



News From the Master Association

POOL NEWS

The Spring Ridge pool is scheduled to open on Saturday, May 24, 2025.



Clubhouse Renovations

Over the next few months, the Clubhouse will be undergoing some renovations which include new windows, painting the great room and conference room and new flooring. We appreciate everyone’s patience while these projects are underway. Once dates are available we will send out an update.

Back tennis courts (Acken Road)

The tennis courts are scheduled to be resurfaced this summer. Once a date has been provided by the contractor, the community will be advised. Nets are scheduled to be put up on Friday, April 25th. To obtain the code for the season, visit the community website. springridgemaster.frontsteps.com.

Front tennis courts (King Georges Rd.)

Please be on the lookout for an email coming soon and take the time to review the information and submit your vote.

2025 Inspections

We have begun our 2025 inspections. 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, *"We cannot live only for ourselves. A thousand fibers connect us with our fellow men."* – **Herman Melville**

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.

Continued on page 2

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

April Board Meetings

28 Adams Village	7:00 PM
14 Jefferson Village	7:15 PM
30 Madison Village	7:15 PM
22 Washington Village	6:00 PM

Continued from page 1

The next meeting of the Social Club will be in the Spring Ridge Clubhouse on Wednesday, April 23 at 12 p.m. (NOTE: Due to Easter, this is NOT on the usual 3rd Wednesday of the month). Please join us for pizza and salad followed by coffee, dessert and a talk on "Writing your Memoirs" by Bunny's daughter. (You might want to bring something to take notes!) Price is \$12 for members, \$15 for non-members. Make your reservations by Friday, April 18 by dropping payment off to Olga or Cathy King at the Clubhouse Tuesday-Friday from 1-3. Payment MUST be made by 4/18 to ensure your reservation so we can plan sufficient food for attendees. New members are always welcome!

SAVE THE DATES!

May 2 - Wind Creek Casino trip

May 21 - Mexican

June 18 - Ice cream social



Classifieds

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

Help Wanted-

Spring Ridge neighbor looking for a reliable driver for occasional rides to and from the Millington Train Station, the bank and other close places. Will pay. Please call Gail at 908-647-5652. Thank you.

Manager's Corner

(For EPM-Managed properties)



Spring Cleaning: Inspect as Winter Thaws

This year, we have not had a harsh winter. However, now is the time to prepare your home for spring. The steps you take now can help avoid costly maintenance and repairs later. Here's what to do:

- Check the HVAC system. Hire a professional to clean and service your system. You also should clean or replace filters; it'll help ensure your system is running efficiently, keep energy costs in check, and remove extra allergens from your home.
- Examine windows, doors, and seals. Look for damage. Sealants can crack in extreme cold, leading to water damage and drafts.
- Clean the window panes, drapes, and blinds too.
- Inspect the paint inside. Make any necessary paint repairs or try a fresh look.
- Replace smoke detector batteries. If you did not do this when daylight saving time began, do it now.
- Steam-clean floors and carpets. Remove salt, sand, and ice melt.
- Vacuum underneath and behind your refrigerator. A dusty, dirty fridge increases electric bills.
- Clean out the refrigerator, freezer, and pantry. Toss expired foods, clean surfaces, and reorganize.
- Declutter closets. Donate, repurpose, recycle, or set aside clothes for a garage sale.

Continued on page 3

A logo for plumbing and heating services, featuring a stylized faucet with water spraying out and a wrench.

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• Fine Trim and Moldings Installed
• Basement Remodeling • Tile & Marble Installation
• Replacement Windows • Tape and Spackle
References & Insured

Continued from page 2

Water Hazards

Hopefully, your basement/utility room/garage/unit is secure and dry. However, potential water hazards are lurking. Being forewarned and vigilant may help avoid unpleasant experiences.

One of the most likely and unfortunate scenarios is a failed hot water heater. It would be better if your water heater informed of its upcoming demise, but you are more likely to discover the issue when it discharges forty or fifty gallons of water onto the floor. It may even continue to pump out water sufficient enough to flood your neighbor's area as well. If your hot water heater is over 12 years old, you should probably consider replacing or inspecting it for signs of water leaks.

Another problem is when the furnace condensate tubing clogs during summer. If your furnace has a condensate pump, you will notice a shoebox-size plastic container with tubes connected to it on the floor. The container fills with moisture collected from the furnace evaporator coil, which is pumped to the outside of the building or the French drain in your storage room. If the tubing becomes clogged, the container will overflow as it cannot drain. Unfortunately, not all furnaces have a pump, and your furnace may have a condensate pipe leading to a hole through the concrete floor or to the French drain. That pipe could also become clogged, leading to water backing up in your furnace.

This information is not intended to make homeowners panic but to alert you to situations you may not have considered. A little vigilance and preparation will go a long way in keeping the water hazards at bay.

Neighborly Common Courtesy

Courtesy is grace, kindness, and consideration for the needs of others. Courtesy is essential when people live close to one another. Courtesy fosters kind feelings. The following are some of our favorite courteous acts we can show to one another:

- Be mindful of the noise coming from your home, which could carry throughout the building or neighborhood. During this time, when the weather gets warmer, and we are prone to having more visitors, it is more important than ever to be mindful of noise levels to ensure everyone can enjoy their home.
- Slowing down when driving through our neighborhood. You never know who is crossing the parking lot, on their walk, backing out of their garage, or riding their bike. Speeding may get you there quicker, but at what possible expense?
- If you have an elderly neighbor, check in on them occasionally. Maybe they could use some help. They might even enjoy a conversation with you.
- If you have an approved emotional support animal, pick-up after your furry four-legged friend. We have had an increase in resident complaints about dogs being walked on the common grounds and finding pet waste left behind. Also, please ensure to keep dogs leashed when in public spaces.

Let's make "common courtesy" a common practice amongst ourselves for a better place in which to live!

Continued on page 4



Barbara Kukura
Broker Associate
Spring Ridge Resident
Cell: 908-917-2132
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 3

Crime Tips

The Bernards Township Police would like to suggest a few **crime prevention tips** that may make you less likely to become a victim of burglary/theft.

- Lock your residence at all times. Thieves will often target unlocked homes.
- Utilize motion lights on the exterior of your home.
- When on vacation, stop newspaper and mail delivery. Newspapers in the driveway or by your front door suggest that no one is home.
- Put lights and televisions on timers or delay switches when not home.
- Keep detailed records and inventory of all valuable possessions. You should have photos available of items like jewelry and antiques. Keep records of manufacturers, models, and serial numbers for valuable electronics.
- Install a video doorbell.
- If possible, leave a vehicle or vehicles in the garage.

- Most importantly, if you see anything you believe to be suspicious, call the police department and ask them to look into the situation. The police department is happy to send out an officer. The police need our residents to be our eyes and ears.

Pets and Dogs

Residents should be aware that there is a regulation in the Spring Ridge Master Association Bylaws regulating pets within the entire Spring Ridge Community. These regulations apply to both Condominiums and Single Family / Duplex Homes.

Spring Ridge residents may observe dogs being walked on Spring Valley Blvd, Smithfield Ct, Alexandria Way, Hampton Ct, Salem St, Plymouth Ct, and Gelsey Ln and think they may have a dog. However, those roads are public streets, and you may observe people who live outside of the Spring Ridge community walking their dogs through the community. This does not mean a Spring Ridge resident may harbor a dog in their unit but then walk the dog on one of the public streets. It should be noted that Potomac Drive and Jamestown Road are private roads, which means if you see anyone walking their dogs on these roads, please reach out to Management and advise. We would need information on the type of dog and if you see it going into any unit. All information will be kept confidential.



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Village News

Jackson Village

Spring has sprung-we welcome the warm weather! The spring clean-up of the community will commence at the beginning of April.

With warm weather, everyone is out and about, we ask that you please drive slowly and drive on the right side of the road when driving through the courtyards. This will ensure the safety of other drivers and residents walking. Bike riding, skateboarding, or any recreational activities should not be carried out in the courtyards. Parents, please ensure that your children are not playing in the courtyards as this is a safety issue for your children as well as anyone driving through the courtyards.

Smoking is prohibited in the garages, storage areas, 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. Please dispose of your cigarette butts into a safe non-flammable container. Please do not throw them in any mulched areas including planting beds, parking lots, or the storm drains.

Only electric grills are permitted to be used within the community, they may be stored on the deck along with appropriate deck furniture. Please do not hang laundry or other items from the windows or any deck or railings. We appreciate unit owners who beautify their decks

by displaying flowers, however those flowers must be placed in pots (for upstairs units please be courteous to your neighbors below by not overwatering the plants resulting in water dripping to the lower decks). Plantings are not permitted to be placed upon or planted on any part of the common elements. Hallways should be kept free of any personal items as nothing should be placed in the Association's common hallways.

Planning on any exterior modifications? Please be sure to reach out to Corner Property Management via help@cp-management.com for a modification agreement. Jackson Village has specific requirements for windows, front door hardware, garage hardware, thus we request that you contact Management prior to changing any exterior items.

The next Board of Trustees meeting will be an executive session only on Thursday, April 10, 2025, at noon.

As always should you have any questions or need assistance, please feel free to contact me at 973-376-3925 ext. 109 or via email to hetal.gore@cp-management.com.

All Corner Property Management offices will be closed on Friday, April 18, 2025, for Good Friday. In the event of an emergency, please call 973-376-3925.

Continued on page 6



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

Continued from page 5

Jefferson Village

Window Screens

Don't forget that from April 1 to November 1, windows must have screens on them.

RECYCLE COACH SAYS...

Drinking glasses are NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Household items that are in good condition can often be sold at a yard sale, given away, or donated to charity. Put items in poor condition in the trash.

Leaving plastic bags full of recyclables in the blue recycling containers

Remember, do **not** leave your recyclables inside the plastic bag you use to haul them, and then place the bag in a blue recycle container. The contents need to be emptied into the blue containers, and the plastic bag should be thrown away. The County thanks you for the effort.

Garage re-inspections

During the first and second week of April, the Association will be conducting re-inspection of garages that did not pass the initial inspections.

Building water main valve replacements

The Board approved replacing (6) gate valves with ball valves in buildings 23, 25, 26, and 33. The work will occur in April and will involve shutting off the water in each building so the plumber can replace the old valve. After this work is completed and the water is turned on, your faucets, tub, or toilets will sputter and make noise as the air escapes the waterline when you use them. This is normal and

will pass in a few minutes of letting the water run in a sink or flushing the toilet a few times.

Mulch removal

The NJ Department of Community Affairs, Division of Fire Safety, has issued a new mulch regulation effective April 15, 2025. It requires a minimum of 18 inches of space separating mulch beds from combustible building materials and includes spaces off the decks or any other portion of the building constructed of combustible material. The work will start in March and will be completed by the April 15th deadline.

Painting project

In May, phase 1 of the painting project will begin.

Paving project

In 2026, the Association is scheduled to repave the parking lots. Between now and next year, the Association will be seeking bids from engineering firms to draft paving specifications and the bidding package that will be sent out to paving contractors.

Plants on decks

Please remember that decks are intended only for deck furniture and a small number of plant/flower containers. The decks are not designed to have a heavy static weight on them at all times.

Continued on page 7





Arrrrr... Service is Great !

Dryer Vent Cleaning

Fireplace Inspections

Townhome/condo discounts

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Continued from page 6

In addition, having large-sized containers or many containers on your deck makes it difficult for the Association to perform maintenance on the deck. Therefore, please limit the number and size of the containers placed on your deck.

In addition, if you have plant containers on your deck, please ensure that there is a planter saucer underneath it. This prevents the soil from leaking onto the deck when you water your plants and helps to keep the deck surface cleaner.

Vinyl Deck Maintenance – General Cleaning

To look its best, your vinyl deck should be cleaned 4 times per year using the **Duradek Vinyl Cleaner**. This environmentally safe cleaner is available from Amazon.com. It is designed specifically for vinyl and will NOT leave a harmful chemical residue, as many household cleaners can. It is best to wipe spills or soiled areas right away rather than wait until you are washing your whole deck.

Step 1 – Simply follow the directions on the label. Start with warm water and a stiff broom, scrubbing in a circular motion to loosen the dirt. The textured surface is ideal for slip resistance but does provide a place for dirt to settle, so the circular scrubbing motion will help pull that out.

Step 2 – Rinse with water to wash away the loose dirt. You may also use a pressure washer with a setting of no more than 1500 psi (max) and hold the nozzle 12 inches from the surface. Be careful to avoid seams, railing attachments, caulking, or house trims.

Step 3 – Flush thoroughly with clean water. This is a crucial step of deck maintenance, as you do not want any remaining residue on the deck surface. The sunshine can cause a reaction with cleaning agents on your vinyl deck surface, so it is important to rinse your deck thoroughly of all cleaner residue.



Madison Village

Property Modifications

Homeowners are required to submit a Property Modification Application seeking **prior** approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. An example of such items would include, but is not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

A homeowner is required to complete and provide the below documents to Management and receive approval before performing any work.

- A completed property modification form
- Copy of your vendor's proposal
- Copy of vendor's license
- Certificate of insurance
- Additional brochure information showing an example of the material you will be installing.

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

Maintenance responsibility

Homeowners are reminded to ensure that hot water heater, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's belongings are damaged, you are liable for damages that your neighbor experiences.

Continued on page 8

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

Rental Unit Administration Fee

Please be reminded that any homeowner who is currently renting or plans to rent their unit must pay a \$25 administration fee due to the additional administration involved with rental units. Also, please ensure to submit a Census Form and a copy of the Lease Agreement to avoid any fines.

Garage Inspections

Kindly keep in mind, garages are not to be used for storage. The garages are to be used for parking a vehicle. Any excess items you may have in your garage should be moved inside your unit or to your basement storage room. Our inspections will be taking place in June.

Dryer Vent and Chimney Cleaning

Please ensure you have submitted a copy of the receipt for your dryer vent and chimney cleanings to the Management Office by June 30th to avoid fines for non-compliance. Unit owners who are non-compliant will have a \$100.00 fine applied to their maintenance account daily until compliance is met. Unit owners will receive a one-time correspondence advising them of the fine(s) being applied to their maintenance accounts

Site Inspections

Inspections will be taking place over the next two months. Kindly ensure you have no personal items in the common areas to avoid violation letters and possible fines.

Washington Village

Basement Heaters

The heaters in the basements will be turned off for the season by April 15, 2025.

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.

Continued on page 9



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Continued from page 8

Maintenance responsibility

Homeowners are reminded to ensure that hot water heater, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's belongings are damaged, you are liable for damages that your neighbor experiences.

Property Modifications

Homeowners are required to submit a Property Modification Application seeking **prior** approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. An example of such items would include, but is not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

A homeowner is required to complete and provide the below documents to the clubhouse and receive approval before performing any work.

- A completed property modification form
- Copy of your vendor's proposal
- Copy of vendor's license
- Certificate of insurance
- Additional brochure information showing an example of the material you will be installing.

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner can face

possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

Community Website

If you are not already registered with our community website, please do. Our website is loaded with lots of important information. You can also be informed of community events and receive important email updates. Go to washington.frontsteps.com and register today!



Van Buren Village

UPDATES

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

February 19, 2025's Open Board Meeting memorialized and welcomed EDL Construction to Van Buren Village. They are now contracted until 2027 to perform Building & Grounds Maintenance & Cleaning. Big thanks to EDL for getting Van Buren back to pristine maintenance conditions!

Continued on page 10

Air Duct & Dryer Vent Cleaning

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Continued from page 9

Additionally, at the February Open Board Meeting – the Board approved the newly Amended Carport (Garage) Resolution. This Amended Resolution is in alignment with other Spring Ridge Villages. Every Homeowner/Unit has 60 days from the date of recording to become in compliance. The date of recording is March 13, 2025. Further information will be sent by letter and mass email(s) to all Homeowners regarding the Amended Resolution & 2025 Garage Inspections. To view and download the Amended Resolution, please visit the Resident Portal at <https://vanburenvillage.connectresident.com/> or visit the Management Office.

March 3, 2025 the Board held a “Special Open Meeting” where a new Association Attorney was memorialized. Welcome Tana Bucca, Esq. of Becker & Poliakoff who will be representing Van Buren Village in collection & legal matters.

Van Buren Village had one Board Member resign in March 2025. Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat. 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 necessary, 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 or call 732-430-7175.

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. By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920.

REMINDERS

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/Gov-

erning 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/>

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

Continued on page 11

Continued from page 10
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

UPDATES

The next Open Board Meeting will be April 28, 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/>

At the February 24, 2025 Open Board Meeting – the Board approved the newly Amended Carport (Garage) Resolution. This Amended Resolution is in alignment with other Spring Ridge Villages. Every Homeowner/Unit has 60 days from the date of recording to become in compliance. The date of recording is March 13, 2025. Further information will be sent by letter and mass email(s) to all Homeowners regarding the Amended Resolution & 2025 Garage Inspections. To view and download the Amended Resolution, please visit the Resident Portal at <https://adamsvillagecondominium.connectresident.com/> or visit the Management Office.

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

Continued on page 12

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.

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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 11

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 or call 732-430-7175.

As you are a Homeowner/Resident, so are our volunteer Board Members first and foremost. Please do not directly confront/stop them in the community and/or contact Board Members directly for Association matters, requests, and concerns. Please contact Management for all Board requests and communication as they too are trying to simply enjoy their community & home on their “off hours.” Management will always relay your Board communications timely and accurately.

REMINDERS

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/>

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: Is your vehicle “street legal” in the simplest of terms? If it is not, it is subject to be towed per the Towing & Parking Resolution(s) and you could have fines placed on your account per the Fine Resolution. 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 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).

Please be mindful of how you are disposing of your trash and recyclable items. Bulk Pick Up – Residents must call Grand Sanitation at 908-222-1566 or email bulk@grandsanitation.com. For example, furniture does not belong inside the dumpster, inconveniencing all your neighbors and the disposal crew. Please call Grand Sanitation if you need to dispose of items that do not fit in a garbage bag.

Management continues to receive 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 need-

Continued on page 13

Continued from page 12

ing 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.



Single-Family/Duplex

The homeowners elected Parimal Nasa to represent them at the Spring Ridge Master Board meetings. Should you wish to contact Parimal, he may be contacted at single.duplex@gmail.com. Management and the Master Association Board of Trustees wish to thank the fourteen homeowners who voted and Murali Ramsunder for his time and effort serving on the Board.

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.

The Board continues the discussions to update the Association's specifications and welcome packet. Once the updates are completed, homeowners will either be sent a copy of the new documents or will be directed to the Single-Family Duplex website to obtain the documents. No final decision has been made yet.

The Association has noticed benches placed in front planting beds, in front yards, or in other locations that are in the front of a home. Effective March 4, 2025, a bench of any kind may not be displayed or placed in the front of the house. All benches must be moved to the rear of the home by April 31, 2025.

Effective March 4, 2025, homeowners will be permitted to display graduation lawn signs or balloons during graduation time. However, any signs, balloons, etc., must be removed by July 15.

If you cannot attend a Spring Ridge Master Association Open Meeting, you can still be kept informed by reviewing the Open meeting minutes. The meeting minutes will be posted to the Spring Ridge Master website once approved for the following meeting.

If you live from 246 to 266 Alexandria Way, please do not rake or blow leaves into the basin. The same request is for your landscaper. Any leaves blow into the basin, will clog the grate, requiring the Association to clean it more often. Instead, the leaves should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road. Thank you for helping keep the basin clear.

Do you notice a street light out along Alexandria Way or Commonwealth Drive? If so, you should contact the Bernards Township Public Works Department at (908) 204-3084 or publicworks@bernards.org to report the location.

Association specifications

Any changes required a property modification form and additional documents to be submitted to the Association seeking approval.

Continued on page 14

Continued from page 13

Exterior Carriage Light Fixtures

As of Oct 2009, the only approved light fixture color is black. Homes that currently have brass fixtures will not be required to replace their fixtures. However, should the fixture have to be replaced, it will have to be replaced with a black color. Approved Model- Quoizel Newbury #NY8316K

Deck / Patio Specifications

(Seek further information on the Single-family/Duplex website on the requirements)

Deck requirements

1. Side yard setback to conform to all local building codes. Construction must conform to all building codes.
2. Railing height to be 3' 0" above the finished deck. Railing spindles/pickets to be 2" x 2" nominal.
3. Deck shape to be rectangular or square with at least 4 x 4 supports.

Approved deck materials/colors

1. Pressure treated wood- If pressure treated wood is to be protected, only clear wood preserve finish may be used. (All other colors or stains must be approved by the Association prior to installation.)
2. Azek

Decking- Coconut Husk

Railings/spindles/posts/caps- white color

3. TimberTech

Decking- Tigerwood, Mocho or Coconut Husk color

Railings/spindles/posts/caps- Kona or white color

Patio Requirements

1. Patio shape may be rectangular, oval or round as long as the dimensions of the patio do not exceed the maximum deck dimensions specified for the style of home.

Note:

If installing or replacing a patio, the homeowner must note if installing stone steps or reinstalling the wooden steps on their property modification/replacement request.

Deck Stains

All requests to stain/paint a deck or front porch must be reviewed by the Association Board. In August 2021, the Behr solid stain/sealer- coffee #SC-103 was added as an approved stain color

Dining Room Enclosure

(Greenbrier Duplex Units Only)

- ☐ Homeowners have the option of expanding their dining room by closing off the covered rear porch.
- ☐ The existing (4' ft) covered rear porch may be enclosed to provide increased dining room space. The existing or new sliding glass door must be installed for entry/exit to the new space.



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



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

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Inventory is low, buyers are plentiful so if you are considering listing your home, please contact me. I can provide you with the most accurate information on our town.

Here is a list of the sales in Spring Ridge year-to-date:

SOLD YEAR-TO-DATE*

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
37 POTOMAC DRIVE	\$400,000	5	2	1	\$375,000
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

www.roxanneformisano.com

kw TOWNE SQUARE

KELLERWILLIAMS. REALTY

180 Mount Airy Road, Suite 201

Basking Ridge, NJ 07920



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

Team Alma & Irina

Your Spring Ridge Marketing Specialists!

There were no closed sales at Spring Ridge in February 2025*

The inventory is very low. It's a great time to be a Seller!



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

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

Weichert
REALTORS®



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

April 2025

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

SPRING RIDGE COMMUNITY POOL

POOL INFORMATION FOR THE 2025 SEASON

Pool session days for new or lost passes are the following:

Sunday, April 27th	10 a.m. - 12 noon
Sunday, May 4th	10 a.m. – 12 noon
Thursday, May 8th	6:00pm – 8:00pm
Thursday, May 15th	6:00pm – 8:00pm

To schedule your appointment call 908-647-6070 and speak to Alexa or Lupe.

Please remember that the last day to submit your pool registration forms, to avoid late fees, is Friday, May 16th. Any forms received after that date are subject to a \$20 late fee.

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 May 16th.
- 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.

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. Forms submitted after the deadline are subject to \$20 late fee.

Spring Ridge Community Pool 2025 Annual Pool Application Form

The 2025 Spring Ridge community pool is expected to open May 24th to September 1st 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.

.....
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):

1st Contact Name: _____ Relationship to minor: _____

Phone Numbers: _____

2nd 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 24th to September 1st 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. **Forms submitted after the deadline are subject to \$20 late fee.**

Section 1 – To be completed by the landlord (unit owner):

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: _____

Section 2 – To be completed by the renter (tenant):

Renter Signature: _____

Renter Address: _____

Renter Phone Number: Home: _____ Cell: _____

Email address: _____

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.