit the Pool Application Form before the pool badge session, and renters must also submit a completed Facilities Waiver Form.
- Attend a pool badge session at the Clubhouse if you still need a pool access card. There is a one-time fee of \$5.00 per card.
- Persons who live alone in the unit, may purchase a season guest pass for a one-time fee of \$5.00. This season pass is good from year to year.
- Adults over age 17 must present proof of residency to obtain a valid pool access card.
- Application for a pool card after May 16th at 5:00 PM will incur a \$20.00 late fee per unit, in addition to the one-time fee of \$5.00 per card.

Pool badge sessions will be held in May. The dates and times will be published by April 1st:

Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Alexa Patino at [Alexa.p@empmwwebsite.com](mailto:Alexa.p@empmwwebsite.com). Forms submitted after the deadline are subject to \$20 late fee.

## Pool Swimwear Policy

In an effort to provide a safe, clean and comfortable environment for all residents, the following guidelines are provided for attire in the pool:

### Acceptable clothing includes:

- Clothing that is dedicated to use in the pool area.
- Swimwear designed to meet individual religious, cultural or personal need for cover.
- Spandex or lycra running tights, shorts and tops.
- Rash guards.
- Bathing caps.
- Head cover no longer than shoulder length.

### To provide a safe and clean environment, the following is unacceptable attire:

- Cotton and other heavy weight materials.
- Street clothes.
- Clothing that has been worn for exercise.
- Loose clothing that can be an entrapment hazard.
- Clothing with frayed edges or loose fibers.
- Head covers longer than shoulder length.

## ALLOWED



2 piece  
Tankini



Swim/Surf  
Shirt\*



2 piece  
Bathing Suit



1 piece  
Bathing Suit



Swim Trunk



Swim/Surf  
Shirt\*



Swimmers  
Diapers



Long Swim  
Briefs



Short Swim  
Briefs



Religious Swimwear\*

### Deck Wear Only



T-shirt



Flip Flops



Sarong

\*When purchasing, please confirm that the item is specifically made for swimming pools.