



### News From the Master Association

*“Wishing our community a New Year filled with unity, respect, and shared success.”*

We will continue to work alongside Management to identify projects that may need to take place during this year. Once weather permits, inspections of the common grounds will begin.

#### See Something, Say Something

If you see anything that needs to be addressed, or if you have any suggestions, please feel free to reach out to Management. You can email Lupe at [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com), or call 908-647-6070.

#### Community Website

If you are not already a member of the community website, please reach out to Management for assistance on signing up. Important information is disseminated via the website. You can also find useful information, including meeting minutes and the community governing documents on the website. [Springridgemaster.frontsteps.com](http://Springridgemaster.frontsteps.com).

#### Community Pride

As a reminder, keeping our community clean and safe is a collective responsibility that we all share. Please be mindful of your neighbors as you drive through the community and go about your daily chores. And remember, **“Community living thrives when communication, cooperation, and respect guide us all.”**

### Manager's Corner

(For EPM-Managed properties)

#### Christmas Trees

During the month of January, Christmas trees should be placed next to the dumpster enclosure for pick up by the trash removal company on the next scheduled day. Trash removal takes place on Tuesdays and Fridays.

#### Holiday Decorations

Don't forget to remove your holiday decorations from your deck and front door by February 1, 2025.

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### Holiday Office Closures

The office will also be closed on Thursday, January 1, 2026, and Friday, January 2, 2026 in observance of the New Year's holiday.



### Association Office

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

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

Emergency No. 908-806-3823

### January Board Meetings

26	Adams Village	7:00 PM
22	Jackson Village	7:00 PM
12	Jefferson Village	7:15 PM
28	Madison Village	7:15 PM
5	Master Association	7:30 PM
21	Van Buren	7:00 PM
27	Washington Village	6:00 PM

*Continued from page 1*

## Clearing Snow From Decks

Residents are responsible for removing snow and ice from their decks. Please use **only a plastic shovel** to avoid damage. If ice has formed, **do not use salt**, as it may damage your deck and the deck below. Use **calcium chloride** instead. Failure to remove snow and ice can lead to water intrusion and damage to first-floor units. If you live out of state during the winter season, please arrange for a neighbor or contractor to clear your deck.

## Priority Snow Clearing

During the winter, you can request snow clearing priority if you are a homecare provider, emergency medical personnel, or need your driveway cleared due to a medical condition. You can obtain the form by emailing the office at [nancy.s@epmwebsite.com](mailto:nancy.s@epmwebsite.com), from the Spring Ridge Master Website, or by calling the office. Emergency medical personnel and homecare providers must submit a copy of their ID.

## Ice Melt

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



## Home Temperature

To help prevent pipes from freezing, here are practical, widely recommended home temperature settings plus a few key tips:

- Set your thermostat to 60–65°F, especially during prolonged cold snaps.
- Don't turn the heat off completely, even if you're away.

*If you're away from home*

- Keep heat **on day and night**.
- Open cabinet doors under sinks (kitchen & bathroom) to let warm air reach pipes.
- Ask someone to check the house if you're gone for several days.

*During Extreme Cold*

- Increase thermostat to **65–68°F (18–20°C)** if temps drop well below freezing.
- Keep interior doors open to allow heat circulation.

## Water Shut Offs

Please ensure you know where the water shut off for your unit is located and that it works properly. If you live in Jefferson and Washington Villages, your shut-off is located above your water heater. If you live in Madison Village, buildings 86 and 89 – 98 the shut-off is above the water heater. If you live in Madison Village buildings 62-86 and 87-88 the shut-off is located close to the floor in the closet that backs up to your bathroom tub.

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**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.**

Continued from page 2

## Opening Garage Door in a Power Outage

Did you know that you may still be able to open your garage door manually during a community power outage? Some residents have an external emergency key release system installed for this purpose. Examine the top panel of your garage door for a small key lock. This lock is the manual release mechanism for releasing the door.

- Insert the key and turn it to disengage the lock cylinder.
- Pull the lock cylinder body (which is attached to a cable) outwards from the door.
- Give the cable a sharp pull to disengage the garage door from the automatic opener trolley.
- You can now lift the garage door by hand.

Over time, keys may be lost or the lock painted over, rendering the release unusable. If this is the case, the lock assembly must be replaced to ensure you can access your garage during a power loss, which is the homeowner's responsibility.

Example of the lock in the top panel of door.



## Who Is Responsible For Maintenance?

That question is sometimes asked when there is a problem with a leaking or broken water pipe or sanitary drain line. Our governing documents clearly define these responsibilities based on the unit(s) served by the pipe.

Pipe Function	Responsible Party
	The Unit Owner.
Serves a Single Unit	This applies even if the pipe is located outside of your unit's walls, such as in the space between your ceiling and the floor of the unit above you.
Serves Two or More Units	The Condominium Association.

In most multi-story residential buildings, this means that almost all pipe problems occurring above the basement level are typically the responsibility of the individual unit owners (either the first or second-floor unit owner, depending on the pipe's function).



## Social Club

The Spring Ridge Social Club is open to Spring Ridge Residents! There is no longer any age restriction. Membership is \$8.00/year and all members receive discounted prices on club luncheons/dinners.

The next Meeting for the Spring Ridge Social Club will be held January 21, 2025 in the clubhouse at 12:00 pm. Please join us for a Chinese New Year celebration and dessert and coffee/tea. Entertainment will be a speaker from the Somerset County Department of the Aged. Price is \$12 for member, \$15 for non-members and guests. Make your reservations and payment on or before January 16 by delivering cash or check to Nancy at the front desk of the Spring Ridge clubhouse during business hours. NOTE: No reservations will be accepted without payment so we can plan for how much food to purchase. New members are always welcome!

## SAVE THE DATES!

- February 18, 2025 - Chicken luncheon with entertainment by Lori Woodward
- March 18, 2025 corned beef sandwiches to celebrate St. Patrick's Day with guitar entertainment by Ed Jankiewicz



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



## Village News

### Jefferson Village

#### Dryer Vent Cleaning

Homeowners have until **June 30, 2026** to clean their dryer vents professionally. The recommended method for cleaning a dryer vent is from the dryer rear to the exterior exhaust and then from the exterior exhaust to the dryer. Kindly ensure that Management receives your original cleaning receipts by the deadline and that the receipt indicates that the work was completed.

#### Fireplace Inspections

Don't forget the deadline for homeowners to inspect and clean their fireplace is this year. The receipt must be provided to the Management Office no later than **December 31, 2026**. If you completed your inspection/cleaning in an odd-numbered year, you must complete another inspection in 2026. This will place you on the correct inspection schedule.

#### Census Forms For Rental Units

Homeowners who use their unit as a rental or the property as their second home are required to submit a new census form to the Association this year by May 1, 2026, even if no information has changed.



### Madison Village

Here's to a New Year filled with neighborly kindness, shared goals, and a strong sense of community.

### 2026 Meeting Dates

The 2026 meeting dates for Madison Village are scheduled as follows:

**January 28<sup>th</sup>, February 26<sup>th</sup>, March 25<sup>th</sup>, April 29<sup>th</sup>, May 27<sup>th</sup>, June 24<sup>th</sup>, July 29<sup>th</sup>, September 16<sup>th</sup>, October 28<sup>th</sup> and December 2<sup>nd</sup>.** There will be no meetings in August or November. All Open Sessions begin at 7:15 p.m.

### Annual Election Meeting

**Madison Village will be implementing electronic voting for the 2026 Annual Election.** Details and instructions will be provided via **Frontsteps**. The community website is [www.madisonvillage.frontsteps.com](http://www.madisonvillage.frontsteps.com). If you have not yet registered or need assistance, please contact **Management**. Election voting links will be sent by [www.electionbuddy.com](http://www.electionbuddy.com), and further details will be provided via **email**. **Election results will be announced at the Annual Meeting on March 25, 2026, at 7:15 p.m.**

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# KARG'S PLUMBING

## 50th Anniversary Celebration!



24 hour emergency service!

Fast reliable service! From people you know and trust!

Call 908-647-0577

Emergency water heater replacement

Gas and Oil Water Heaters

Faucet and fixture replacement

Sewer Drain Cleaning

Toilet, Sinks & Main Lines Cleared

Call us for all your plumbing needs



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### Karg's Plumbing

Emergency Water Heater Replacement

Hot Water Heater Repair

Faucet and Fixture Replacement

Drain Cleaning

\$50 OFF any plumbing service

Phone: 908-647-0577

Family Owned and Operated

Located at 1903 Long Hill Rd Millington, NJ

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## Dryer Vent and Chimney Cleaning

As a reminder, dryer vent AND chimney cleaning receipts are due by **June 30<sup>th</sup>**. Please schedule your professional cleaning with time. This will ensure you meet the deadline and avoid any fines.

## Snow Season

It's snow time and activity has already begun! When snow is in the forecast, we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard. We are requesting that you make an effort to move your vehicles from in front of the garages and guest spots when the snow contractor is cleaning your courtyard. This will help achieve a more thorough cleaning. There are ice melt buckets in every courtyard, at every building. Please feel free to use them when needed for icy patches. Be careful when walking outdoors, and look out for refreezing and ice buildup. Contact Management immediately if you have any safety concerns.

## Garage Doors

Please keep garage doors closed when not in use. For those residents who do not have a garage door opener, your door should also be kept locked when not in use.

## Basement Heaters

Basement hallway heaters are on for the winter months to protect fire suppression system pipes from freezing. These heaters run continuously—please do not change settings or turn them off.

*"A strong community is built when neighbors come together, support one another, and take pride in where they live."*



## Washington Village

Wishing our community a New Year filled with unity, respect, and shared success.

## 2026 Meeting dates

The 2026 meeting dates for Washington Village are scheduled as follows: January 27<sup>th</sup>, February 24<sup>th</sup>, March 24<sup>th</sup>, April 28<sup>th</sup>, May 26<sup>th</sup>, June 23<sup>rd</sup>, July 28<sup>th</sup>, September 22<sup>nd</sup>, October 27<sup>th</sup> and November 27<sup>th</sup>. There will be no meetings in August or December. All Open Sessions begin at 6:00 p.m.

## Dryer Vent and Fireplace Cleaning

As a reminder, dryer vent AND fireplace cleaning receipts are due by **September 1<sup>st</sup>**. Please schedule your professional cleaning with time. This will ensure you meet the deadline and avoid any fines.

## Snow Season

It's snow season and it started strong! When snow is in the forecast we ask that you do not park your vehicle in the designated snow bay spaces in each courtyard. We are requesting that you make an effort to move your vehicles from in front of the garages and guest spots when the snow contractor is cleaning your courtyard. This will help achieve a more thorough cleaning.

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## Air Duct & Dryer Vent Cleaning

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

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

**Toll Free: 866-912-3828**

**UNITED AIR DUCT**

Senior citizen & group discounts, local

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There are ice melt buckets in every courtyard, at every building. Please feel free to use them when needed for icy patches. Be careful when walking outdoors, and look out for refreezing and ice buildup. Contact Management immediately if you have any safety concerns.

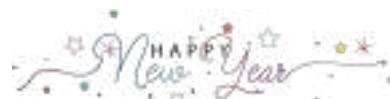
### **Garage Doors**

Please keep garage doors closed when not in use. For those residents that do not have a garage door opener, your door should also be kept locked when not in use.

### **Dumpster Enclosures**

Please be respectful of your fellow residents and place your trash in the dumpster and not in the recycling buckets, or on top of the dumpster. Please break down your boxes and place them on the recycling shelves. Everyone's cooperation is appreciated!

*“Great communities grow from shared responsibility, mutual respect, and a sense of belonging.”*



**Van Buren Village**

**HAPPY NEW YEAR 2026!**

### UPDATES

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

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

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**APEX**  
AIR DUCT, DRYER VENT  
& CHIMNEY CLEANING

**Serving New Jersey For Over 35 Years**

**Fire Prevention and Safety IS OUR #1 PRIORITY**

- Air Duct Cleaning
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**Make sure to mention this ad for savings!**

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**Office@ApexAirDuctCleaning.com**

**Dryer Vent Cleaning**  
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**732-257-4590**

Prices are subject to change

**Dryer Vent Cleaning**  
**\$99.00 plus tax**  
**Chimney/Fireplace Inspections \$40**  
(with a DV cleaning)



**www.DryerVentCleaningNewJersey.com**

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While the Board continues to meet executively on the 3<sup>rd</sup> Wednesday monthly, if you need to communicate directly with/to the Board, please send Management a formal letter of request with that need stated clearly (via email is fine). The Board will then consider the matter, and Management will follow up with you. Please email [sasha.everest@fsresidential.com](mailto:sasha.everest@fsresidential.com). By mail: Van Buren Village, 150 Spring Valley Blvd., Basking Ridge, NJ 07920.

2026 Budget – A December Homeowner mass email and 2026 Budget USPS mailing were sent informing you of your 2026 monthly maintenance fee increase to \$410/mo. Please make sure you have updated your payment to reflect the increase.

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

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

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

## REMINDERS

Snow Season is upon us! Residents who own two vehicles or less are required to park a car inside the garage or in the space in front of their garage door. If you own more than two vehicles, you should utilize your garage and driveway before using any guest parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space.

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

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

*Continued on page 8*



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



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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 First-Service Customer Care Center at 800.870.0010.

If you are a Homeowner in Van Buren Village, please contact your Resident Support Services (RSS) team via this link: <https://eastsupport.fsresidential.com/> or by calling 800.870.0010. The FirstService Residential RSS Team is dedicated to providing prompt and helpful assistance with questions, comments, and concerns about the association or your unit as well as helping you with account-related inquiries!

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

# House Cleaning

*Houses, Apartments & Offices*

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

Free Estimates  
References and Experience

ELISETE:  
Cell: 973-991-6411  
Please leave a message



## Painting & Carpentry

**Raymond McConnell**  
HIC# 13VH06581900  
**(908) 672-3541**  
Basking Ridge NJ

- Interior/ Exterior Painting
- Fine Trim and Moldings Installed
- Basement Remodeling • Tile & Marble Installation
- Replacement Windows • Tape and Spackle

**References & Insured**



### Adams Village

#### UPDATES

The next Adams Village Board Meeting is scheduled for January 26, 2026. Open Board meetings are normally held the 3<sup>rd</sup> Monday monthly, unless there is a holiday which will push it to the 4<sup>th</sup> Monday monthly. The Annual Meeting and Election was held on November 17, 2025 at 7pm via Zoom. Please check the Resident Portal for the DRAFT Open Annual Meeting & Election Minutes. A mass email was sent in November informing you of the current Board's post-Election results.

<https://adamsvillagecondominium.connectresident.com/>

Currently, the Board is looking to appoint two (2) Homeowners in good standing for the two open Board seats remaining after the election.

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.

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

2026 Budget – A December Homeowner mass email and 2026 Budget USPS mailing were sent informing you of your 2026 monthly maintenance fee increase to \$401/mo. Please make sure you have updated your payment to reflect the increase.

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



### REMINDERS

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

PLEASE DO NOT CLEAN OFF SNOW FROM YOUR VEHICLE(S) IN THE MIDDLE OF THE PARKING LOT ROADWAYS AFTER THE PLOWS HAVE COME THROUGH CLEARING THE LOT. THIS EXACERBATES THE ALREADY ICEY SITUATION FOR YOU AND YOUR NEIGHBORS AS WELL AS A POSSIBLE RETURN COST TO THE ASSOCIATION.

IT IS NOT THE RESPONSIBILITY OF THE SNOW REMOVAL VENDOR TO SHOVEL (BY HAND) IN BETWEEN PARKED CARS, DUE TO LIABILITY.

**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.

**Parking in non-snowy weather:** If you own more than two vehicles, you should utilize your garage and driveway before using any guest/visitor parking spaces. This leaves the guest parking available for guests. If you do not have a garage, please use your reserved parking space. Additionally, at no time are Residents or their guests permitted to park in front of a garage or in an assigned space, not associated with their own Condominium.

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

There is "reasonable accommodation" made by Adams Village COA for ESA dogs (Emotional Support Animal), per the ESA Resolution. This is required by Federal Law for Condominium Associations. However, no reasonable accommodation is required for a visiting/visitor's dog, especially if they are not a registered Service Animal wearing a vest. Please be sure to notify your tenants if you are a landlord, and please share this with any of your dog owning visitors.

**Association Common Areas – Lawns & Grounds:** Per Governing Documents - Homeowner and Resident recreational use is prohibited. Children are not permitted to play in the Associations' Common Outdoor Areas such as lawns, stairwells & around the exterior of buildings, and/or in parking lots. Personal recreation equipment is not permitted to be placed in the same Common Areas listed. Homeowners, Residents, and Tenants NOT adhering to Governing Documents' rules & regulations, is a finable violation.

**Lights and Light Poles:** If you need a light bulb changed or see a pole light out in Association Common Area(s) – please contact Management. We are working diligently to make sure all Building & Community lighting is functioning properly for your safety.

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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 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!



### **Jackson Village**

Happy New Year Jackson Village Community! I hope 2026 brings you good health, happiness, and abundance in all aspects of your life.

Reminder the monthly maintenance fees have increased as of January 1, 2026, to \$465.00 per month, please ensure to adjust your payments accordingly. All maintenance fees are due on the 1st of the month with a grace period of the 10th of each month. Any fees received after the 10th of the month will receive a \$25.00 late fee assessed to the monthly maintenance account.

Please ensure to return the 2026 registration and directory form to management by January 31, 2026, to ensure compliance and avoid a \$100.00 fine being assessed to the maintenance account. If you require a paper copy, please email us via [help@cp-management.com](mailto:help@cp-management.com) and one will be mailed to you.

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Christmas trees should be placed next to the dumpster not left outside on the hallway landings, sidewalks, or inside of the dumpster areas. Please make sure that you clean up any areas that may have fallen tree needles from your tree. Please remove all decorations and lights prior to disposal. Also a further reminder that you must remove all decorations two weeks after a holiday.

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

During snow removal, please make every effort to move vehicles from in front of the garages and the common parking areas to ensure that all snow is removed expeditiously.

Refreezing can occur so please take extra care when walking outdoors. Buckets with ice melt are located in the hallway of each building. Please feel free to utilize the ice melt as needed for any icy patches that may form on our sidewalks.

Your home needs special attention during the winter months. Keep the thermostat no lower than 60 degrees when you are not at home to prevent the pipes from freezing. Open vanity or cabinet doors so warm air can reach the pipes under the sinks. Turn off the water in your unit before leaving for an extended period.

Are you signed up for the Nixle alerts through the municipality? Please visit the following link to ensure you get the proper notices of your selected area. <https://supportcenter.nixle.com/hc/en-us/articles/19077392253211-Nixle-How-to-Subscribe-to-Nixle-Alerts>

The next Board Meeting is scheduled for Wednesday, January 22, 2026, at 7:00 P.M and will be a zoom meeting.



#### Website

Please know you have a community website, [singlefamilyduplexes.frontsteps.com](http://singlefamilyduplexes.frontsteps.com). It's an interactive, informational site designed to get you the information you need, when you need it. Some of the convenient online services available will include:

#### *Resident Services*

- Make payments online and view your account history and up-to-date account balance.
- Update your contact information with the Association.

#### *Resource Center*

- Annual meeting minutes
- Rules and regulations, covenants
- List of approved materials and specifications for use in the community
- Association Forms

#### *Messenger Service Email*

- Get all of the latest news and announcements delivered straight to your inbox.
- Receive email blasts or notifications from the Association.

We encourage you to sign up so you can begin utilizing these services.

#### Changes To Your Property

**Any changes that a homeowner is planning to make to the exterior of their property or that can be seen from the exterior of their home require a property modification form submittal and approval from the Association.**

#### Annual Election

The Single Family/Duplex Annual Election Meeting will occur on March 2, 2026. The nomination Notice will be mailed to the homeowners in January. The mailing includes the Nomination Form if a homeowner wishes to have their name placed on the ballot for election to represent the Single Family/Duplex homeowners on the Master Board of Trustees. Return the completed Nomination Form with a resume to the clubhouse by the date stated in the letter.

#### Township Snow Emergencies Ordinance

The Township has adopted Ordinance #2348 regarding snow emergencies. During snow emergencies, no vehicles can be parked on a public street, and no portion of a car can extend into the roadway or obstruct any sidewalk or bikeway. The ban applies for 12 hours after the snowfall has ceased and can be extended if the snow has not been completely cleared.

Police can order the removal of a vehicle, with the owner to pay the costs of removal and storage.

*Continued on page 12*

*Continued from page 11*

Residents are prohibited from depositing snow or ice on a public street or sidewalk. The ordinance can be viewed in full at [www.bernards.org](http://www.bernards.org).

Single Family/Duplex residents should not park in any Condominium Association parking lots during snow events. The Associations have the right to tow any car that does not belong to their homeowners. DON'T RISK IT.

#### Holiday Decorations Removal

Just a reminder that Christmas holiday decorations should be removed by January 31<sup>st</sup>. Inspection will take place the following week.

#### Political Signage Policy

At the December 12, 2024, Master Association meeting, the Board agreed that political signs may not be placed/displayed on a homeowner's front lawn. This is consistent with the Association's existing regulation that prohibits displaying signs in the community. Should a resident wish to display a political sign, it may only be placed in the home's windows.

#### Single-Family/Duplex Meeting dates

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

1/5/2026

3/2/2026 (Election)



5/4/2026

6/1/2026

8/3/2026

10/5/2026

11/2/2026





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## 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.

### Help Wanted

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

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

**2012 Honda Civic**, excellent condition, 66,000 miles, burgundy and tan interior. \$7,200.00 or best offer. Call Susan 908 403-4532.

### For Rent

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

# THE FORMISANO TEAM

## Market Update

### Bernards Township/Basking Ridge

New year, new home? If you're considering a move, now is the perfect time to begin planning your entry into the local real estate market. Reach out to learn proven strategies for attracting the right buyers in the Bernards Township/Basking Ridge area and start your 2026 home sale journey with confidence.

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

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

#### SOLD IN NOVEMBER\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
155 JAMESTOWN RD	\$325,000	4	1	1	\$325,000
40 COMMONWEALTH DR	\$399,900	5	2	2	\$405,000
188 JAMESTOWN RD	\$439,900	5	2	2	\$420,000

\*\* 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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**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.

# January 2026

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