



SPRING RIDGE COMMUNITY NEWSLETTER SEPTEMBER 2025

News From the Master Association

Tennis Court Resurfacing Completed

We're pleased to share that the resurfacing of the back tennis courts is now complete. Thank you for your patience during the course of this project.

The courts are now open and ready for play—enjoy the amenity for the remainder of the season! Please note that tennis nets will be removed on Monday, December 1st.

To obtain the access code for the season, please visit the community website at: www.springridgemaster.frontsteps.com.

Clubhouse Flooring Project Update

Unfortunately, the clubhouse flooring project has been delayed longer than anticipated. We are actively working with the contractor to ensure the work is completed to a high standard.

We appreciate your continued patience and understanding during this time, and we're confident you'll be pleased with the final result.

Our sincere apologies for the inconvenience.

Clubhouse Repairs – Resident Update

Many residents have inquired about the status of the repairs to the front of the clubhouse. We want to assure you that the Association is aware of the issue and is actively addressing it.

At this time, the matter is part of an ongoing legal process. Due to the nature of the situation, we are unable to provide additional details until the case has been resolved.

We appreciate your understanding and patience as this process unfolds.

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, **“Coming together is a beginning. Keeping together is progress. Working together is success.”**

— Henry Ford

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

September Board Meetings

29 Adams Village	7:00 PM
25 Jackson Village	7:00 PM
8 Jefferson Village	7:15 PM
17 Madison Village	7:15 PM
23 Washington Village	6:00 PM

Holiday Office Closure

The office will be closed on Monday, September 1, 2025 in observance of Labor Day.



Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents ages 50 plus. Membership is \$8.00/year and all members receive discounted prices on club luncheons/dinners.

The next General Meeting for the Spring Ridge Social Club will be held in the Spring Ridge Clubhouse on Wednesday, September 17, 2025 at 12 p.m. Join us for sandwiches and salads and dessert and coffee. Make your reservations on or before Friday Sept. 12. Drop cash or check for \$12 to Spring Ridge clubhouse at front desk with Nancy during business hours. Any questions call Olga Campagna (908) 727-0270 or Bunny Brue (908) 803-2028.

NOTE: in lieu of an October luncheon we will host a bus trip to Wind Creek Casino on October 15. Please make your reservations early but no later than Wednesday, October 8. Again, drop off \$40 check with Nancy at the front desk of the clubhouse. Any questions contact Olga (908) 727-0270 or Bunny (908) 803-2028.



SAVE THE DATES!

October 15 - Casino trip
November 19 - probably pizza

New members are always welcome!

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.

For Sale –

Woodfield set of 12 china dish set. \$35, or best offer.
Excellent condition. Call Diane at 908-300-2989.

For Sale-

TCL Soundbar for TV with bluetooth HD 32 in. \$40 or best offer
Roadmaster Mountain Bike 26", good condition, needs chain. \$50 or best offer. Call Paul 908-208-1314 or paulobrem123@gmail.com

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.

SEPTEMBER Refresh

at VIBE DAY SPA & SALON

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



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Manager's Corner

(For EPM-Managed properties)

Furnace Preparation

As Fall approaches, it's a great time to have your heating contractor inspect your furnace to make sure it's working properly before Winter sets in.

Windows

Management would like to remind residents to keep their basement and garage windows closed to prevent animals from seeking shelter as the weather gets colder. If you notice a window left open, please kindly inform your neighbor or contact the Management Office.

Construction Debris

When having work done inside your unit, please ensure that all construction materials are removed from the property by your contractor. Additionally, contractors should not dispose of construction debris in the community trash dumpsters. If it's found that your contractor has placed materials in the community dumpster, the homeowner will be subject to a fine.

Emergency Service

When contacting the emergency service, please indicate your village, not Spring Ridge. Doing so will ensure that your message is directed to the appropriate and correct Property Manager so they can respond timely.

Snow Birds

With the winter season coming, the Management office would like to take a moment to remind residents

who spend the winter months out of the state "Snowbirds," the following recommendations to prevent property damage and assure prompt responses in the event of an unplanned occurrence:

- Keep your thermostat set above 60 degrees to prevent your pipes from freezing.
- Have a local emergency contact person who can access your unit should Management contact you regarding an emergency.
- Shut off the water to your entire unit while you are away to limit any damages should something happen.
- Another option is to contract a plumber to winterize your unit before you leave for the season.

Washington Village, Jefferson Village and Single-Family/Duplex residents, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98, the shut-off is located above the water heater. If you live in Madison Village, buildings 62-86 and 87-88, the shut-off is located in the closet that backs up to your bathroom tub, close to the floor.

Opening Garage Door in a Power Outage

Did you know that when the power goes out in the community, some residents might still be able to open their garage door? Some residents have an emergency key release installed in the garage door, allowing them to disengage the door from the opener. You can determine if you have such a release by examining your top garage door panel to see if you find a small lock installed in the door.

Continued on page 4



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 3



When the key is inserted and turned, the body of the lock is pulled outwards from the door, bringing out a cable. A sharp pull of the cable will release the garage door from the opener, allowing you to lift the door by hand.

If you have lost the key or the lock is painted over, you will not be able to open the door. You will have to see if your neighbor is able to open their garage door so you can access your garage space. You should replace the lock once power is restored.

Recycling Opportunity for Plastics!

You can now recycle **plastic packaging** at the Stirling ShopRite. (Somerset County does not accept these items for recycling.)

ShopRite and other sponsors have provided the Flexible



Packaging Recycling Kiosk (created by TerraCycle). Through this kiosk, you can now recycle all brands of flexible plastic

packaging, including:

- Home, pet, and garden packaging
- Flexible food and snack packaging
- Plastic wrap and shopping bags

Please remove as much of the remaining product or food as possible and make sure your items are dry before you drop them off. Help keep

that waste out of landfills — it is free for you to participate!

Wildlife

Management has been made aware of sightings of foxes, raccoons, and groundhogs in the community. Please note that Management is not able to remove wildlife from the grounds. If you believe an animal may be sick or rabid, you can contact the local animal control office for assistance. Otherwise, please be aware that baby foxes will typically leave with their parents at around nine weeks of age, groundhogs' mating season ends in September and they will likely move on soon after, and raccoons may be seen foraging during the day.

To help minimize encounters, be sure to keep dumpster doors closed and avoid leaving garbage bags in the common areas.

As human populations grow and we continue to develop open spaces, wildlife is losing important habitats that are essential to their survival. Living with wildlife means finding ways to protect wild species now and in the future. Bernards Township Animal Control encourages a peaceful and harmonious coexistence between residents and wildlife. However, if you feel threatened by an animal or suspect it may be ill, please contact the township for help.



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Village News

Jackson Village

During the last month, the steps and the hallways got a facelift. EDL Construction has worked hard to powerwash all areas and stain the entry building steps to each building of Jackson Village.

We want to remind all residents that interior hallways/ common areas are not to be used for personal storage. Management will be patrolling these areas more frequently to ensure that residents are not using common areas for their personal storage.

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.

Updated Parking Changes:

Since the launch of the initial parking resolution the Board of Trustees have introduced the following changes upon receiving resident feedback.

Reserved Parking Areas will be available to those with a second car. If interested, please send the completed application, insurance

ID Form, and nonrefundable check payment made payable to Jackson Village and mail to Corner Property Management 11 Cleveland Place, Springfield, NJ 07081.

Visitor Tag has been issued to those units that have one or no registered vehicles. This way residents can have their guests park in their driveway.

We ask that all landlords forward the important information we communicate to their tenants. Tenants should not be directly calling/emailing Management. All communication should be from unit owners. All communication via email should be sent to help@cp-management.com, please ensure that you identify your address and association when sending correspondence to this email.

All Corner Property Management offices will be closed on Monday, September 1, 2025 on observance of Labor Day.

The next Board of Trustees meeting will be held on Thursday, September 25, 2025, at 7:00 P.M. and will be a zoom meeting.



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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 on-site, 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.

A reminder that maintenance personnel are **ONLY** on-site Mondays and Wednesdays from 9 AM to 5 PM. If you report a non-emergency concern to the clubhouse, the request will be addressed on the next scheduled on-site visit in the order that the request was received. Please know that work orders affecting safety will be prioritized over less urgent orders.

Dryer Vent Inspections Penalties

Unfortunately, several homeowners who have not completed the dryer vent cleaning and submitted the cleaning receipt to the Clubhouse by the June 30th deadline are receiving a monthly penalty. The Association is requesting that all remaining homeowners please complete and submit their receipts to the Association as soon as possible to avoid further penalties.



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Snow Birds

If you are a homeowner who spends the winter months out of state, the following are recommended actions to prevent property damage and ensure prompt responses in the event of an unplanned urgent occurrence:

- Keep your thermostat set at no lower than 60 degrees to prevent your pipes from freezing.
- Have a local emergency contact person who can access your unit in case Management contacts you regarding an emergency.
- Shut off the water to your unit while you are away to minimize any potential water leaks and water damage.
- Another option is to hire a plumber to winterize your unit while you are away.

Trash Disposal

Management has received complaints regarding the cleanliness of the dumpster sheds and is asking all residents to respect their surroundings and please keep the dumpster areas clean by disposing of their trash correctly. Listed below, please find a few helpful reminders:

- Kindly ensure that you dispose of your trash bag by placing it inside the dumpster container and closing the dumpster lid.
- Please wash out all recycling containers before placing them into the blue buckets.
- Cardboard boxes should be broken down flat into 2x2 foot sizes and then placed on the recycle shelf.
- Magazines and newspapers should be stacked and bound together.
- Plastic bags containing plastic bottles, glass, or tin cans should not be left inside the blue recycling containers. The recyclables should be emptied into the blue containers, and the plastic bag thrown into the dumpster container.

Continued on page 7

Continued from page 6

Phase 1 of the Painting Project

The next phase of the painting project is anticipated to start at the beginning of September.

Building 24 Left Entrance Stairs Replacement

The Association will replace the left entrance stairs leading from the sidewalk to the first-floor hallway.

Deck Post Replacements

The Association will replace several deck posts in the community as a result of a previously conducted inspection.

Deck Replacements

The Association is currently prioritizing decks for future replacement in 2026, as a result of an inspection previously performed.

Deck Caulking Project

Caulking of the deck posts will be completed this season as part of the Association's preventative maintenance.

Wood Replacement Project

The Association will be completing several wood replacement projects during the fall season. The scope of work includes replacing trim wood, window dentil, and wood around the garage, as well as wrapping the roof rake trim in aluminum.

Dumpster Shed Roof Replacements

The roofs on the recycling sheds for courtyards 2 & 4 are going to be replaced.

Neighbor to Neighbor Complaints

While the Association and Management are here to help the residents in neighbor-to-neighbor disputes, the Association's ability to assist

is limited. The utmost help that the Association can provide is offering an alternative dispute resolution (ADR) mediation between parties. However, neither party is required to participate in an ADR nor abide by any decision resulting from an ADR Hearing.

The best approach is for you to speak with your neighbor about the matter, as they may not be aware of the situation. Should that approach not prove beneficial, then you may file a formal complaint with the Association. The Association will investigate the matter. If the matter involves violations of our community's rules or regulations, Management will follow specific guidelines as outlined and approved by The Board. However, should that not resolve the issue or the situation is escalating, you may choose to take other actions such as contacting the police or filing a complaint with the Township Courts.

Continued on page 8

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Continued from page 7

Madison Village

Common Area Inspections in Progress

Please be advised that **common area inspections are currently ongoing**.

As a reminder, **personal items are not permitted** in the hallways or on common grounds. Any resident found to have personal belongings in these areas will receive a **warning notice**, followed by a **fine** if the violation is not corrected in a timely manner.

Permitted items include:

- **One wreath** on your front door
- **One floor mat** placed directly in front of your door

We appreciate everyone's anticipated cooperation in keeping our shared spaces safe, clean, and in compliance with community guidelines.

Vehicle Parking Reminder

Just a friendly reminder regarding our community parking policy:

- **Residents with two vehicles or fewer** must park inside their garage or in the driveway space directly in front of their garage door.
- **Residents with more than two vehicles** are expected to fully utilize their garage and driveway before using any guest parking spaces.
- **Assigned parking spots** must be used by the resident to whom they are assigned.

These guidelines help ensure that **guest parking remains available for visitors** and that parking areas remain orderly and accessible for everyone. Thank you for your cooperation!

Dumpster Enclosure Reminder

Please be mindful of the following when using the community dumpster enclosures:

- **Close the dumpster doors** securely after disposing of your trash or recycling. This helps prevent wildlife from entering the enclosure.

Continued on page 9



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Continued from page 8

- **Place trash properly** in the dumpster and avoid placing items in the recycling bins or on top of the dumpster.
- **Break down boxes** before placing them in the recycling dumpster to ensure the space remains efficient and tidy.

Let's all be respectful of our shared spaces and of each other by keeping the area clean and orderly. Thank you!

Wildlife Feeding Reminder

Please **DO NOT** feed the wildlife.



While it may seem like a kind gesture, feeding animals can be harmful to both the wildlife and the residents. It can lead to dangerous encounters and disrupt the natural behavior of the animals.

We appreciate your understanding and cooperation in helping to keep our community safe for everyone.

Trash and Recycling Disposal Reminder

Please be aware that maintenance staff spends approximately **7-9 hours per week** addressing improperly disposed of trash and recycling, which delays work throughout Madison Village. To help keep our community running smoothly, we ask for your cooperation with the following guidelines:

Trash and Recycling Disposal Guidelines:

- **Plastic Bags:** Do not place full plastic bags of recycling into the containers. **Empty the contents into the bins** and dispose of the plastic bag in the trash.
- **Trash on the Ground:** Never leave trash or garbage on the ground or on top of the dumpster.
- **Full Dumpster:** If the right side of the dumpster is full, **use the left side** and dispose of your trash inside the dumpster.
- **Recyclable Containers:** **Wash out all containers** that are recyclable before placing them in the recycling bins.
- **Cardboard Boxes:** If you receive an appliance or furniture delivery, please have the delivery company take the empty boxes. **If you must dispose of them yourself**, break down boxes to **2 x 2 foot sizes**, and bind them together with twine or string.
- **Junk Mail, Magazines, and Newspapers:** Please place these in **brown bags or boxes** and place them on the designated shelves.

By following these simple guidelines, you help maintain a cleaner environment and ensure that our maintenance staff can focus on their regular tasks. Thank you for your cooperation!

Deck Power Washing & Painting Project Completed

We are pleased to inform you that the power washing and painting project has been successfully completed. Thank you for your patience and cooperation throughout the process.

Going forward, it will be your responsibility to maintain the cleanliness and condition of your deck until the next scheduled community-wide cleaning, which is planned for five years from now.

To help you keep your deck in good shape, here are a few maintenance tips:

Deck Maintenance Tips:

- **Sweep regularly:** Remove leaves, dirt, and debris to prevent mold, mildew, and staining.
- **Clean seasonally:** Use a gentle deck cleaner and a soft brush or broom to wash the surface at least once or twice a year.
- **Avoid standing water:** Check that water drains properly from your deck to avoid pooling and potential damage. Always place saucers under potted plants to prevent water damage and staining.
- **Protect the surface:** Avoid dragging heavy furniture or planters that could scratch the surface.
- **Check for damage:** Periodically inspect for mildew or other issues and spot-clean, or touch up, as needed.
- Thank you again for your support in keeping our community looking great!

Continued on page 10



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Washington Village

Annual Election Meeting

The Washington Village Annual Election meeting will take place on Tuesday, October 28, 2025. All owners should have received a mailing that included a nomination application for those interested in running for a position on the Board of Trustees. All nominations must be received at the Management office by **Tuesday, September 23rd**.

Proper Disposal of Large Items

Please be reminded that **furniture, beds, electronics**, and other large household items should **not** be placed in the dumpster sheds. This is prohibited due to safety concerns for residents who are using the dumpsters for regular trash disposal.

If you have large items that need to be disposed of, you have the following options:

1. **Bulk Item Pickup:** You can arrange for a bulk item pickup through our trash removal contractor. Please note that there may be a disposal cost depending on the items. For more information, please contact the Republic Services at 732-545-8988.
2. **Bernards Township Pill Hill Facility:** You can also dispose of large items at the **Bernards Township Pill Hill facility**. A **permit** is required for disposal, which can be obtained online at www.bernards.org.

We appreciate your cooperation in keeping our dumpster enclosures safe and free of large, non-approved items.

Trash and Recycling Disposal Reminder

Please be aware that maintenance staff spends approximately **3-5 hours per week** addressing improperly disposed of trash and recycling, which delays work throughout Washington Village. To help keep our community running smoothly, we ask for your cooperation with the following guidelines:

Trash and Recycling Disposal Guidelines:

- **Plastic Bags:** Do not place full plastic bags of recycling into the containers. **Empty the contents into the bins** and dispose of the plastic bag in the trash.
- **Trash on the Ground:** Never leave trash or garbage on the ground or on top of the dumpster.
- **Full Dumpster:** If the right side of the dumpster is full, **use the left side** and dispose of your trash inside the dumpster.
- **Recyclable Containers:** **Wash out all containers** that are recyclable before placing them in the recycling bins.
- **Cardboard Boxes:** If you receive an appliance or furniture delivery, please have the delivery company take the empty boxes. **If you must dispose of them yourself**, break down boxes to **2 x 2 foot sizes**, and bind them together with twine or string.
- **Cereal boxes, ice cream cartons, and similar items, should not be placed in the blue recycling bins. All cardboard should be placed on the shelves.**
- **Junk Mail, Magazines, and Newspapers:** Please place these in **brown bags or boxes** and place them on the designated shelves.

By following these simple guidelines, you help maintain a cleaner environment and ensure that our maintenance staff can focus on their regular tasks.

Thank you for your cooperation!

Deck Replacements in Progress

We would like to inform residents that deck replacements have begun. If your deck is scheduled to be replaced, you will receive at least one week's notice to remove all personal belongings from the deck area.

The entire replacement process for each deck is expected to take approximately two weeks to complete.

We appreciate your patience and cooperation during this time as we work to enhance our community.



Adams Village

UPDATES

The next Open Board Meeting will be September 29, 2025. Homeowners 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/>

Continued on page 11

Continued from page 10

Garage Inspections community-wide were conducted in July and August. Please look out for mailed letters from FirstService Residential/Adams Village – some Residents should have received violation notices with re-inspection dates. 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.

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. If you are not ready to commit right now, perhaps you would like to run for a seat on the Board this November? Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision-making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board.

Access to a computer and e-mail is also preferred, as most of the business of the Association is conducted via e-mail. If you are interested in being a Board Member, please contact Management by email at sasha.blanchette@fsresidential.com or call 732-430-7175.

As you are a Homeowner/Resident, so are our volunteer Board Members first and foremost. Please do not directly confront/stop them in the community and/or contact Board Members directly for Association matters, requests, and concerns. Please contact Management for all Board requests and communication as they too are trying to simply enjoy their community & home on their “off hours.” Management will always relay your Board communications timely and accurately.

REMINDERS

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. 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.

Continued on page 12

Continued from page 11

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. 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 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!

Continued on page 13

Continued from page 12

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://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. 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 secondary trimming in Aug/September. Additionally, they are diligently keeping our turf & parking lot drains clear to prevent unnecessary flooding.

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

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? If so, you may have received a letter of violation. If you did receive one, please check your letter's re-inspection date so that you are in compliance and/or contact Management for any concerns or questions.

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.

Currently, the Board is looking to appoint a Homeowner in good standing for the one open Board seat. If you are not ready for the time commitment currently, there is an election coming in November! Being a Board member is a multifaceted position, which can be both a rewarding and satisfying experience. Volunteering your time, knowledge and skills as a Board member is beneficial to the well-being of your Association. A position on the Board offers a unique opportunity to have a real effect on the decision-making process as it impacts your community, your home and your investment. The time and commitment that is required is your attendance at most scheduled Board meetings and any other special meetings that may be deemed necessary by the Board. Access to a computer and e-mail is necessary, as most of the business of the Association is conducted via e-mail. If you are interested in being a Board Member, please contact Management by email at sasha.blanchette@fsresidential.com or call 732-430-7175.

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.

Continued on page 14

Continued from page 13

Van Buren Village has limited guest/visitor parking which is usually full during “peak at-home” hours and weekends. Due to a lack of guest parking made available by Residents: Management, authorized by the Board - will enforce the Van Buren Village Fine Resolution & Parking Resolution/Governing Documents, and will assess a \$75 first fine for any Resident NOT utilizing their garage and/or the space in front of it for parking. Additionally, at no time are Residents or their guests permitted to park in front of a garage or in an assigned parking space, not associated with their own Condominium.

Please familiarize yourself with our Governing Documents, Amendments, and Resolutions if you have not done so already. Landlords – please share the Van Buren Village Rules & Guidelines with your Tenants that are in our Governing Documents. All Governing Documents can be found on the Resident Portal: <https://vanburenvillage.connectresident.com/>

Please be mindful always of how you are disposing of your trash and recyclable items – Somerset County Recycling Guidelines are posted on each dumpster shed. Please flatten and break down cardboard. Please make sure your trash is disposed of IN the dumpster, not on the ground. **PLEASE MAKE SURE YOU CLOSE THE DUMPSTER SHED DOORS** - securely - and make sure they latch closed. We want to avoid damage from animals and weather conditions. Bulk Pick Up Procedure: Residents call Republic Services Customer Service at 732-545-8988 to schedule. Please report broken latches and/or doors needing

repair to Management OR you can make your own Common Area Work order on the Resident Portal: <https://vanburenvillage.connectresident.com/>

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Single-Family/Duplex Homes

Single-Family/Duplex Representative Email and Website

The email for your representative is single.duplex@gmail.com. You can also obtain information from the Single-Family/Duplex website 24-hours a day at singlefamilyduplexes.frontsteps.com. You will have to register for the website to access the information. Just contact the office requesting an invite be sent to you.

Storage and Utility Sheds

The Board of Directors has observed storage, tool utility, or trash can sheds on several properties in the community. Please be informed that effective August 6, 2024, the installation of a storage or utility shed requires approval from the Association. A property modification form and photos of the proposed shed must be submitted to the Association.

Continued on page 15

Continued from page 13

Sports Equipment

Single Family/Duplex residents are reminded that in accordance with Single-Family/Duplex rules and regulations, the front and/or side of the home shall not be used for storage of toys, equipment, portable goals, and other clutter or debris. Such items are permitted in back-yard areas.

Property Reinspections

Management has concluded inspecting all homes in the community. Homeowners were given 60 days to address any noted violations during the initial inspection. The Association will be performing re-inspections of the homes that were cited during the initial inspection. If you have not addressed the previously noted violation, you run the risk of a penalty. We strongly advise homeowners to complete the work.

Some Friendly Reminders

- Flower beds should be mulched or have approved stone. The beds shall be free of weeds, dead or diseased bushes and trees, and dead plant material.
- Front yards shall be free of dead or diseased bushes and trees. Trees and bushes shall be pruned or trimmed to eliminate dead or broken wood.
- The homeowner must properly dispose of leaves, grass clippings, and trees. These items should not be blown onto or placed upon the property of another Village.
- The front of the home shall not be used to store toys, trampolines, equipment, portable goals, and other clutter or debris.
- A home's siding shall be kept clean and free of mold or mildew.

- Broken or missing shutters must be replaced and kept painted with the Association-approved colors.
- Don't forget to cut your grass at least once a week.
- Don't forget that vendor lawn signage are not permitted to be displayed.

Association Specifications to be Aware Of

A property modification form and documents must be submitted to the Association for any planned change. Once approval is issued, the homeowner may proceed with the work.

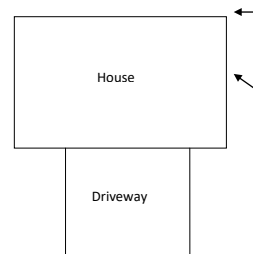
Front Door Pediment

Homeowners can replace their existing front door acorn pediment with a combination peaked cap pediment. The Association has approved the combination peaked cap pediment from Fypon. The part number with the bottom trim is CPCP75BT. The website for the company is www.fypon.com



Radon Fans

Should an owner wish to install a radon fan, they should complete and submit a property modification/replacement form to the Association prior to installation. The installation of the radon fan vent pipe is generally located at the rear or the side of the home. However, your installer will determine the final location.



Trash Removal Services

All trash shall be placed in plastic sacks or otherwise as may be required by the Board of Trustees or Township of Bernards. Said bags of garbage will be placed by the homeowner into an appropriate canister and placed at the curb of the homeowner's property.

If you are having work performed at your unit and requested a dumpster for the project, please ensure that the trash remains within the dumpster container. The use of a cover will help prevent the trash from blowing out of the container.

The dumpsters within each Condominium Village are for the exclusive use of those residents living within that Village. Single-Family/Duplex homeowners should be hiring their own private trash removal company to pick up their household trash. **Any SF/D resident disposing of their trash in a Condominium Association's dumpster is illegal and is a theft of services.**

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Although cooler temperatures will soon be in the forecast, the latest sales data shows the housing market in Bernards Township and Basking Ridge is still hot. If listing a home is on your fall to-do list, please contact me.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN JULY*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
85 SMITHFIELD CT	\$389,000	5	2	1	\$435,000
197 POTOMAC DR	\$395,000	5	2	1	\$420,000
140 ALEXANDRIA WAY	\$399,500	5	2	2	\$430,000
48 JAMESTOWN RD	\$399,999	5	2	2	\$415,000
66 JAMESTOWN RD	\$425,000	5	2	2	\$455,000

** 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



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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!

Thinking of selling? Let's connect.

Our custom listing strategy is designed to dazzle the market and deliver results, with standout marketing, smart pricing, and expert guidance from start to SOLD.

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Irina Bagmut

Sales Representative

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Broker/Sales Representative

908-672-2222

Alma@AlmaSellsHomes.com

Weichert
REALTORS



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

September 2025

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