



News From the Master Association

Holiday Well Wishes

As we reach the end of another year, we want to extend our sincere gratitude to all of our residents for their continued support throughout 2025. This has been a busy year for our community, with many important projects completed to maintain and enhance our shared spaces, and many more to come. We truly appreciate your patience, flexibility, and understanding as the Association worked through these improvements. Your cooperation played a vital role in helping these projects run smoothly.

The holiday season offers us a chance to pause, reflect, and appreciate the moments that connect us. Whether you are celebrating with family and friends, or enjoying peaceful time at home, we hope this season brings you warmth, joy, and a renewed sense of comfort.

Thank you for your kindness, your involvement, and the pride you take in our community. We look forward to continuing to build a strong, welcoming environment together in the New Year.

“Community pride grows strongest when each of us contributes in our own way—together, we create a place we are proud to call home.”

Manager’s Corner



(For EPM-Managed properties)

Bernards Township Website

The Bernards Township website is a valuable resource for community information, local news, and upcoming events. Quick links provide access to Boards & Commissions, Departments & Services, Planning Board information, Township Committee Meeting agendas, and more. Residents can also find details on commuter parking permits, online payment options for taxes and sewer bills, recreation programs, and recycling schedules.

We encourage all Spring Ridge residents to visit the website and take advantage of this helpful community tool.

Continued on page 2

Holiday Office Closures

The Management Office will close at 11:00 A.M. on Friday, December 5, 2025. The office will also close at 12:00 P.M. on Wednesday, December 24, 2025, and Wednesday, December 31, 2025 in observance of the Christmas and New Year’s holidays.

Additionally, the office will be closed on Thursday, December 25, 2025, and Friday, December 26, 2025 in observance of the Christmas holiday. The office will also be closed on Thursday, January 1, 2026, and Friday, January 2, 2026 in observance of the New Year’s holiday.

Association Office

Mon.-Fri. 8:00 AM - 4:00 PM

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

December Board Meetings

4 Jackson Village	7:00 PM
8 Jefferson Village	7:15 PM
10 Madison Village	7:15 PM

Continued from page 1

Emergency Service

When contacting emergency service, **please indicate the Village you live in.** This ensures your message reaches the appropriate Property Manager for timely assistance.

Budget Mailing

The **2026 Budget mailing** will include a copy of the 2026 Budget and a coupon book. Please note: Coupon books are **not** sent to homeowners who have elected electronic funds transfer (EFT) for monthly payments, or who pay their bills online.

If you have not received your 2026 Budget mailing by **January 15, 2026**, please contact Executive Property Management at **908-647-6070**.

Christmas Trees

During January, Christmas trees should be placed **next to the dumpster enclosure** for pickup on the next scheduled trash day. Trash removal occurs on **Tuesdays and Fridays**.

Community Lighting

If you notice a burnt-out bulb, a post light that is not functioning, or any lighting concerns, please contact the Management Office so we can address the issue promptly.

Fireplace Operations

If you use Duraflame-type logs, please follow the manufacturer's instructions and burn **only one log at a time**, as they produce higher heat than regular wood.

This is also an ideal time to check that your fireplace screen opens and closes properly. A functioning screen helps prevent fires caused by sparks or embers.

Do not dispose of hot fireplace ashes in trash cans or dumpsters—wait until all ashes are fully cooled.

Ice Melt

Ice melt buckets will be placed at each building entrance. If you see ice forming on steps or sidewalks, please sprinkle ice melt (do not pour) on the affected area. If a bucket is empty or you notice hazardous conditions, contact the Management Office. Your assistance helps keep our community safe!

Clearing Snow from Decks

Residents are responsible for removing snow and ice from their decks. Please use **only a plastic shovel** to avoid damage. If ice has formed, **do not use salt**, as it may damage your deck and the deck below. Use **calcium chloride** instead. Failure to remove snow and ice can lead to water intrusion and damage to first-floor units.

If you live out of state during the winter season, please arrange for a neighbor or contractor to clear your deck.

As a reminder, **Section 3.b of the Bylaws** states that owners are responsible for maintaining limited common elements—including decks.

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

Enjoy a Safe Holiday Season

Credit Card Safety

- Shop only on secure websites.
- Do not respond to emails requesting personal or financial information.
- Check your bank and credit card statements regularly.

Personal Safety

- Avoid carrying too many packages at once.
- Be aware of your surroundings at all times.

Home Burglary Prevention

- Ask a neighbor to keep an eye on your home while traveling.
- Use timers on interior and exterior lights.
- Hold mail, newspapers, and deliveries, or ask someone you trust to collect them.

Auto Break-Ins

- Do not leave valuables in the car.
- Keep vehicle doors and trunks locked at all times.
- Store shopping bags in the trunk.
- Avoid leaving a GPS unit or mount visible.



Classifieds

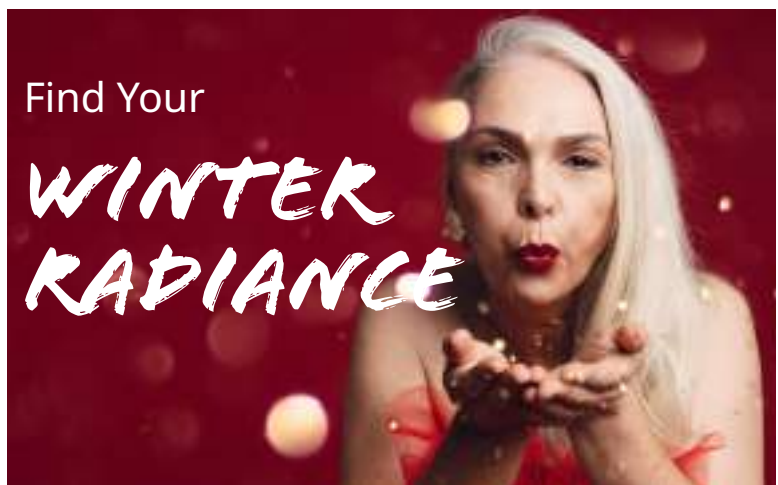
All classifieds are due to the Management Office by the 15th of each month. Please email your classified ad to Lupe.p@epmwebsite.com. Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

Help Wanted: Smithfield Court resident is looking for a dependable high school student to take out the garbage and bring in the mail twice a week. Schedule and pay are negotiable. Please call Linda on 908-766-7452.

For Sale: Walnut Curio with inside lighting (Only two years Old) measuring 76" x 23" x 12" asking \$300 (Over a dozen Royal Dalton & Lladro figurines included with sale). Items are located in Whippany. Please Text 973.945.7211 for photos.

Free: TV cabinet in good condition - it's free - you just need to pick it up. It will hold a 32" flat screen TV. 28" width x 17" depth x 30" height. Please call Ginny at 908-421-3401

For Rent: Duplex for rent on 110 Commonwealth Drive. The unit will be available February/March of 2026. 3BR, 2.5 bath, 3,800/month. Call Joe Yiu, 201-892-5550.



Rejuvenating treatments and soothing spa experiences designed to keep you glowing all season long.

Book your appointment today and experience the relaxation you deserve.

VIBE
day spa & salon

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

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

All Services Available to the Entire Local Community!

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



Village News

Jackson Village

Happy Holidays! We want to wish all our residents a happy and healthy holiday season and New Year. Christmas trees should be placed next to the dumpster not left outside on the hallway landings, sidewalks, or inside of the dumpster areas. Please make sure that you clean up any areas that may have fallen tree needles from your tree. Please remove all decorations and lights prior to disposal. As a further reminder, no decorations should be affixed to any common elements such as the ceiling or soffit of your deck.

Budget News-The Board of Trustees has finalized the 2026 budget for Jackson Village. After careful review of all expenses, there will be a 2.26% (\$9 per unit) increase in the monthly maintenance fee. Thus, as of January 1st, 2026, the monthly maintenance fee will increase from \$398 to \$407. In addition, the master association will have an increase of \$5 per month from \$53 to \$58 per month. **Thus, as of January 1, 2026, the total combined monthly dues will be \$465 per month.** Please look for a detailed letter regarding the budget. We ask that you please adjust your payment amounts to avoid late fees. **As a reminder, if**

you are enrolled in recurring payments through First Citizen Bank's property pay service, you will have to login and UPDATE your payment amount to reflect the new amount.

We have sent a revised Welcome Packet via email to all residents. We ask that you read its contents and become familiar with the various regulations in place for Jackson Village. Please look out for additional information pertaining to leases as per the updated lease resolution.

We will be soon sending the annual Census Form. We ask that you please make sure to return your 2026 registration and directory form to management, don't put it on the side just complete it and email it to Corner Property Management by January 31, 2026, to ensure compliance and avoid a \$100.00 fine. It is imperative that we get the proper vehicle information along with the license plates on the form. **This form is due regardless, whether your information has stayed the same or changed.**

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

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

Please make sure that you clear your deck/balcony after each snow fall. As each deck/balcony is covered by Duradek material please use plastic shovels to remove ice and snow.

All Corner Property Management offices will be closed on Thursday, December 25, 2025 in observance of the Christmas Holiday. The next Board of Trustees meeting will be an Annual Election meeting held via zoom on Thursday, December 4, 2025, at 7:00 P.M.

Continued on page 5



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

Continued from page 4

Madison Village

Snow Bays

Yes, it's that time of the year again! As we prepare for winter, please remember not to park in the designated snow bays in each courtyard when snow is in the forecast. When you hear the contractor clearing snow in your courtyard, kindly move your vehicle so they can properly clean in front of the garages and parking areas. Your cooperation will make the process smoother and faster for everyone. Thank you!

Basement Heaters

The heaters in the basement storage hallways will be turned on soon for the season. Please refrain from adjusting the temperature on these heaters. Note that the heaters in the fire suppression rooms will remain on year-round to prevent the pipes from freezing.

Garage Doors

Please ensure your garage door is kept closed when not in use. For residents without a garage door opener, we ask that you keep your garage door locked. This is for your safety as well as the safety of your neighbors.

Smoking Policy

A friendly reminder: Smoking is not permitted on common property, including hallways, garages, and basements. Please be respectful of your neighbors and adhere to this policy.

Ice Melt Buckets

When using the ice melt buckets, please ensure that the melt does not spill onto the carpets. This helps keep the carpets clean and preserves their longevity.

Continued on page 6



Arrrrr... Service is Great !
Dryer Vent Cleaning
Fireplace Inspections
Townhome/condo discounts
732-627-8461
Certified Technicians
FULLY INSURED / NJ HIC #13VH04722900

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

Continued from page 5

Garage Use and Parking

Please use your garage first, followed by the second vehicle in the driveway in front of your garage. This ensures there's plenty of space for overflow parking, including visitor spaces. Kindly avoid parking in reserved spaces, as these are strictly for residents who don't have a garage. Also, please drive cautiously through the courtyards to ensure the safety of all residents, especially children.

Decks

Remember, you are not allowed to affix anything permanently to any part of your deck (e.g., lights, plants, hooks, flags, etc.). Flower boxes should be hung on the inside of the deck, regardless of whether you are on the first or second level. Please take a moment to remove any dead plant material from your pots. Your cooperation is appreciated!

Common Hallways

Please refrain from storing personal items in the common hallways. The only items allowed are a wreath on your door and a door mat in front of your door. Any other items found in the hallway will need to be removed immediately to avoid violation letters or fines. The ground-level hallways are not to be used for personal storage. Items left in hallways or under stairs will be disposed of.

Concerns & Suggestions

If you have any concerns or suggestions for improving our community, please don't hesitate to reach out to Management. You can contact us by phone, email, or by stopping by the office:

- **Alexa:** 908.647.6070 Ext. 1002, alexa.p@epmwebsite.com
- **Lupe:** 908.647.6070 Ext. 1004, lupe.p@epmwebsite.com

"A strong community is built on the foundation of pride, respect, and cooperation. Together, we create a place where everyone feels at home."

Wishing you a wonderful holiday season!



Washington Village

Snow Removal

Snow removal is a challenging task, but with everyone's cooperation it can be a smooth and successful process. When snow is in the forecast, please do not park in the designated snow bays in each courtyard. Additionally, when you hear the contractor working in your courtyard, kindly move your vehicles. This allows for more efficient and thorough cleaning. Thank you for your assistance!

Basement Heaters

The heaters in the basement storage hallways will be turned on shortly for the season. Please do not adjust the temperature settings on any of the heaters.

Cold Weather Tips ❄️❄️❄️❄️

To help prevent costly damage to your unit—and potentially to adjoining units—please follow these precautionary measures:

- **Never turn off your heat.** Keep your thermostat set to at least **60 degrees** at all times to help prevent frozen pipes, which can burst and cause extensive damage.
- **During extreme cold spells,** leave doors between rooms open, including closet, vanity, and kitchen cabinet doors. This helps warm air circulate around the pipes.
- **If you will be away for an extended period,** consider having your unit professionally winterized. This process includes shutting off the main water supply, draining the lines, draining the hot water heater, toilets, and dishwasher, and adding antifreeze to waste traps and toilet bowls.

Continued on page 7

Continued from page 6

- o **Important:** Whether winterized or not, your heat **must** remain on.
- o Please arrange for a friend or neighbor to check on your unit regularly.
- **Replace your furnace filter** and check your hot water heater for any signs of rust or leakage.
- **Check smoke alarms** and ensure carbon monoxide detectors are installed and functioning. Carbon monoxide is colorless and odorless—and can be deadly.

Garage Doors

Please keep your garage door closed when not in use. If you do not have a garage door opener, please ensure your door is locked. This is for your safety and the safety of your neighbors.

Concerns and Suggestions

If you have any concerns or suggestions for the improvement of the community, please feel free to contact Management by phone, email, or by visiting the office.

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

“Community pride grows when each of us does our part. Together, we create a place we’re proud to call home.”

Have a wonderful holiday season!



Jefferson Village

Annual Elections

On November 10, 2025, the Association held its Annual Election Meeting. The Board of Trustees would like to thank the homeowners who returned their ballots to the office for this year's elections. In the end, Mark Zadroga and Lillian Shaw were elected to the Board of Trustees.

Holiday Decorations

All Halloween decorations or pumpkins should now be removed and stored for the season. Any pumpkins that were placed in the common hallway should also now be removed.. When installing your Christmas decorations around your front door exterior or deck, they should not be permanently fastened to the building exterior by using nails, screws, etc. Don't forget that decorations should be removed by January 31, 2025.

Orange Cones

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

Continued on page 8

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

Air Duct & Dryer Vent Cleaning

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

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

Toll Free: 866-912-3828

UNITED AIR DUCT

Senior citizen & group discounts, local

Continued from page 7

Courtyard 3 Snow Bay Parking

The Association would like to remind all residents that no vehicles are permitted to park in the snow bay located in Courtyard 3, as this area is reserved for snow removal. Furthermore, if any car is parked in the snow bay, it will be towed at the owner's expense. Additionally, in Courtyard 1, no vehicle should be parked in the No Parking zone on the center island, as the snow removal contractor uses the space.

Landscape services survey

The Board would like to thank the homeowners who took the time and effort to respond to the survey. Your feedback is appreciated. Results have been shared through an email blast and are posted to FrontSteps.

Building hallway interior painting

The Association has started touching up the paint in the hallways. The project will continue until the weather no longer permits. The project would resume in the spring once the work ceases for the winter season.

RECYCLE COACH SAYS...

Plastic Wrap and Wrappers are NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Garbage. [Yes, that's really all it says. It's that simple.]



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



Van Buren Village

UPDATES

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

This year, the Annual Meeting and Election was held on November 19, 2025 at 7pm via Zoom. Please check the Resident Portal for the DRAFT Open Annual Meeting & Election Minutes. A mass email was sent in November informing you of the current Board's post-Election results.

While the Board continues to meet monthly executively, 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.everest@fsresidential.com. By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920.

Even though its blustery and cold, Building, Grounds, and Parking Lot/Vehicle Inspections – Management is currently conducting these inspections. Work orders are being sent to Maintenance and violation letters to Homeowners if appropriate. Let's all work hard to maintain our beautiful community – thank you for your cooperation and support.

Electric Vehicles: While permitted to own and keep an electric car – Van Buren 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.

Brightview Landscaping – many tree removals were completed, and replacements will be made with flowering trees throughout the community. Irrigation zones and Building spigots have been winterized.

EDL Maintenance - Keep your eyes out there – you will see EDL working hard to maintain Van Buren Village Buildings and Grounds!

Continued on page 9

Continued from page 8

REMINDERS

Snow Season is upon us! 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://vanburen-village.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

Continued on page 10



APEX
AIR DUCT, DRYER VENT
& CHIMNEY CLEANING

Serving New Jersey For Over 35 Years

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

Prices are subject to change

Fire Prevention and Safety IS OUR #1 PRIORITY

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

Air Duct Cleaning Experts

Make sure to mention this ad for savings!

732-257-4590



Office@ApexAirDuctCleaning.com

Dryer Vent Cleaning

\$99.00 plus tax

Chimney/Fireplace Inspections \$40

(with a DV cleaning) *Continued on page 10*



www.DryerVentCleaningNewJersey.com

Continued from page 9

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!

HODA, FirstService’s Homeowner Digital Assistant is here! For more information and FAQs, please visit www.fsresidential.com/HODA What can HODA help with? - Community rules and regulations, account and payment information, documents and forms, etc. How to connect: 1.) Text “Hey HODA” to 1-866-377-0779. 2.) Save the contact in your phone. 3.) Whenever you have a question, 24/7, text HODA. It’s as easy as texting a friend!



Adams Village



UPDATES

This year, the Annual Meeting and Election was held on November 17, 2025 at 7pm via Zoom. Please check the Resident Portal for the DRAFT Open Annual Meeting & Election Minutes. A mass email was sent in November informing you of the current Board’s post-Election results. <https://adamsvillagecondominium.connectresident.com/>

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.

2026 Budget Ratification – please “keep an eye out” for a December Homeowner mass email and 2026 Budget USPS mailing that will inform you of your 2026 monthly maintenance fee increase.

Even though it’s blustery and cold, Building, Grounds, and Parking Lot/ Vehicle Inspections – Management is currently conducting these inspections. Work orders are being sent to Maintenance and violation letters to Homeowners if appropriate. Let’s all work hard to maintain our beautiful community – thank you for your cooperation and support.

Garage Inspections community-wide were conducted in July and August, re-inspections were conducted in September, October, and November. Follow-up violation letters, fines, and re-inspections are currently continuing. Please look out for mailed letters from FirstService Residential/Adams Village – some Residents should have received violation notices with re-inspection dates listed. If you received a violation letter, please refer to the newly Amended Carport (Garage) Resolution – ALL Adams Village carports (garages) need to be in compliance with the Amended Resolution. To view and download the Amended Resolution, please visit the Resident Portal at <https://adamsvillagecondominium.connectresident.com/> or visit the Management Office.

REMINDERS

Some Homeowners did not complete the 2025 Chimney Inspections and Dryer Vent Cleanings & 2025 Census Forms – if not, you may be in violation of this 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

Continued on page 11

Continued from page 10

vendor of your choice were 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. Violation fine letters have been sent USPS – if you received one, please contact Management at your earliest convenience. ALL Governing Documents & Resolutions can be requested from Management and/or can be found on the Resident Portal by visiting: <https://adamsvillagecondominium.connectresident.com/>

Adams Village COA does not allow the "harboring" of dogs by Homeowners/Residents/Tenants per the Governing Documents. This includes visiting dogs - no visiting dogs are permitted on the property either. In fact, the no dog rule is for the entirety of the Spring Ridge Master Association.

There is "reasonable accommodation" made by Adams Village COA for ESA dogs (Emotional Support Animal), per the ESA Resolution. This is required by Federal Law for Condominium Associations. However, no reasonable accommodation is required for a visiting/visitor's dog, especially if they are

not a registered Service Animal wearing a vest. Please be sure to notify your tenants if you are a landlord, and please share this with any of your dog owning visitors.

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. Has your vehicle been parked in the same Visitor Parking spot for weeks? – that's a violation. 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.

SNOW PROCEDURES: Residents who own two vehicles or less are asked to park a car inside the garage or in the space in front of their garage door. If it is snowy weather, one car stays in your garage and you should utilize visitor parking for your second car, so your driveway will be cleared by the plows.

Parking in In non-snowy weather: If you own more than two vehicles, you should utilize your garage and driveway before using any guest/visitor 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 about the "mess" created in the

Continued on page 12

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!

HODA, FirstService's Homeowner Digital Assistant is here! For more information and FAQs, please visit www.fsresidential.com/HODA What can HODA help with? - Community rules and regulations, account and payment information, documents and forms, etc. How to connect: 1.) Text "Hey HODA" to 1-866-377-0779. 2.) Save the contact in your phone. 3.) Whenever you have a question, 24/7, text HODA. It's as easy as texting a friend!



Single-Family/Duplex Cleanup and disposal of leaves

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

Census Forms for Rental Units

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

Holiday Decorations

Just a reminder, for the holidays of Christmas, Kwanza, Chanukah, Diwali and Halloween, exterior holiday lights and decorations may only be displayed 30-days before the holiday and must be removed 30-days after the holiday. For all other holidays, exterior lights and decorations may only be displayed for 10-days before the holiday and must be removed 10-days after the holiday.

Continued on page 13

Continued from page 12

Changes to Your Property

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

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

Association specifications, list of approved materials, and the property modification form are posted on the Single-family/Duplex website.

If you don't have an account, contact the clubhouse at 908-647-6070 or SRAdmin@epmwebsite.com.

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

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

Emergencies

The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the

emergency. The process and documents will still have to be followed.

Parking in Courtyards

Vehicles belonging to the residents of the Single-Family and Duplex homes are prohibited from parking in the Condominium Association courtyards. If you have multiple cars, they should be parked in your garage, driveway, or roadway. If snow is in the forecast, you should not park in the condominium lots. Be aware that Van Buren Village has posted signage stating that non-Van Buren residents' cars shall be towed at the owner's expense.

Single-Family/Duplex Meeting dates

Below are the tentative meeting dates for Single-Family/Duplex Homes 2026 meetings. The Open Session meeting starts at 7:30 PM, and is held virtually. A week prior to each meeting, a notice will be sent from the Spring Ridge Master Association informing the residents how to participate. Please check the calendar in the monthly newsletter as dates may change.

1/5/2026

3/2/2026

5/4/2026

6/1/2026

8/3/2026

10/5/2026

11/2/2026



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.

The schedule is as follows:

Mondays 1:00pm: Knitting

Tuesdays 12:30pm: Cards & Games

Wednesdays 12:30pm: Mahjong

Thursdays 1:00pm : Rummikub

Fridays 1:00pm: Bingo

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

As 2025 draws to a close, the real estate forecast for Bernards Township and Basking Ridge remains strong. If one of your New Year's resolutions is listing a home, please contact me for more information.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN OCTOBER*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
241 POTOMAC DR	\$329,000	4	1	1	\$339,000
68 ALEXANDRIA WAY	\$349,000	5	1	1	\$349,000
147 POTOMAC DR ONDO*	\$365,000	4	1	1	\$365,000
147 ALEXANDRIA WAY ONDO*	\$385,000	5	2	1	\$385,000
116 JAMESTOWN RD	\$399,900	5	2	2	\$420,000
78 COMMONWEALTH DR*	\$664,900	7	3	2.1	\$645,000
92 COMMONWEALTH DR*	\$675,000	13	3	2.1	\$675,000

** 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



© 2025 Keller Williams Towne Square Realty. Each office is independently operated and owned.
All information provided is deemed reliable but is not guaranteed and should be independently verified.

Team Alma & Irina

Your Spring Ridge Marketing Specialists!

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
116 Jamestown Rd	2	2	\$399,900	\$420,000	10/10/2025
147 Alexandria Way	2	1	\$385,000	\$385,000	10/16/2025
78 Commonwealth Dr	3	2.5	\$664,900	\$645,000	10/17/2025
147 Potomac Dr	1	1	\$365,000	\$365,000	10/17/2025
241 Potomac Dr	1	1	\$329,000	\$339,000	10/24/2025
92 Commonwealth Dr	3	2.5	\$675,000	\$675,000	10/30/2025
68 Alexandria Way	1	1	\$349,000	\$349,000	10/31/2025

* Source GSMLS. Sold information deemed reliable but not guaranteed

Happy Holidays!



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



December 2025



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