



News From the Master Association

Back Tennis Courts (Acken Road)

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

Front Tennis Courts (King George Rd.)

If you have not received your email link to cast your vote for the fate of the tennis courts, please reach out to Management. Remember to cast your vote by June 6th. **YES, if you wish to have them removed.** NO, if you want to keep them. **YOUR VOTE IS EXTREMELY IMPORTANT!**

Clubhouse

You may have noticed, when visiting the pool, that the awning has been replaced. There are a number of other projects taking place, including the replacement of the clubhouse windows and floors. We thank you for your patience while these projects are underway.

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, *"If you want to go quickly, go alone. If you want to go far, go together."* – **African Proverb**

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.

Due to the clubhouse renovations scheduled to start in June, we will not have a get-together as originally planned for June. Therefore, the next meeting of the Social Club is planned for the Spring Ridge Clubhouse on Wednesday, September 17 at 12 p.m. Watch for further details in upcoming Spring Ridge newsletters. And remember, new members are always welcome!

SAVE THE DATES!

June/July/August - See you at the pool!

September 17- TBD

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

June Board Meetings

| | |
|-----------------------|---------|
| 16 Adams Village | 7:00 PM |
| 26 Jackson Village | 7:00 PM |
| 9 Jefferson Village | 7:15 PM |
| 25 Madison Village | 7:15 PM |
| 3 Master Association | 7:30 PM |
| 24 Washington Village | 6:00 PM |



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-

Duplex for Sale. 3 bedrooms, 2 ½ baths. Private backyard, quiet street. \$690,000. Call for appointment 908-647-2636.

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

For Sale-

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



Manager's Corner

(For EPM-Managed properties)

Hanging of Items

Hanging items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited. Hanging flower pots should be on the inside of the decks, not on the outside.

Smoking in Common Areas

Please be aware that smoking in the stairwells, garages, basement hallways, or storage areas is prohibited and is a safety issue for the community. Residents should not dispose of cigarette butts in the parking lots, on the sidewalks, or planting beds. Smoking is permitted on your deck or patio. However, please be considerate to your neighbors who might find the smoke bothersome.

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.

Continued on page 3



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 2

E-Bike and E-Scooter Safety

Lithium-Ion batteries are usually the source of power for both, and if not used correctly or damaged, those batteries can catch on fire or explode. Whether you use e-bikes or e-scooters as your primary way of getting around or just for fun, there are important safety tips to keep in mind when charging or storing these devices. Follow the recommendations under **Lithium-Ion Battery Safety** as well as the following:

Charge your battery in a flat, dry area away from children, direct sunlight, liquids, tripping hazards, and in a location where the e-bike is not at risk of falling. Store e-bikes, e-scooters, and batteries away from exit doors and anything that can get hot or catch fire. Only have device repairs performed by a qualified professional. Do not put lithium-ion batteries in the trash; recycling is always the best option. Take the batteries to a battery recycling location.

Ion Battery Safety

Purchase and use devices that are listed by a qualified testing laboratory. Always follow the manufacturer's instructions. Only use the battery that is designed for the device. Put batteries in the device the right way. Only use the charging cord that came with the device. Do not charge a device under your pillow, on a bed, or a couch. Do not keep charging the device or battery after fully charging. Keep batteries at room temperature when possible. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C). Store batteries away from anything that can catch fire. Stop using the battery if you notice odor, change in color, too much heat, change in shape, leaking, or odd noises. If it is safe to do so, move the device away from anything that can catch fire.

Village News

Jackson Village

It is June and we welcome summer!

We are receiving many complaints from residents regarding the state of recycle sheds. Please be reminded that the sheds are for use of the entire courtyard. When disposing of your recyclables, please be sure to break down boxes so that other residents can have access to the recycle shed. When disposing of items in the recycling shed, please ensure that it is in fact a recyclable item. Egg cartons, and other Styrofoam items are not considered to be recyclable. Please also do not overflow your bags with junk mail, as that can easily spill out and create a mess. A tremendous amount of time is spent by EDL every day making the sheds accessible.

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ERIC JACKSON
REALTOR® SALES ASSOCIATE

908-451-7183 (cell)
eric.jackson@cbrealty.com

COLDWELL BANKER REALTY
1 SOUTH PINLEY AVENUE
BASKING RIDGE, NJ 07920
OFFICE: 908-785-0808

COLDWELL BANKER REALTY

*** SPRING RIDGE RESIDENT ***

SUMMER READY

STARTS HERE at VIBE DAY SPA & SALON



For a Limited-Time:

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

Offers available through June 30, 2025.

SIMPLY MENTION "NEWSLETTER SHOPPE"
WHEN BOOKING OR AT CHECK-IN TO ENJOY YOUR SAVINGS.

VIBE
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Relax & refresh with our full range of services:

Massages | Manicures & Pedicures
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Private Special Event Room | And More

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

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

Continued from page 3

Other residents should be able to freely navigate through the sheds. Failure to comply with recycling and trash regulations can increase costs from the vendor leading to higher association dues. As an additional reminder, please ensure that the doors to the sheds are properly latched. The doors were just painted and may require an extra effort when closing.

Brown and Brown are the insurance agents for the Association's insurance coverage. The Association carries coverage to protect the Association's buildings. It is the responsibility of each unit owner to have their own HO6 policy to cover their personal property and upgrades in their home. It is suggested that renters also carry renters' insurance. If you have any specific questions on what exactly is covered by the association's policy, please call the insurance agent directly at (610) 947-9490. Any questions regarding your policy should be directed to your personal insurance agent. Your homeowner's insurance plays a crucial role when you have a leak from a neighbor and will protect your interest/property.

We will be soon introducing a new parking system that will require each vehicle to have a parking tag. If your vehicle information has recently changed, please ensure you contact our office to inform us. You can also complete a new Census Form and email to help@cp-management.com. Please be sure to include your name, address, and the name of the community. Please be reminded that commercial vehicles with lettering and license plates are not permitted to be parked overnight in Jackson Village.

In an effort to upkeep the Village, please be advised that EDL Construction will be starting a new project replacing all the chimneys. The Board of Trustees have retained EDL Construction's services to redo the brick chimneys with side. Please look for additional information regarding this project. We will need your assistance with moving vehicles as the work takes place from building to building.

It is imperative that landlords share all email blasts and information with their tenants, so they are up to date as what is occurring within the community and keep them updated with reference to any rules and regulations of the community.

Please note that all Corner Property Management offices will be closed on Thursday, June 19, 2025, in observance of Juneteenth. Please call 973-376-3925 in the event of an emergency.



Jefferson Village

Tennis Court Removal Vote

As homeowners are aware, the Spring Ridge Master Association is considering removing the front tennis courts due to ongoing issues. Homeowners should have received an email from Electionbuddy. However, some homeowners have reported not receiving the email.

Continued on page 5

KARG'S PLUMBING

50th Anniversary Celebration!

24 hour emergency service!

Fast reliable service! From people you know and trust!

Call 908-647-0577

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs

NJ LICENSE# 5611

Karg's Plumbing

\$50 OFF any plumbing service

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

Phone: 908-647-0577 Family Owned and Operated

Located at 1903 Long Hill Rd Millington, NJ

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If you have not received the email, please contact Lupe Patino at lupe.p@epmwebsite or via phone at 908-647-6070. Voting on the topic closes on June 6, 2025.

Dryer Vent Reminder

There are 30 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.

RECYCLE COACH SAYS...

Styrofoam is NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Unfortunately, there is not a very robust market for Styrofoam. Please place it into the garbage or find a Styrofoam recycling location.

River Stone Installation

The Board completed its review of materials that could fill the 18-inch space where mulch was previously removed around the buildings. The Board has decided to install 1-3" river rock around the building perimeters.

Snow Assessment

Please be informed that the Board has approved a \$102 assessment per unit for this year's snow removal expenses that have exceeded the budget. The assessment can be paid in six equal payments of \$17, along with your July through December monthly maintenance fees. If you wish, you may pay the assessment (or any remainder) in full at any time before the end of the year.

If you pay via Internet banking, please ensure your payments are

adjusted to recognize the change in amounts for the applicable months. If you pay using the EFT (electronic funds transfer) method through EPM, EPM will automatically deduct the total of your monthly maintenance fee and the snow assessment.

Tree Removal

Please be informed that NJ American Water will remove a tree near the street located behind building 23. Over the years, the tree grew over the underground valve, which must be accessible in case the water to the building needs to be shut off.

Community Parking

The Association has observed several cars repeatedly parked in the community that are not listed on any census form. The Association has a resolution that requires residents to provide certain information to the Association. The information is gathered via the census form that requires residents to list the vehicles that are parked on-site for each unit. If you receive a tag on your car, please contact the clubhouse and speak with your Manager, Greg Formica, as updating your census form may be required.

Property Modification Application

Homeowners must submit a Property Modification/Replacement Application (PMA) and receive Association approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. Examples of modifications are windows, front door, storm door, deck light fixtures, front door; doorknocker, door handle, deadbolt, etc. *Continued on page 6*



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

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Basking Ridge NJ
• Interior/ Exterior Painting
• Fine Trim and Moldings Installed
• Basement Remodeling • Tile & Marble Installation
• Replacement Windows • Tape and Spackle
References & Insured

Continued from page 5

Homeowners should access the community website or contact the clubhouse to obtain the current Association specifications and approved models. The modification form and several other documents must be provided to the Association seeking approval for the work. If a change was performed without Association approval, a homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

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.

Do you want to know what materials are approved for use within the Association? Check out the Jefferson Village website at jefferson.frontsteps.com.

Madison Village

Ball Playing

Please do not allow your children to bounce balls off of the garbage sheds. Doing so deteriorates and damages the structure allowing for animals to enter and causing an unnecessary expense. There should be no ball playing in the courtyards. Please help keep the community safe and the costs down. Your cooperation is appreciated!

Decks, Plants and Cleaning

Please be reminded that hanging planters on your deck should be placed to face the inside of your deck, not the outside. Also, keep the planters to a minimum to avoid putting excess weight on the railing and possibly damaging it. The plants

on your deck should have a saucer underneath them to avoid deterioration of the deck and water from going to your neighbor's deck. Lastly, when cleaning your deck **DO NOT** sweep the garbage to the common grounds or your neighbors. Kindly pick up your garbage and dispose of it properly. Please be courteous of your neighbors and help keep the community clean.

Common Hallways

When taking out your trash or recyclables, please ensure nothing is left on the common hallway carpets, stairs or landings. If you drop something, kindly clean up after yourself.

Dryer Vent Cleaning

A reminder notice was sent to unit owners who are required to have their dryer vent cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management. All receipts are due by June 30, no exceptions.

Fireplace Cleaning

A reminder notice was sent to unit owners who are required to have their fireplaces cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management. All receipts are due by June 30, no exceptions.

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Arrrrr... Service is Great !

Dryer Vent Cleaning

Fireplace Inspections

Townhome/condo discounts

732-627-8461

Certified Technicians

FULLY INSURED / NJ HIC #13VH04722900



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



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Parking

Please be sure you are using your garage and the front of your garage to park your vehicles. There are many residents that do not have garages and only have one spot assigned to them. They have to use the visitor parking spots for their second vehicles. Please be courteous of your neighbors by using your garage, if you have one. Also, DO NOT park in an assigned parking spot if it is not assigned to you.

Tennis Courts

If you have not already done so, please cast your vote for the front tennis courts. Reach out to Management with any questions. Remember, "YES" means you want the tennis courts to be removed.

Paint and Power Washing

Our community is scheduled to have our buildings painted and power washed during the month of July.

Deck Replacements

Deck replacements will begin this month. If your deck is scheduled for replacement, you will be notified 2 weeks in advance. Please ensure that you clear off your deck when contacted. Decks with safety concerns will be addressed first.

Garage Inspections

Garage inspections will be taking place this month. Management will be reaching out to you to schedule the date for said inspection. Please ensure you provide access to avoid any fines.

Concerns/Issues/Suggestions

Please reach out to your property manager with any suggestion, comments or concerns lupe.p@epmwebsite.com. Or you can email the community assistant at alexa.p@epmwebdsite.com.



Washington Village

Vehicle Parking

Just a reminder, 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.

Garage Inspections

Garage inspections will be taking place this month. Management will be reaching out to you to schedule the date for said inspection. Please ensure you provide access to avoid any fines.

Deck Replacements

Deck replacements will begin this month. If your deck is scheduled for replacement, you will be notified 2 weeks in advance. Please ensure that you clear off your deck when contacted.

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Air Duct & Dryer Vent Cleaning

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

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

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

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Water Consumption

Water consumption is on the rise. This affects your monthly HOA dues. Please ensure you do periodic inspections of your faucets, toilets, plumbing under your sinks, showers, etc. PLEASE have a plumber fix any leaks you find or running toilets as soon as possible. Every drop of wasted water counts!

Concerns/Issues/Suggestions

Please reach out to your property manager with any suggestion, comments or concerns lupe.p@epmwebsite.com. Or you can email the community assistant at alexa.p@epmwebdsite.com.

Tennis Courts

If you have not already done so, please cast your vote for the front tennis courts. Reach out to Management with any questions. Remember, "YES" means you want the tennis courts to be removed.



Single-Family/Duplex Homes

Single-Family/Duplex Email and Website

Residents who are not registered on the Single Family/Duplex or Spring Ridge Master website are missing out on downloading the newsletter, Association specifications or forms. You can register for each of the websites using the links below.

Spring Ridge Master website- springridgemaster.frontsteps.com

Single Family/Duplex website- singlefamilyduplexes.frontsteps.com

Want to contact your SF/D elected representative, send an email to single.duplex@gmail.com.

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APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

Serving New Jersey For Over 35 Years

Dryer Vent Cleaning
Special \$99.00
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Prices are subject to change

Fire Prevention and Safety IS OUR #1 PRIORITY

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Make sure to mention this ad for savings!

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Office@ApexAirDuctCleaning.com

Dryer Vent Cleaning

\$99.00 plus tax

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



www.DryerVentCleaningNewJersey.com

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Property Inspections

Management has started conducting inspections of the homes. Please know the Association has permission under the Association's Bylaws to access your property to ensure that owners comply with the Association's regulations. Therefore, you might observe your Manager, Alexa Patino, on your property.

Sports Equipment

Single Family/Duplex residents are reminded that per the rules and regulations, the front of the home shall not be used to store toys, trampolines, equipment, portable goals, or other clutter or debris. Such items may be stored or kept in backyard areas.

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 if 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.

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 SRAdmin@epmwebsite.com.

Garage Doors

All doors must have (16) solid raised panels within the door. (Four wide and four tall)

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



(Metal Doors)

- Raised panel size 20" inches wide and 13.5" inches tall
- Decorative T-handle installed on door (optional)
- L-style handles are not permitted to be installed

(Wooden Doors)

- Raised panel size 20" inches wide and 17" inches tall
- Decorative T-handle installed in the middle door panel
- U-style handle installed for lower door panel

Garage Door Paint Colors

(For Homes on Commonwealth & Gelsey)

- Paint color needs to match the approved Commonwealth Beige color closely. Commonwealth Beige color is on file and available from Costello Ace Hardware.

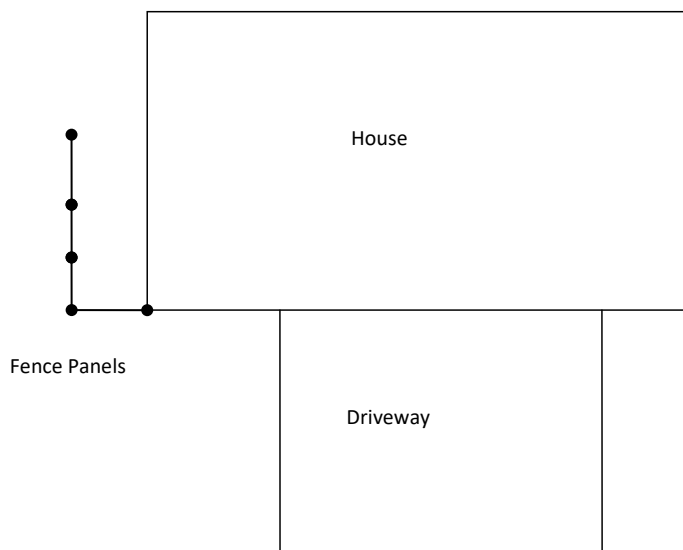
(For Alexandria, Hampton, Salem, Smithfield, Plymouth streets)

- Door color shall be brilliant white.

Hideaway Panels

Privacy panels may be used to hide garbage and recycle cans. One panel may be installed coming out from the side of the house facing the street. Up to three panels may be installed running along the side.

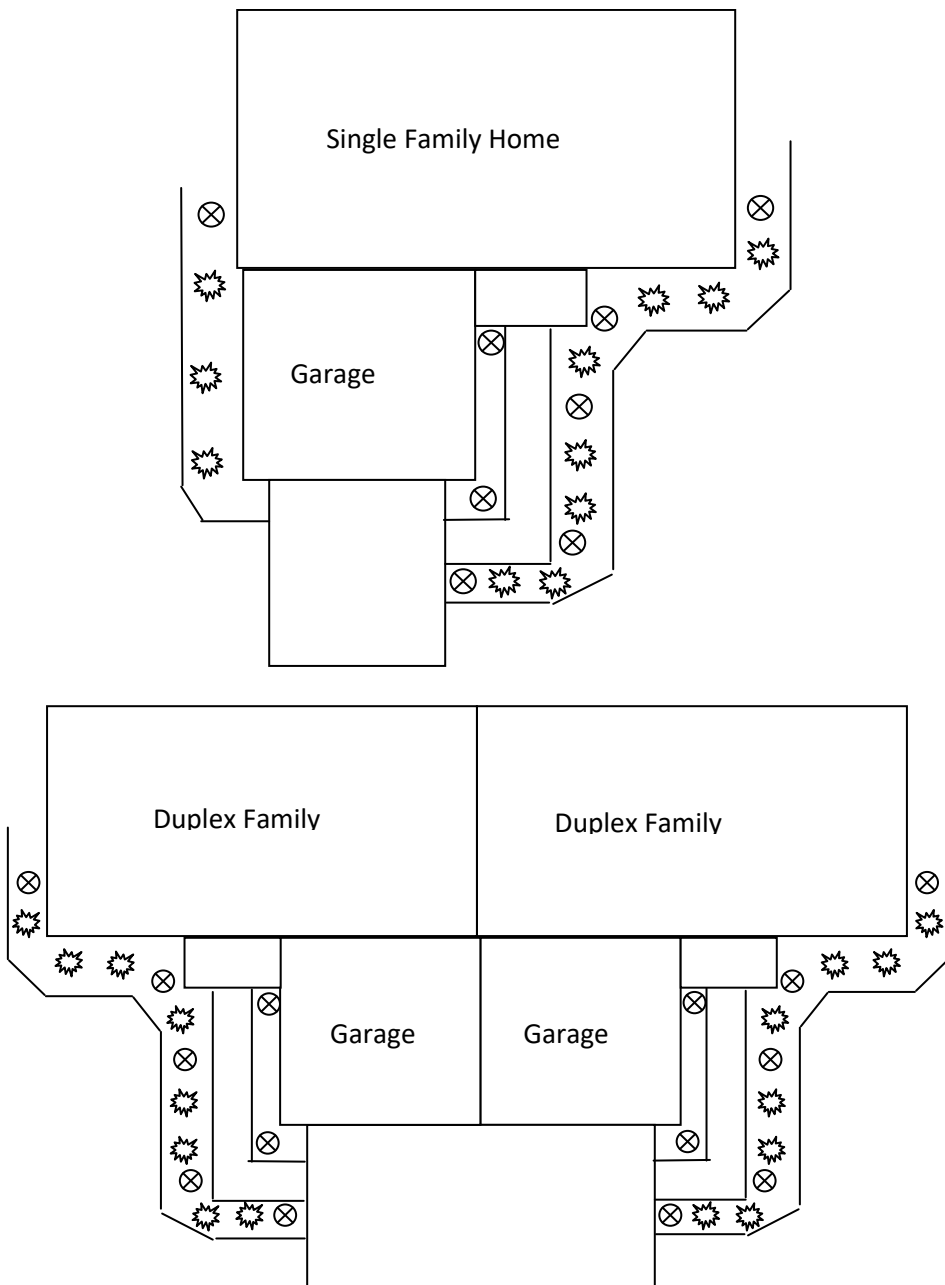
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Landscape Lighting

- Positioned no more than 10 inches above the ground. Fixtures should be 4 -6 feet apart from another fixture. No more than a maximum of six fixtures installed.
- Low voltage powered with a maximum of 18 wattage bulbs installed. The bulb color is white only. Fixtures housing color or either black or green, and housing cannot be more than four tiers.
- Lights should only illuminate the sidewalks as noted on approved drawing locations.

"X" = indicates approved location to install light fixture.



Adams Village

UPDATES

The next Open Board Meeting will be June 16, 2025 – you will receive a mass email with meeting details as the date approaches. Agendas and Approved/Draft Open Board Meeting Minutes are available for download at <https://adamsvillage-condominium.connectresident.com/>

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 was March 13, 2025. Further information will be sent by letter and mass email(s) to all Homeowners regarding the Amended Resolution & 2025 Garage Inspection scheduling. 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.

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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 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
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emails almost daily about the “mess” created in the dumpster sheds. Please flatten and break down cardboard. Plastic, glass bottles, metal, and cans should be placed in the blue recycle bins and paper should be in paper bags and placed on the shelf. Shredded paper should be placed in either see through or clearly marked plastic bags and placed on the recycling shelf. Please make sure your trash is disposed of IN the dumpster, not on the ground. Lastly, to avoid damage from animals and weather conditions - please make sure you treat the dumpster doors kindly. Please be sure to close them securely and make sure they latch properly. Please report broken latches and/or doors needing repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://adamsvillagecondominium.connectresident.com/>

Electric Vehicles: While permitted to own and keep an electric car – Adams Village does not allow charging your EV in your garage. Garage electricity is NOT tied into your unit’s electricity, and the garage electrical outlets cannot handle the charging load needed. This is a fire safety hazard and strictly prohibited.

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

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

If you are a Homeowner in Adams 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!

Van Buren Village

UPDATES

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

Landscaping – Welcome Summer! Tree removals, pruning & replacements are happening for those troublesome/concerning trees in the community. Dead shrubs and bushes, due to previous drought seasons, will be removed and replacements will continue to be a topic of Board discussion. We hope you approve of the necessary proactive Association work!

EDL Maintenance - Common Area Stairwells/”Common ways” will be power washed, gutters will be cleaned out when the trees stop dropping their buds. Keep your eyes out there – you will see EDL working hard to maintain Van Buren Village!

Do you need to replace your exterior doorknob, dead-bolt lock, and/or door knocker due to fading, pitting and rotting from age and weather? Does it look discolored and dirty or old?

In Van Buren Village, the approved lock sets are:

Kwickset – Montara in polished brass.

Baldwin – Landon model number 85345 in polished brass.

Door Knocker: Baldwin – Colonial Knocker model #0103.003 in polished brass.

The lock sets & knocker can be found at Home Depot, Warrenville Hardware, Bernardsville Hardware and/or online. If your lockset and knocker are anything different than what is listed, it is not approved and you are in violation. It must be replaced with the approved specified lockset, knocker, and has to be polished brass – not black, not brushed nickel, not orange from polishing off the finish or anything other than polished brass.

Management will be revisiting Door Lockset inspections from 2024 in 2025. If you need replacement(s), you will receive a letter stating such with a date of compliance included.

Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat.

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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/Governing Documents, and will assess a \$75 first fine for 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 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!



THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

The Spring housing market in Bernards Township is heating up and inventory continues to be low. Please contact me if you are thinking of listing your home.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN APRIL*

| ADDRESS | LIST PRICE | #ROOMS | #BEDROOMS | #BATHROOMS | SOLD PRICE |
|--------------------|------------|--------|-----------|------------|------------|
| 91 JAMESTOWN ROAD | \$309,000 | 4 | 1 | 1 | \$329,000 |
| 136 JAMESTOWN ROAD | \$325,000 | 4 | 1 | 1 | \$330,000 |
| 34 JAMESTOWN ROAD | \$365,000 | 5 | 1 | 1 | \$375,000 |
| 22 ALEXANDRIA WAY | \$375,000 | 5 | 1 | 1 | \$425,000 |

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



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

Team Alma & Irina

Your Spring Ridge Marketing Specialists!

JUST SOLD at SPRING RIDGE in April 2025*

| ADDRESS | BEDS | BATHS | LIST | SOLD | CLOSED |
|-------------------|------|-------|-----------|-----------|-----------|
| 22 Alexandria Way | 1 | 1 | \$375,000 | \$425,000 | 4/10/2025 |
| 34 Jamestown Rd | 1 | 1 | \$365,000 | \$375,000 | 4/18/2025 |
| 136 Jamestown Rd | 1 | 1 | \$325,000 | \$330,000 | 4/23/2025 |
| 91 Jamestown Rd | 1 | 1 | \$309,000 | \$329,000 | 4/24/2025 |

* Source GSMLS. Sold information deemed reliable but not guaranteed



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Weichert
REALTORS®



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

June 2025

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