



## SPRING RIDGE COMMUNITY NEWSLETTER

AUGUST 2025

### News From the Master Association

#### Tennis Court Resurfacing Update

The resurfacing of the tennis courts is expected to be completed **by the end of this month**. Once a specific date is confirmed, a notification will be sent out via **Frontsteps**. To obtain the access code for the season, please visit the community website at: [springridgemaster.frontsteps.com](http://springridgemaster.frontsteps.com). Thank you for your continued patience!

#### Update on Flooring Project

Unfortunately, the flooring project has not yet been finalized due to a few unforeseen issues that we are actively working to resolve. We are hopeful that the space will be available for use by mid-August. We sincerely apologize for the inconvenience and appreciate your patience and understanding as we complete this work.

#### Community Pride

Keeping our community **clean, safe, and welcoming** is a shared responsibility. Please be mindful of your neighbors as you **drive through the neighborhood** and go about your **daily routines**. Simple acts of consideration go a long way in maintaining a positive and respectful environment for everyone. Thank you for doing your part! And remember, **“Community is much more than belonging to something; it’s about doing something together that makes belonging matter.”** — *Brian Solis*

### Manager’s Corner

(For EPM-Managed properties)

#### Lights

Please contact the Management Office if you see that a light bulb needs to be replaced or a post light is not working properly.

#### Who Is Responsible for Maintenance?

Who is responsible? That question is sometimes asked when there is a problem with a leaking or broken water pipe or sanitary drain line. The Association's governing documents are pretty straightforward on this matter. Any water or sanitary line pipe that serves only one unit is the responsibility of that unit's owner, even if the pipe is located outside your unit, such as in between your ceiling or floor and your neighbor's unit. The repair of any pipe which serves two or more units is the responsibility of the Condominium Association.

*Continued on page 2*

### Association Office

Mon., Wed., Fri. 8:00 AM - 4:00 PM  
Thurs. 10:00 AM - 6:00 PM

Executive Property Management  
**Office Phone: 908-647-6070**

Emergency No. 908-806-3823

### August Board Meetings

28 Jackson Village	7:00 PM
11 Jefferson Village	7:15 PM
4 Master Association	7:30 PM

*Continued from page 1*

This almost certainly means that any pipe problem above the basement level is the responsibility of either the first or second-floor unit owner. If a problem arises and it is uncertain who is responsible for the repair, our management office should be able to sort it out.

## Recycling

Boxes, and boxes, what to do with all the boxes. Please break down your boxes, cut them up into 2 x2 squares, and place them on the recycling shelf. While it is easy to bring your recycling down in a plastic bag and leave it in the container, Somerset County asks for residents to empty the recyclables into the container and dispose of the plastic bags in the trash dumpster.

## Neighborly Common Courtesy

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

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

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

## Pets and Dogs

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

Spring Ridge residents may observe dogs being walked on Spring Valley Blvd, Smithfield Ct, Alexandria Way, Hampton Ct, Salem St, Plymouth Ct, and Gelsey Ln and think they may have a dog. However, those roads are public streets, and you may observe people who live outside of the Spring Ridge community walking their dog through the community. This does not

mean a Spring Ridge resident may harbor a dog in their unit but then walk the dog on one of the public streets. Potomac Drive and James-town Road are private roads, which means no one may walk their dogs on those roads.

Notwithstanding these pet prohibitions, certain New Jersey and federal laws supersede Association By-laws. Those laws would permit unit owners to have dogs subject to the satisfaction of specific statutory criteria as interpreted by the Courts.

## Important Safety Notice: Lithium-Ion Battery Charging

The following informational flyer, posted by Bernards Township, highlights the importance of **properly charging and maintaining lithium-ion batteries**. For the safety of all residents, please be reminded that **charging lithium-ion batteries is not permitted within our community**. Thank you for your attention and cooperation in keeping our community safe.



## Classifieds

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

### For Sale –

Miniature hand dressed Japanese doll with porcelain face, complete with glass display case; Hand molded ceramic rose motif drapery tie backs; wrought iron ceiling hanging candle holder; wrought iron flower stand with lower shelf; assorted sizes table cloths; set of 18 electric heated curlers set; two Korean blanket chests can sell individually; tall metallic floor standing vase; large European style glass top coffee table; assorted needlepoint and embroidery kits and wooden frames as well; assorted quality knitting yarns. Please call 908-347-3005 for details and prices.

### 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 charcoal. \$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

### 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.



**Barbara Kukura**  
**Broker Associate**  
**Spring Ridge Resident**  
**Cell: 908-917-2132**  
[Bkukura@aol.com](mailto: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.



## Village News

### Jefferson Village

#### **Management and Maintenance Days & Hours**

Our Property Manager, Greg Formica, is available Monday, Wednesday, and 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 off-site. You may also send an email to the Clubhouse at [SrAdmin@epmwebsite.com](mailto:SrAdmin@epmwebsite.com).

A reminder that maintenance personnel are **ONLY** onsite Mondays and Wednesdays from 9 AM to 5 PM. Therefore, if you report a non-emergency concern to the clubhouse, the request will be addressed on the next scheduled onsite visit in the order that the request was received.

*Continued on page 4*

*Continued from page 3*

### **Dyer Vent Inspections Are Now Past Due**

The Association would like to thank all of the homeowners who submitted their cleaning receipts. Please know that any homeowner who has not submitted a dryer vent cleaning receipt to the Clubhouse is delinquent and has received a \$100 penalty. A \$100 monthly fine will be applied to any outstanding account until the cleaning receipt is provided to the Management office.

### **Property Modifications**

#### Association Approval

Homeowners must submit a Property Modification/Replacement Application 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, door knocker, door handle, deadbolt, etc.

Homeowners should access the Jefferson Village website to obtain the current Association specifications, approved models and the Property Modification/Replacement Application.

The Association must receive the following documents, and the Association's approval must be issued before a homeowner may perform any work. The required documents will be reviewed once received by the Association. They include:

- Completed Property Modification/Replacement Application
- Copy of your vendor's proposal with or without your costs
- Copy of the vendor's insurance
- Copy of the vendor's NJ contractor's license
- Additional information, e.g., a brochure showing an example of the material you will be installing

For your planning purposes, a minimum of 20 business days should be anticipated for processing Association applications. If work is completed without approval, the Association will assess penalties and can require the unapproved modification to be removed.

#### Township Permits

A Township construction permit is required for everything that is not

considered an ordinary repair or maintenance. Permits are required for renovating bathrooms and kitchens, water heaters, new electrical wiring, new plumbing installations and new heating/cooling systems. This list is not all-inclusive. Homeowners should contact the Bernards Township Code Enforcement Department with any questions. If a homeowner completes work without a permit, the Township will assess a penalty of \$2000, and any work done may be required to be removed. Both of these can be costly to a homeowner.

#### Emergencies

The Association is aware that there may be times when an emergency arises, and repair work must be done immediately. In these cases, the homeowner should speak with the Property Manager as soon as they become aware of the emergency and its resolution.

*Continued on page 5*



**Arrrrr... Service is Great !**  
**Dryer Vent Cleaning**  
**Fireplace Inspections**  
***Townhome/condo discounts***  
**732-627-8461**  
**Certified Technicians**  
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*Continued from page 4*

### Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. The website address is [jefferson.frontsteps.com](http://jefferson.frontsteps.com). Please contact the Management office if you have not registered, and an invite will be sent to you.

### Audit

The Board accepted the audit presented by the accountant. The auditor reported that they did not find any irregularities with the Association's financials, and the Association is financially well. If you wish to receive a copy of the audit for review, please contact the clubhouse.

### Landscape Improvements

The Association completed the landscape improvement project throughout the community.

### RECYCLE COACH SAYS...

**Used paper towels are NOT accepted for recycling!** According to the Somerset County *Recycle Coach* app: Place items that are not hazardous or recyclable in the trash.



### Jackson Village

Are you familiar with Corner Property Management's portal? We want to inform all unit owners that Corner Property Management has a portal for all unit owners, which you can access by logging onto portal. [cp-mangement.com](http://cp-mangement.com) that enables you to look at all important association matters such as documents, governing documents, and your account itself. If you are not sure how to access it, please send an email to [help@cp-management.com](mailto:help@cp-management.com).

We are pleased to announce that EDL Construction has finished the chimney project. This project provided an incredible face lift to Jackson Village. EDL's team worked hard in the heat to get this project completed in less than two months!

We had extensive tree work done throughout the community by American Dream Tree Experts. They provided much needed pruning to various trees and removed failing trees throughout the community. Furthermore, they assisted us with emergency clean up work after the July 3<sup>rd</sup> storm in which we had tree damage throughout all three courtyards.

Please be reminded that the recycle sheds and dumpsters are for communal use. It is imperative that all residents break down their cardboard boxes as there is limited space in the sheds. We will be regularly monitoring the sheds and a \$100 fine per incident will be sent to the unit owner of the unit found to be in violation.

All about parking!

Per our numerous emails to the community, we want to ensure that all residents are familiar with the contents of the new parking resolution. Below is a summary of the updated parking regulations at Jackson Village as per the updated parking resolution. *Continued on page 6*

## MEET THE TEAM!

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HAIR STYLISTS



**BRIAN**  
A seasoned artist with 20+ years of experience, Brian is known for precision cuts, dimensional color, and transforming texture. Former L'Oréal and ECRU NY educator.



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908-340-3340 | [vibedayspasalon.org](http://vibedayspasalon.org) | [info@vibedayspasalon.org](mailto:info@vibedayspasalon.org)

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

Continued from page 5

- Residents are required to provide their vehicle information to the Association and any changes in vehicles should be communicated to Management within 30 days. All vehicles must be registered with the Association and must display a parking tag. Parking tags are issued by the Village Board and you will receive a tag for up to two (2) vehicles you have registered with our Management Company. Parking Tags are non-transferable and a fee of \$25 per tag will be assessed for lost tags.
- Unregistered cars are subject to towing.
- Residents should use the assigned garage and driveway parking spaces, which are common elements.
- Residents may purchase a reserved parking space for a third vehicle at a cost of \$250 per year, available on a first-come first-serve basis with a limit of one space per unit.
- There are 6 units without garages. These vehicles must park in their designed reserved parking space. These 6 units may purchase one additional visitor parking spot at a cost of \$250 per year on a first come first serve basis.
- All commercial vehicles, non-passenger vans, boats, trailers, recreational vehicles, campers and vehicles with commercial equipment **ARE NOT PERMITTED** to park overnight in the courtyard.
- No Oversized or Commercial work vehicle with lettering, signage, commercial plates, or

visible commercial equipment is permitted to be parked overnight within any courtyards. This also includes trailers of any kind.

- Car covers are not allowed in the courtyards, they are allowed inside the garage.
- No person shall operate a motorized bicycle, moped, motorcycle, go cart, scooter or any other motorized vehicle device of any kind within the Community Association. They must be licensed and registered as required by the State of New Jersey.
- There is no resident parking in the snow bays. Snow bays are intended for use by the Association's contractors for snow removal and other business. You will be towed from this area.

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, August 28, 2025, at 7:00 P.M. and will be a zoom meeting.

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Continued from page 6



### Van Buren Village

#### UPDATES

To download & review 2025 Open Board Meeting Minutes please visit the Resident Portal at <https://van-burenvillage.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](mailto:sasha.blanchette@fsresidential.com). By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920.

Brightview Landscaping – currently and still working on removing dangerous and threatening trees/replacing them with flowering ornamental trees, conducting weeding and turf maintenance weekly, trimming of shrubs and hedges was completed in July, and diligently keeping our swale drains clear to prevent unnecessary flooding.

EDL Maintenance - Common Area Stairwells/"Common ways" were power washed in July, gutters have been cleaned out! 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. 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

*Continued on page 8*

## Air Duct & Dryer Vent Cleaning

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- Dryer vent cleaning & repair
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<b>CLEANING</b>	<b>DRYER VENT</b>
<b>10 Vents</b>	<b>CLEANING</b>
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**UNITED AIR DUCT**

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Continued from page 7

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](mailto: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 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.

Continued on page 9



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[www.DryerVentCleaningNewJersey.com](http://www.DryerVentCleaningNewJersey.com)



Continued from page 8

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.



# KARG'S PLUMBING

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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!

HODA, FirstService's Homeowner Digital Assistant is here! For more information and FAQs, please visit [www.fsresidential.com/HODA](http://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

The next Open Board Meeting will be September 29, 2025 – the Board is taking a well-deserved "Summer Break." 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 from FirstService Residential/Adams Village, mass emails, and Management posted notifications in building stairwells and mailbox kiosks. In the February Open Meeting, the Board approved

Continued on page 10

*Continued from page 9*

the newly Amended Carport (Garage) Resolution. This Amended Resolution is in alignment with other Spring Ridge Villages. Every Homeowner/Unit had 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.

Spring Ridge Master Association is who you contact for Spring Ridge amenities such as the Clubhouse, Pool and Tennis Courts: (908) 647-6070.

Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat remaining after the election held in November 2024. Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision-making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail. If you are interested in being a Board Member, please contact Management by email at [sasha.blanchette@fsresidential.com](mailto: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.

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.

*Continued on page 11*

*Continued from page 10*

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](mailto: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.

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](http://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!

*Continued on page 12*



Continued from page 11

### Washington Village

#### Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 28, 2025. All owners will receive a mailing at the beginning of September, which will include a nomination application for those interested in running for a position on the Board of Trustees.

#### Garage Re-inspections

If you **failed the June inspection** or **did not provide access**, please be advised that **garage re-inspections will take place the week of August 18th**. If access is **not provided again**, or the violation is **not corrected**, a **fee will be assessed** to your account. We kindly ask that all residents **comply with community rules and regulations** to avoid fines. Your cooperation is greatly appreciated.

#### Garbage and Recycling Sheds

Despite repeated reminders, we continue to see **garbage in the recycling bins, cardboard not broken down, and bulk items left in the dumpster sheds**. Please follow these important guidelines:

- **Cardboard must be broken down to 2x2 feet or smaller—the County will not collect oversized boxes.**
- **Trash must go into the designated trash cans, not in the recycling bins.**
- **Bulk items must not be left in or around the sheds.** You must contact **Republic Services at 732-545-8988** to schedule and pay for bulk pickups.

We appreciate everyone's cooperation in keeping our community clean, compliant, and respectful of one another. Thank you!



### Madison Village

#### Common Area Inspections

Please be advised that inspections of all common areas are currently underway. Personal items are not permitted in hallways or on common grounds. Any such items found will result in a **warning notice**, followed by a **fine** if the violation is not corrected. Residents are permitted to have **one wreath on their door** and **one floor mat in front of their unit**. Thank you for your anticipated cooperation!

#### Help Us Conserve Water

Please take a moment to repair any **leaking faucets, running toilets, or dripping showers** in a timely manner. Small, everyday actions can lead to significant water savings.

For example:

- Turning off the water while brushing your teeth or shaving can save **up to 180 gallons per month**.
- Fixing household leaks can save **up to 400 gallons each month**.

Water conservation is a shared responsibility, and your cooperation is greatly appreciated!

#### Proper Use of Dumpster Sheds

We continue to see **non-recyclable items placed in recycling bins and bulk items left inside the dumpster sheds**. Please use the sheds **responsibly and conscientiously**, and be considerate of your fellow residents.

Below are photos showing how some sheds have been left by individuals who did not dispose of items properly. This behavior negatively impacts the entire community.

If you witness improper use of the dumpster sheds, please don't hesitate to contact Management. **All reports are kept confidential.**

We appreciate everyone's cooperation in keeping our community clean and respectful.

*Continued on page 13*





Continued from page 12

### Garage Inspections

Kindly review the Garage Use Resolution found on your community website. The following are a few items that were noted while doing the garage inspections that need to be addressed.

The carport floor must be clear twelve (12) feet from the door opening to permit the storage of an automobile.

1. Shelves, hooks, hangers or other storage devices may not be attached to the walls or ceilings of the garages. Freestanding shelving and storage devices are permissible.
2. In order to provide easy access to motor vehicles, except where there are existing "as-built" walls, Members (or their tenants) must keep the area between their garage space and adjoining garage spaces free and clear of any storage, barriers or obstacles.

If you were previously found to be in violation of any of the above items, a **re-inspection will take place on Wednesday, August 13th**. If the violation has **not been corrected by that time**, a fine will be assessed to your account and will continue **until the issue is resolved**. We appreciate your prompt attention to these matters and your cooperation in maintaining a clean and respectful community.

### Dryer Vent Cleaning

The deadline to submit your proof of dryer vent cleaning was June 30th. If you failed to provide the receipt your account is being assessed dailing fines until proof is received at the Managment office.

### Power Washing and Painting

Weather permitting, the community power washing and painting project will begin the week of August 4<sup>th</sup>.



### Single-Family/Duplex Homes

#### Single-Family/Duplex Representative Email and Website

The email for your representative is [single.duplex@gmail.com](mailto:single.duplex@gmail.com). You can also obtain information from the Single-Family/Duplex website 24-hours a day at [singlefamilyduplexes.frontsteps.com](http://singlefamilyduplexes.frontsteps.com). You will have to register for the website to access the information.

#### Dryer and Fireplace Inspections Reminder

The Association would like to remind homeowners they are required to complete the dryer vent cleaning and fireplace inspection every odd-numbered year. A copy of the receipt must be provided to the Clubhouse by September 1<sup>st</sup> 2025. If you completed your cleaning in an even-numbered year, you are not on the correct cleaning schedule and have to complete a cleaning this season.

#### Property Modifications & Township Permits

Please know that a Township construction permit is required for everything that is not considered ordinary repair or maintenance. Permits are required for Finishing Basements, Decks, Raised Patios, Renovating Bathrooms & Kitchens, Water Heaters replacement, Sheds, Gazebos, new Electrical wiring and new Plumbing installations, air conditioner installations. (This list is not all-inclusive, and homeowners should contact the Bernards Township Code Enforcement Department with any questions). Depending on the project, if prior approvals (Zoning, Engineering, Health etc.) are not required, a minimum of 20 business days should be planned for processing applications.

#### Completing Work Without Approval

If a homeowner completes work without a permit, the Township will assess a penalty of \$2,000, and any work done may be required to be removed. Additionally, the Association will assess penalties and can require the unapproved modification to be removed. Both of these can be costly to a homeowner.

#### Association Specifications to be Aware of

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

#### Paint Colors for Homes

Available from Warrentville Hardware or other local hardware store.

**Greenbrier Beige is no longer an Association approved paint color for residents to use.**

White Homes- (Hampton, Alexandria, Salem, Smithfield, Plymouth)  
Benjamin Moore

Chrome Green (W096-4X) Shutters

Brilliant White (W096-01) Trim, Garage Door & Front Door



Continued on page 14

Continued from page 13

Beige Homes- (Commonwealth and Gelsey)

Benjamin Moore

Commonwealth Beige (W096-2X) Trim, Garage Door, Front door & Shutters

Paint mix specifications for Commonwealth Beige (1 gal). The person mixing the paint will know how to tint the paint.

Y3	1x9.50	S1	0x30.25
W1	0x17.50	R3	0x6.75

### Privacy Fencing

(Applies to Duplex homes only)

- Board on Board fence style (Wolmanized wood or Cedar fencing).
- Top of the panel may be arched, scalloped or straight.
- Maximum height of fence a panel, 6' ft in height from natural grade of land and 8' ft wide. Maximum of (2) two panels or (16 ft) may be installed.
- Fence must be installed at the center point of the duplex building.
- All fences, whether wolmanized wood or cedar, may not be painted or stained a color. They can be allowed to weather to a natural gray color or made be waterproofed.
- Vinyl fencing is not approved for installation.

Fencing may be obtained from local home improvement stores or fencing supply companies.

## OUT: One Pole, One Shelf.

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

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Jacki Melchior, Owner

# THE FORMISANO TEAM

## Market Update

### Bernards Township/Basking Ridge

The summer housing market is almost over and the latest home sales in Bernards Township show it's still a good time to list your home. For tips on how to get started, please reach out.

#### Roxanne - *Your Spring Ridge Specialist*

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

#### SOLD IN JUNE\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
333 POTOMAC DR	\$285,000	4	1	1	\$295,000
203 JAMESTOWN RD	\$308,000	5	1	1	\$355,000
14 SMITHFIELD COURT	\$365,000	5	1	1	\$395,000
284 POTOMAC DR	\$399,000	5	2	1	\$426,000
76 JAMESTOWN RD	\$429,000	5	2	2	\$440,000

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



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Basking Ridge, NJ 07920



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

# Team Alma & Irina

## *Your Spring Ridge Marketing Specialists!*

**JUST SOLD at SPRING RIDGE in June 2025\***

ADDRESS	BEDS	BATHS	LIST	SOLD	CLOSED
14 Smithfield Ct	1	1	\$365,000	\$395,000	06/02/25
117 Alexandria Way	1	1	\$389,000	\$400,000	06/06/25
76 Jamestown Rd	2	2	\$429,000	\$440,000	06/13/25
284 Potomac Dr	2	1	\$399,000	\$426,000	06/13/25
203 Jamestown Rd	1	1	\$308,000	\$355,000	06/23/25
333 Potomac Dr	1	1	\$285,000	\$295,000	06/25/25

\* Source GSMLS. Sold information deemed reliable but not guaranteed



**Irina Bagmut**  
Sales Representative  
**908-499-0750**  
[ibagmut@weichert.com](mailto:ibagmut@weichert.com)

**Alma Aguayo**  
Broker/Sales Representative  
**908-672-2222**  
[Alma@AlmaSellsHomes.com](mailto:Alma@AlmaSellsHomes.com)



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



# August 2025

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