



SPRING RIDGE COMMUNITY NEWSLETTER

JULY 2025

News From the Master Association

Back Tennis Courts (Acken Road)

Due to the weather, the resurfacing of the tennis courts has been moved to this month. Once we have a set date, a notification will be sent out via Frontsteps. To obtain the code for the season, visit the community website. springridgemaster.frontsteps.com.

Clubhouse

We are happy to announce that the clubhouse windows have been replaced. We are currently completing the paint project and will move onto the flooring project. All should be finalized before end of month.

Community Pride

As a reminder, keeping our community clean and safe is a collective responsibility that we all share. Please be mindful of your neighbors as you drive through the community and go about your daily chores. And remember, *"We cannot live only for ourselves. A thousand fibers connect us with our fellow men."* - **Herman Melville**

Manager's Corner

(For EPM-Managed properties)

Renting your unit

Management would like to inform homeowners considering renting out their unit that they should be aware of Bernards Township, State, and Association requirements they are obligated to comply with.

Construction Debris

When having work performed on the interior of your unit, all construction materials should be removed by your contractor from the property. Your contractor should **not** be dumping construction materials in the community trash dumpsters. If it is determined your contractor placed debris in the community dumpster, the homeowner will face fines.

Continued on page 2



Holiday Office Closure

The Management Office will be closed on Friday, July 4, 2025, in observance of the July Fourth holiday. Have a safe and happy holiday.

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

July Board Meetings

14 Adams Village	7:00 PM
24 Jackson Village	7:00 PM
14 Jefferson Village	7:15 PM
30 Madison Village	7:15 PM
22 Washington Village	6:00 PM
16 Van Buren Village	6:30 PM

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Barbeque Grills

As per NJ State Regulations, gas/propane/open flame grills are not permitted for use within the Condominium Associations. Management would like to remind all residents that **ONLY** electric barbeque grills can be used within the Spring Ridge Community.

Pool Access

Now that the pool has opened, you might find that you cannot enter the pool because your badge is coming up as invalid. There could be a few reasons why your access is restricted. Possible reasons are you did not submit the required yearly pool application form or the tenant waiver form, have an unpaid account balance, have not completed your dryer vent cleaning or fireplace inspections, and you or your landlord have not submitted census or leasing information.

Please know the lifeguards are not aware of the reason why your pool badge access is restricted. Therefore, you will have to speak to your property manager at the clubhouse on the next open business day.

Crime Prevention Tips

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

- Lock your residence at all times. Thieves will often target unlocked homes.
- Utilize motion lights on the exterior of your home.
- When on vacation, stop newspaper and mail delivery.
- Put lights and televisions on timers or delay switches when not home.

- Keep detailed records and inventory of all valuable possessions. Have photos available of items like jewelry and antiques. Keep records of manufacturers, models, and serial numbers for valuable electronics.
- If possible, leave a vehicle in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the Police Department and ask that the person or situation be looked into. Good neighbors report unusual activity. The Police need our residents to be our eyes and ears.

Simple Stain-Removing Solutions

Try as you might to prevent them, spills, drips, and splatters in your house are inevitable. Whether you, your family, or your guests are the culprits, stains happen. Most, if not all, are treatable, especially if you act quickly and use the proper stain-removing technique.

If there's an accident on your carpet or a rug, start by scooping up any solids and soaking up any unabsorbed liquids. Then, blot the stain with a white cloth or paper towel. You should work from the outside in so you don't spread the spill, and dab at it instead of rubbing or pressing hard. You also can try spot cleaning with a soapy water mix. Dilute a ¼ teaspoon of clear hand-dishwashing soap with 1 cup of lukewarm water. Spray the solution on the stain, and mist the area with clean water or blot with a wet towel. Then blot the area with a dry towel. Repeat this process until you get as much residue out as possible.

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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.

Continued from page 2

Follow these specific suggested instructions for cleaning up the more stubborn stains and sticky spots on your floors:

- Red wine: Begin with the same three steps—blot, apply soapy water and rinse. Then, dribble very hot water from a sponge onto the spill. Continue to blot with a clean towel, and repeat until the carpet no longer shows any red.
- Soft drinks and coffee: Begin with the same three steps—blot, apply soapy water, and rinse. Then, dab on hydrogen peroxide. Wait one hour before repeating the process. Hydrogen peroxide bleaches a stain without breaking down carpet dyes. Use a 3 percent solution, which can be found at a drugstore, and apply at full strength.
- Candle wax and chewing gum: These are easiest to remove when hot or cold. For the cold method, harden the spot by rubbing it with an ice cube inside a plastic bag. Then, carefully scrape off the residue with a dull knife or a plastic card, such as an expired credit card. For the hot method, apply paper towels over the waxy area, and then use a clothes iron on low heat to soak up the wax. Replace the paper towels until all the wax is removed. Use a hair dryer to heat gum. Then, with a plastic bag over your fingers, pull the goo off.

So the next time your carpeting endures a nasty spill, rest assured that it doesn't have to become a permanent stain. With these simple tips, you can keep your carpets and rugs looking great for years to come.

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



Village News

Jackson Village

Management has received numerous calls and emails regarding the pool, tennis courts, etc. Please be reminded that the Master Association handles all the amenities for our community. Please ensure to contact the clubhouse at 908-647-6070 for further assistance.

The chimney replacement project is underway. This project entails removal of failing faux brick with replacement of siding like the ones on the building facades. Courtyard 3 has been completed, aside from punch list items. Work on courtyard 2 is underway.

As a reminder, we ask that all residents are familiar with the resolution pertaining to garages. Please note that the garages are common elements, and nothing should be attached to the walls/ceilings. The garages should not be used as storage space. Garages are subject to an inspection, and we will be conducting one sometime late summer.

Dryer vent and fireplace/chimney inspections are not due until **September 15, 2026**. If you have this work done this year it will not count for next year's requirement.

When using the trash and recycling sheds, please ensure that they are closed tightly. Open doors can allow rodents to get inside.

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In addition, no additional plantings are permitted to be added on any part of the common areas. Anything planted in the beds that had not been planted by the Association will be removed by the landscaper. In addition, we want to remind you that plant pots should not be outward facing and no items should be affixed to the decks or any other common elements.

Lastly, please be advised that Jackson Village has a revised resolution on parking, which will significantly change all parking regulations. During this month, all residents will be mandated to display parking tags on their vehicles REGARDLESS of where it is parked. All parking tags will be mailed to the unit owner, and it is the owner's responsibility to ensure that the tags are delivered to the tenant. Vehicles parking within the garage and driveway will be required to display a car tag. In addition, parking permits will be required for vehicles wishing to use the visitor parking area. Residents will have the option to RENT a designated parking spot at a cost of \$250 per year. More information to follow via email.

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.

The next Board of Trustees meeting will be held on Thursday, July 24, 2025, at 7:00 P.M. and will be a zoom meeting.

As always should you have any questions or need assistance, please feel free to contact me at 973-376-3925 ext. 109 or via email at help@cp-management.com. Please be sure to include your name, address, and the name of the community.

Adams Village

UPDATES

The next Open Board Meeting will be July 14, 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://adamsvillagecondominium.connectresident.com/>

Garage Inspections community-wide will be conducted in July and August. Please look out for mailed letters, mass emails, and Management posted notifications. 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. 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

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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

Some Homeowners did not complete the 2025 Chimney Inspections and Dryer Vent Cleanings & 2025 Census Forms – did you? 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 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. 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.

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WENDY
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GABRIEL
With over 12 years of experience, Gabriel is a balayage and low-maintenance color expert, certified in Sassoon cutting and keratin treatments.

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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 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. *Continued on page 7*



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Continued from page 6

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!



Van Buren Village

UPDATES

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

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

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 have been cleaned out! Keep your eyes out there – you will see EDL working hard to maintain Van Buren Village!

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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. 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.

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Dryer Vent Cleaning

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



www.DryerVentCleaningNewJersey.com

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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.

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

House Cleaning

Houses, Apartments & Offices

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

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Cell: 973-991-6411
Please leave a message



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.

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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!

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Madison Village **Power Washing**

Power washing of buildings and decks will be taking place this month. Notices will be posted when on schedule to allow you time to clear off your decks of personal belongings.

Tree / Shrub Pruning

Community-wide pruning will be taking place the week of July 7th, and will continue until the entire community is completed.

Dumpster/Recycling Enclosures

Residents continue to throw trash in the recycling bins, and leave garbage bags on the floor instead of placing them inside the dumpster. It is your responsibility to follow the rules and regulations of the community to ensure everyone's safety. Your garbage should **NOT** be left on the floor. If you have large items to dispose of, please obtain a permit from Bernards Township for the Pill Hill facility. Permits can be obtained online at www.bernards.org. Or contact the trash removal company for a bulk trash pickup, Republic Services 732-545-8988.

Also, recycling bins should only be used for recycling. Please **DO NOT** throw your garbage in the recycling bins. Boxes should be broken down. Cat litter is **NOT** a recyclable item.

Umbrellas on Decks

Management would like to remind residents who have an umbrella on their deck to please close it when not in use. Also, it is very important to close same during a storm. If left open, your umbrella could become airborne causing property damage or personal injury. Your cooperation is greatly appreciated!

Dryer Vent and Chimney Cleaning

If you haven't already done so, please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent and chimney was cleaned. Cleaning is required every 2 years no later than June 30th. Fines will continue to accrue until receipts are provided.

Irrigation

Repairs have been completed, and our irrigation system is up and running.

Parking

If you are having work done at your unit, please speak to your contractors to ensure they are parked in a guest parking spot. At no time should contractors be parked in reserved spaces, unless it's your own. Nor should they park in front of anyone else's garage. Please be respectful of your neighbors by having your contractors and guests park in guest spots when working in your home or when visiting.

Washington Village

Dryer Vent Cleaning

Please make sure that you provide the Management Office with a copy of the receipt showing that your dryer vent was cleaned. Cleaning is required every 24 months no later than the last day of the month that it was previously inspected. If you are unsure of when the cleaning for your unit was last performed, please contact the Management Office. Not providing a receipt will result in fines being assessed to your account.

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Located at 1903 Long Hill Rd Millington, NJ

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Shrub / Tree Pruning

Community-wide pruning is scheduled to begin the week of July 7th.

Package Delivery Services

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.

Umbrellas on Decks

Management would like to remind residents who have an umbrella on their deck to please close it when not in use. Also, it is very important to close same during a storm. If left open, your umbrella could become airborne causing property damage or personal injury. Your cooperation is greatly appreciated!

Single-Family/Duplex Homes

Sit back, have a BBQ, relax in the pool, and enjoy your summer!

Management

I am available for any questions, concerns, or suggestions Monday-Wednesday & Friday from 8am-4pm, and Thursdays from 10am-6pm.

Welcome Packet & Rules and Regulations Handbook

An updated Welcome Packet & Rules and Regulations Handbook will be mailed out before month end. In the meantime, should you have any questions, feel free to reach out to management.

ENJOY
SUMMER

Single Family/Duplex Website

Register and join the single-family/duplex website at singlefamilyduplexes.frontsteps.com. Receive email notifications, get access to Association approved list of materials, the property modification form, and governing documents.

Do you want to contact the Single-Family/Duplex representative? It's easy as sending an email, to single.duplex@gmail.com.

Association Specifications to be Aware of

A property modification form must be submitted to the Association for any planned change.

Roof Replacement

Pick up the Roof Replacement Checklist and property modification form on the website then submit your request to the Association seeking approval to complete the work.

Skylights

- Homeowners may install any skylight manufacture of their choosing when replacing an existing skylight with same size
- Deck mounted skylight
- Skylight Dimensions – 21" wide x 45.75" tall x 3.75" tall

Mulch

Approved mulch color for the Association is brown.

Mailboxes and Mailbox Posts

Approved Post types and colors

- 4 x 4 wood L-Style post. (adopted 2013)
White sided colored homes: color white.
Tan sided colored homes: color Commonwealth Beige
- Mayne Manchester model #5852 (post #5853, arm #5854) (adopted 2013)
White sided colored homes: color white.
Tan sided colored homes: color clay
- Maintenance free style post/sleeve
- Posts are available from Home Depot or elsewhere

Approved Mailbox Color- black

Approved Mailbox styles and dimensions:

- Letter style box- 6-7 inches wide, 18-22 inches long and 6-8 inches tall.
- Pinnacle locking mailbox- model 1022, Size (10.75" W x 11" H x 23" D)
- Mailbox should be mounted 3 ½ to 4 feet from height of the ground

This list is not all inclusive. Should you have any doubts on whether or not you must submit a Property Modification Form, reach out to management prior to making any changes.

Continued on page 12

Jefferson Village

New Management Hours

Please be aware that the onsite office hours for our Property Manager Greg Formica will change to Monday, Wednesday, Friday from 9 AM to 5 PM. For the days that he is not onsite, residents should speak with Nancy (Clubhouse administrator) regarding their requests. As usual, should an emergency arise during business hours, the Clubhouse should be contacted. If necessary, they will contact Greg if he is offsite. You may also send an email to the clubhouse at SrAdmin@epmwebsite.com.

Dryer Vent Cleaning/Inspection

June 30th was the deadline for homeowners to provide their dryer vent receipts to the Association. If you have not completed this required cleaning, you have exceeded the deadline. Fines for those who have not submitted the receipts will be assessed to their accounts starting August 1st. Please schedule your cleaning as soon as possible to avoid these penalties.

Electric Vehicle Charging

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars. Charging any type of vehicle is against the Association's garage usage policy. The Association pays for the electrical usage in the garages. Therefore, excessive usage is passed on to all residents. The Association will levy penalties against residents who violate this policy.

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 offered one warning to cease using the garage outlets to charge their vehicle. Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Any further violations will result in steeper penalties. Please do not charge your EV cars in the garage.

Among available local charging sites, there is a Tesla supercharging station at the Dewy Meadow Village just down the road from the Spring Ridge Community.

Did you know that the Association has an FAQ's section on the website that may answer your questions?

For example, the draft open meeting minutes from the previous meeting are usually posted to the Jefferson Village website three weeks after the meeting but before the following meeting.

RECYCLE COACH SAYS...

Aluminum foil is NOT accepted for recycling! According to the Somerset County *Recycle Coach* app: Aluminum foil containers and wrap are not accepted for recycling at this time.

Landscape Improvements

The Board approved the proposal to install new shrubs and remove dead or declining shrubs in the community. The work should have started around June 25th.

Recycle Shed Redesign for Courtyards 2 & 4

The Association completed redesigning the recycling shelf for the recycling sheds in courtyards 2 & 4. The new shelf now extends across the entire back of the shed, providing more room for residents to place their cardboard and paper products. Boxes should still be cut down and laid flat on the shelf, not just left on the shelf. Your help is appreciated.



OUT: One Pole, One Shelf.

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

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

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

Jacki Melchior, Owner

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

The latest home sales results in Bernards Township show that inventory continues to be low. If your summer plans include 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 MAY*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
106 JAMESTOWN ROAD	\$389,000	5	2	1	\$385,000
23 ALEXANDRIA WAY	\$389,000	5	2	1	\$375,000
231 ALEXANDRIA WAY	\$399,900	5	2	2	\$458,000
188 ALEXANDRIA WAY	\$439,000	5	2	2	\$446,000

** 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

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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 May 2025*

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
106 Jamestown Rd	2	1	\$389,000	\$385,000	05/15/25
188 Alexandria Way	2	2	\$439,000	\$446,000	05/19/25
23 Alexandria Way	2	1	\$389,000	\$375,000	05/30/25
231 Alexandria Way	2	2	\$399,900	\$458,000	05/30/25

* Source GSMLS. Sold information deemed reliable but not guaranteed



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

Weichert
REALTORS®



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

July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4  Office Closed	5
6	7	8	9	10	11	12
13	14 7:00 PM Adams Mtg. 7:15 PM Jefferson Mtg.	15 August Newsletter Deadline	16 6:30 PM Van Buren Mtg.	17	18	19
20	21	22 6:00 PM Washington Mtg.	23	24 7:00 PM Jackson Mtg.	25	26
27	28	29	30 7:15 PM Madison Mtg.	31		