



News From the Master Association

Pool News

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

Back Tennis Courts (Acken Road)

The tennis courts are scheduled to be resurfaced this summer. To obtain the code for the season, visit the community website. Master.frontsteps.com.

Front Tennis Courts (King Georges Rd.)

You should have received your email link to cast your vote for the fate of the tennis courts. Please remember to cast your vote by the deadline. YOUR VOTE IS EXTREMELY IMPORTANT!

2025 Inspections

Inspections have been completed. Over the next few months you will see work being done to our landscaping, maintenance garages and Clubhouse. Your patience while these projects are underway is greatly appreciated.

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, *"Unity is strength...where there is teamwork and collaboration, wonderful things can be achieved."* – Mattie Stepanek

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, May 21 at 12 p.m. Please join us for a Mexican luncheon followed by coffee and dessert. Price is \$12 for members, \$15 for non-members. Make your reservations by Friday, May 16 by dropping payment off to Olga or Cathy King at the Clubhouse Tuesday-Friday from 1-3.

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Holiday Office Closure

The office will be closed on Monday, May 26, 2025 in observance of Memorial Day. We would like to wish everyone a safe and enjoyable holiday weekend.



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

May Board Meetings

19 Adams Village	7:00 PM
22 Jackson Village	7:00 PM
12 Jefferson Village	7:15 PM
28 Madison Village	7:15 PM
6 Master Association	7:30 PM
27 Washington Village	6:00 PM

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Payment **MUST** be made by 5/16 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
- June 18 - Ice cream social & sliders
- July/August - See you at the pool!

May

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.

For Sale-

Trek Bike 7.0, 15", Manual w/CD included. Call/text 973-735-8035

For Sale-

1. Electric grill (red), Patio bistro char-broil. \$100.
2. Dining chairs (4). Oak (solid) cushioned. 4 for \$150.

Connie 201-306-8023



Manager's Corner

(For EPM-Managed properties)

For Sale Signs

If you are selling your unit, please be aware "For Sale" signs are **not permitted** in the community. Please make it clear to your realtor that signs should not be placed on the Spring Valley Blvd. center island, in the courtyards, on any street within Spring Ridge, or in your unit's windows. If any signs are observed, Management will confiscate them.

Window Fans & Air Conditioners

Please be aware that window air conditioners are prohibited for condominiums per the By-Laws.

Air Conditioner Preparation

Just a reminder to residents, you may wish to have your heating and cooling contractor inspect your air conditioner before the hot weather arrives.

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SPRING

Beauty Awaits

at VIBE DAY SPA & SALON

For a
Limited-Time:

- **15% off** Keratin Straightening Treatments
- **25% off** all Keratin Shampoos and Conditioners

Offer valid through May 31, 2025.

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

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

Continued from page 2

Grills

For safety reasons and per the State of New Jersey, gas, propane, and open flame grills may not be used by condominium residents of Spring Ridge. Electric grills are the **only** grill permitted to be used by the residents. Grills may not be placed on Association common property, including the building planting beds.

Sales

Please be aware that individual garage, estate, and furniture sales are not permitted in the community.

Renting your unit

Management would like to inform homeowners considering renting their unit that there are Bernards Township and State requirements and regulations that owners are obligated to comply with. This is in addition to any Association requirements. For example, you might be required to register with the Township, provide window guards for your tenant when requested, there may be occupancy limitations, make certain disclosures to your tenants, or carry enough insurance coverage as required by the State of New Jersey.

Emergency Service

When contacting the emergency service, please indicate your individual village's name to the service, not Spring Ridge. Doing so will ensure that your message is directed to the appropriate and correct property manager so they can respond in a timely manner.

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

Village News

Jefferson Village

Dryer Vent Cleaning Reminder

There are 60 days remaining until the June 30th of this year's dryer vent cleaning deadline. Therefore, cleaning receipts should be submitted to the Management Office once the work is completed and by the June 30, 2025 deadline.

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars, and charging is against the garage usage policy. Should you need to charge your car, there is a Tesla supercharging station at the Dewy Meadow Village just down the road from the Spring Ridge Community. The Association pays for the electrical usage in the garages. Therefore, excessive usage affects all residents.

The Association monitors the monthly electric invoices for each building for signs of increased usage. If any increases are detected, they are investigated. If a resident is responsible, they are notified not to use the garage to charge their car. Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Please do not charge your EV cars in the garage.

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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.

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RECYCLE COACH SAYS...

Milk cartons are NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Cardboard cans and boxes with a shiny lining like the ones used for potato chips, frozen juice, household cleansers, and dishwashing detergent are NOT accepted for recycling.

The Association completed the replacement of five water main valves. The contractor was not able to locate the curb valve for the sixth valve. Therefore, they were unable to replace the valve. NJ American Water has been contacted, requesting they locate the underground valve. Once that is located, the contractor will return to replace the last valve.

Management and the Board would like to thank the residents who provided access to their garage so it could be re-inspected.

The removal of mulch that was closer than 18 inches to the building foundation was completed. The Board is now reviewing what materials could be installed to fill the 18-inch space.

The Association has completed inspecting the wood trim on the buildings and will be seeking proposals for the work.

If you have a delivery, make sure you indicate to the delivery company that the package should be left at your front door. If you find the driver left the package at the garage, you should contact the delivery company to file a complaint.

Every so often, you should visit your storage room to check on things. If

you notice the smoke detector chirping once a minute, it is time to replace the battery. You should not replace the smoke detector in your storage room. Since all of the storage room detectors are interconnected, if you install the incorrect model, the system will malfunction. **Replacement of the smoke detector is the responsibility of the Association.**

Madison Village

THANK YOU!

On behalf of the Madison Village COA, the Board of Trustees thanks Mary Ellen Lang for her 25 years of service on the Board and wishes her all the best in her retirement.

Landlords

Please forward copies of all community news to your tenants to ensure that they are in compliance with the rules and regulations of the village. They can also receive our emails directly if they register on the community website, madisonvillage.frontsteps.com. It is important for your tenants to be included in email blasts pertaining to the community.

Dryer Vent and Fireplace Cleaning

A reminder notice was sent to those units who are required to have their dryer vent and fireplace cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account.

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KARG'S PLUMBING
50th Anniversary Celebration!
24 hour emergency service!
Fast reliable service! From people you know and trust!
Call 908-647-0577
Emergency water heater replacement
Gas and Oil Water Heaters
Faucet and fixture replacement
Sewer Drain Cleaning
Toilet, Sinks & Main Lines Cleared
Call us for all your plumbing needs

NJ LICENSE# 5611
Karg's Plumbing
Emergency Water Heater Replacement
\$50 OFF Hot Water Heater Repair
any plumbing service Faucet and Fixture Replacement
Drain Cleaning
Phone: 908-647-0577 Family Owned and Operated
Located at 1903 Long Hill Rd Millington, NJ

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If you had your dryer vent and chimney cleaned in 2023, your cleaning is due this year by June 30th.

Garage Inspections

Inspections will be taking place during the month of June. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. [Madisonvillefrontsteps.com](https://www.madisonvillefrontsteps.com).

Vent Covers

Many homeowners may not be aware that they are responsible for having vent covers installed over their dryer vents. This is done to prevent birds and any other animals from entering your unit. Madison Village is not responsible for installing these vent covers or removing any wildlife from the vent pipe and/or unit.

Dumpster Enclosures

Please ensure, once you have disposed of your trash and/or recycling, that the dumpster doors have been properly closed to avoid wildlife from entering the enclosure. If you find there is an issue with the locks on the doors, please contact the Management office so that the issue can be addressed.

Recycling

Management has received several complaints regarding recycling. There are a few residents who continue to ignore the recycling guidelines. Cardboard boxes are to be broken down prior to placing in the recycling enclosures. No contaminated bottles or cans should be in the recycling bins. Soiled pizza boxes are not recyclable.

Water Conservation

Water and electricity are significant expenses for the Associations. Therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons the Association experiences increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired immediately.

Springtime

As Spring is here, 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.

Please ensure that you have planter saucers installed under your flowerpots. This prevents the soil and water from running onto your deck. In addition, you should limit the number of flowerpots or plants placed on your deck. This helps keep the decks cleaner and makes it easier for maintenance should they have to work on your deck area.

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David J. Groendyk
Plumbing & Heating
Bedminster, NJ

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- Basement Remodeling • Tile & Marble Installation
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References & Insured

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Please help keep the community looking nice by removing any dead plants you may have in containers.

Neighborly Common Courtesy

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

- Being cognizant of the level of noise coming from one's home, which could potentially carry throughout the neighborhood. During this time, when the weather gets warmer, and we're 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 street on their walk or riding their bike.

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

Smoking in Common Areas

This is a reminder to residents that smoking is prohibited in the storage areas, by the building entrances, or on the landings. Please do not dispose of your cigarette butts in the planting beds, parking lots, or into the storm drains.

While smoking is permitted on your deck or patio, you should use a butt can to dispose of your used cigarette butts. However, please be considerate to your neighbors who might find the smoke bothersome.

Need Help?

Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your Property Manager by emailing lupe.p@epmwebsite.com, or the Assistant Manager at alexa.p@epmwebsite.com. For work orders, email the Property Administrator at nancy.s@epmwebsite.com.

Washington Village

Landlords

Please forward copies of all community news to your tenants to ensure that they are in compliance with the rules and regulations of the village. They can also receive our emails directly if they register on the community website, washington.frontsteps.com. It is important for your tenants to be included in email blasts pertaining to the community.

Dryer Vent and Fireplace Cleaning

A reminder notice was sent to those units who are required to have their dryer vent and fireplace cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account.

Garage Inspections

Inspections will be taking place during the month of June. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. washington.frontsteps.com.

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Arrrrr... Service is Great !
Dryer Vent Cleaning
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Townhome/condo discounts
732-627-8461
Certified Technicians
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To place a business ad, please call The Newsletter Shoppe
(908) 903-0336 or email hilariej@optonline.net



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Dumpster Enclosures

Please ensure, once you have disposed of your trash and/or recycling, that the dumpster doors have been properly closed to avoid wildlife from entering the enclosure. If you find there is an issue with the locks on the doors, please contact the Management office so that the issue can be addressed.

Recycling

Management has received several complaints regarding recycling. There are a few residents who continue to ignore the recycling guidelines. Guidelines for recycling have been placed in each recycling dumpster enclosure. Cardboard boxes are to be broken down prior to placing in the recycling enclosures.

Water Conservation

Water and electricity are significant expenses for the Associations. Therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons the Association experiences increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired immediately.

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noise levels to ensure everyone can enjoy their home.

- Slowing down when driving through our neighborhood. You never know who is crossing the street on their walk or riding their bike.

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

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Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your Property Manager by emailing lupe.p@epmwebsite.com, or the Assistant Manager at alexa.p@epmwebsite.com. For work orders, email the Property Administrator at nancy.s@epmwebsite.com.

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House Cleaning

Houses, Apartments & Offices

If you don't have time to clean your place and need someone, please call me.

Free Estimates
References and Experience



ELISETTE:
Cell: 973-991-6411
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Van Buren Village

UPDATES

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

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.

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.

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APEX
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Dryer Vent Cleaning
Special \$99.00
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Dryer Vent Cleaning

\$99.00 plus tax

Chimney/Fireplace Inspections \$40
(with a DV cleaning)



www.DryerVentCleaningNewJersey.com

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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/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. Bulk Pick Up Procedure: Residents call Republic Services Customer Service at 732-545-8988 to schedule. Please report broken latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Quiet Hours – Peaceful Enjoyment: Home renovations, vacuuming, running the dishwasher and laundry machinery - should be done during the hours of 9am-9pm in consideration of others living near you. Everyday noise can affect others. Please be mindful of your neighbors’ right to “peaceful enjoyment,” during late-night/early-morning hours.

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.

If you are a Homeowner in Van Buren Village, please contact your Resident Support Services (RSS) team via this link: <https://eastsupport.fsresidential.com/> or by calling 800.870.0010. The FirstService Residential RSS Team is dedicated to providing prompt and helpful assistance with questions, comments, and concerns about the association or your unit as well as helping you with account-related inquiries!



Adams Village

UPDATES

The next Open Board Meeting will be May 19, 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 March 24, 2025 Open Board Meeting – the Board approved the 2023 Financial Audit. The 2024 Audit is currently being conducted for Board approval later this summer.

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In the February Open 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 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 & 2025 Census Forms: 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. 2025 Census Forms & 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/>

Association Common Areas – Lawns & Grounds: Per Governing Documents - Homeowner and Resident recreational use is prohibited. Children are not permitted to play in the Associations’ Common Outdoor Areas such as lawns, stairwells & around the exterior of buildings, and/or in parking lots. Personal recreation equipment is not permitted to be placed in the same Common Areas listed. Homeowners, Residents, and Tenants NOT adhering to Governing Documents’ rules & regulations, is a finable violation.

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

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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 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.

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by calling 800.870.0010. The FirstService Residential RSS Team is dedicated to providing prompt and helpful assistance with questions, comments, and concerns about the association or your unit as well as helping you with account-related inquiries!



Jackson Village

April Showers bring May Showers!
Let’s hope for a warmer and drier spring.

We want to take this opportunity to remind all residents that the courtyards should not be used as play areas. Jackson Village rules prohibit bike riding, scooter riding, and other play activities in the courtyards. This is for everyone’s safety as accidents can occur in a matter of moments. In addition, please be reminded that no common elements or portions of common elements should be interfered with in any way. All children should be supervised while playing. Noise travels in the courtyards and stair area. There should be no playing on the stairs of the building. Failure to follow this rule will result in a fine to the unit owner.

Jackson Village belongs to all of those who have vested interest in owning units and for those that live here. In a condominium community we share common ground and adjacent walls with our neighbors. Everyone living in Jackson Village should have pride in the appearance of our units and our common areas.

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Compliance with the rules and regulations and pride in the community's overall appearance will ensure that our property value remains as high as possible. Let us all work together to keep our community a great place to live. For this reason, we ask that all unit owners communicate and keep their tenants informed.

We would like to introduce Accurate Pest Control as the new pest control vendor for Jackson Village. As an effort to improve service, the Board has made a change and signed a one-year agreement with Accurate Pest Control. Treatments occur weekly and rodent treatment occurs monthly.

Please also be reminded that there are limitations on a resident's usage of his/her garage. The garage is intended for storing a vehicle. As such, 75% of the garage spaces must be free and available to park. Furthermore, no commercial vehicles and activities are permitted to take place within the garages or parking area. This includes any kind of auto body repair or vehicle detailing. Failure to follow this rule will result in a fine to the unit owner.

Please be considerate of your community and neighbors when using the recycle shed. We are finding that residents do not break down their boxes. All boxes should be broken down before being placed in the recycle shed so that all residents can have optimal use of the recycle shed. If you are making the effort to take off your label from the box, you can also take a couple of minutes to break down the box. Failure to follow this rule will result in a fine to the unit owner.

We want to provide all residents with a head's up that significant parking regulations will be introduced in Jackson Village soon. Thus, it is utmost important that you communicate any vehicle changes with the Property Manager by sending an email to help@cp-management.com.

The next Board of Trustees Board meeting will be held on Thursday, May 22, 2025, via zoom at 7:00 PM.

All Corner Property Management Offices will be closed on Monday, May 26, 2025, in observance of Memorial Day. Have a wonderful Memorial Day! Please call 973-376-3925 in the event of a non-office hour emergency.



Single-Family/Duplex Homes

Website for the Single-family/duplex homes
singlefamilyduplexes.frontsteps.com

Roof Replacements

Planning to replace your roof? Ensure that you submit a property modification form and the required documents to the Association seeking approval. You should also be aware that the Association has specified materials that must be used for the project that can be found on the Single-family/Duplex under the \documents\specifications folder.

Trash Removal And Recycling

Please be informed that Single Family/Duplex Homeowners are responsible for arranging and hiring a trash company to remove their household trash. Residents should not utilize the dumpsters within the condominium villages or place their trash in another Single-Family/Duplex homeowner's personal trash can. Recycling such as cardboard or paper products should be tied up to prevent them from being blown around by the wind.

Property Inspections

Management will be starting inspections of the property. Therefore, you may observe the Association's representative on your property as they perform their inspection.

Association Specifications

A property modification must be submitted to the Association should you wish to make a change to your property or your home even is making like for like changes. No work should start until a homeowner has received approval from the Association. The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the emergency. The submittal process and documents will still have to be followed.

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

Front Porch Expansion

Front porches may be expanded by (2) two feet along the front of the house, bringing the porch to the edge of the first shutter but may not impede into the shutter. The original size of the porch is 4 x 4 feet, and the enlarged size would be 4 x 6 feet.

- Steps may now have covered risers.
- The lower portion of the porch may be enclosed with latticework in order to keep animals from under the porch.
- Railing spindles/pickets to be 2" x 2". Railing posts shall be 4" x 4".
- Railing/spindles/posts and caps colors:
 - White color homes- shall be white
 - Tan color homes- shall be Commonwealth Beige (W096-2X)
- Decking and stairs materials/colors:
 - Pressure-treated wood (All other colors or stains must be approved by the Association before installation.)
In August 2021, approved stain - Behr solid stain/sealer- coffee #SC-103
 - PVC Material from Azek- color Mountain Cedar
 - TimberTech- colors Tigerwood or Mocho
 - The porch may **NOT** be painted any color.

Floodlights

Lights may only be installed in the rear of the house. A maximum of (2) lights may be installed with a maximum of 75 watts per light. Lights are to be positioned in a manner not to offend neighbors.

Front Door Pediment

Homeowners have the option of replacing their existing front door acorn pediment with a combination peaked cap pediment. The Board has approved the combination peaked cap pediment from Fypon. The part is PCP667. The website for the company is www.fypon.com. Any home that has a pediment installed above the front door when the unit was built may not remove the pediment and must have a pediment.



Front Door Kickplates

- Kickplates installations for front doors are reviewed and approved on an individual basis.

- Color- Brass is the only color approved.

Front Entry Doors

- Door shall consist of six raised panels, as noted in picture.



Clubhouse Activities

A variety of activities are offered at the clubhouse on a weekly basis. 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

Open House season has begun in Bernards Township, yet inventory remains very low! If you are interested in listing your home, please contact me.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN MARCH*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
164 POTOMAC DRIVE	\$339,000	4	1	1	\$366,000
82 ALEXANDRIA WAY	\$419,900	5	2	1	\$485,000

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



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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!

JUST SOLD at SPRING RIDGE in March 2025*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
82 Alexandria Way	2	2	\$419,900	\$485,000	3/21/2025
164 Potomac Dr	1	1	\$339,000	\$366,000	3/31/2025

* 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

May 2025

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