



SPRING RIDGE COMMUNITY NEWSLETTER **FEBRUARY 2026**

News From the Master Association

Once weather conditions permit, inspections of the common grounds will begin in order to assess maintenance and improvement needs.

Communication with Management

Open communication helps ensure our community remains well maintained and responsive to resident needs. If you notice an issue that requires attention or have suggestions for improvement, please contact Management. You may email **Lupe** at lupe.p@epmwebsite.com or call **908-647-6070**. Your input is always welcome.

Community Website

If you are not already registered on the community website, please contact Management for assistance with signing up. Important updates and announcements are regularly shared through the site. Residents can also access meeting minutes, governing documents, and other helpful resources at: springridgemaster.frontsteps.com

Snow Safety Reminders

During snow and icy conditions, resident safety is a top priority. Please use caution when walking or driving throughout the community, as surfaces may be slippery. Avoid parking in areas designated for snow removal, and allow maintenance crews the space needed to clear roadways and walkways efficiently. Residents are encouraged to wear appropriate footwear, walk carefully, and allow extra time when traveling during winter weather events.

Community Pride and Neighborly Conduct

Maintaining a clean, safe, and welcoming community is a shared responsibility. Please be mindful of your neighbors as you drive through the community or complete daily activities. Small acts of courtesy—such as respecting shared spaces, following community rules, and looking out for one another—go a long way in strengthening our neighborhood.

Community living is most successful when neighbors show consideration, communicate respectfully, and work together to create a positive environment for all.

Holiday Office Closure

The office will be closed on Monday, February 16th for President's Day.



Association Office
Mon.-Fri. 8:00 AM - 4:00 PM
Executive Property Management
Office Phone: 908-647-6070
Emergency No. 908-806-3823

February Board Meetings

26 Jackson Village	7:00 PM
9 Jefferson Village	7:15 PM
25 Madison Village	7:15 PM
24 Washington Village	6:00 PM



Social Club

The Spring Ridge Social Club is open to all 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 February 18, 2026. Please join us for a chicken luncheon, dessert and coffee/tea in the clubhouse at 12:00 pm. Entertainment will be the ever popular Lori Woodward, so you don't want to miss this one! Price is \$12 for members, \$15 for non-members and guests. Make your reservations and payment on or before February 13 by delivering cash or check to Nancy at the front desk of the Spring Ridge clubhouse during business hours. Make checks payable to: Spring Ridge Social Club. 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:

- March 18, 2025 - Corned beef sandwiches to celebrate St. Patrick's Day with guitar entertainment by Ed Jankiewicz
- April 15 - TBD
- May 20 - TBD

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.

Rental Wanted: Quiet, responsible, non-smoking, senior couple, long time Spring Ridge residents seeking to rent directly from owner a First Fl.1 BR Condo w/ garage & storage. Contact: Linda 908-432-1996

For Sale: Vision Fitness's dual action upright fitness cycle, used model E4000 for \$425, (new cost \$999.00). Call 908-601-3288 and leave voice-mail, will return your call.

For Sale: 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.

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.



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908-234-2749

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Please leave a message

Manager's Corner

(For EPM-Managed properties)

Living in a community association means that each village operates under its own set of rules and regulations designed to maintain property values, safety, and quality of life for all residents. Following your specific village's governing documents helps ensure a well-maintained and harmonious community. If you have questions, concerns, or suggestions, please feel free to reach out to your Village Manager, who is always available to assist you.

Christmas Tree Disposal (For Condominiums)

Christmas trees should have been discarded by February 1 by placing them next to the dumpster enclosure for pickup by the garbage company on the next scheduled collection day. Please do not leave trees anywhere else on the common grounds or under decks, as this creates safety and maintenance issues.

Holiday Decorations

Please remember that all holiday decorations were required to be removed from decks and front doors by February 1, 2026. If you have not already done so, please remove them immediately to avoid potential fines.

Recycling Bottles, Cans, and Glass

While it is convenient to transport recyclables in plastic bags, county guidelines require residents to empty all recyclables directly into the blue recycling containers. Plastic bags should be disposed of in the trash dumpster. Your cooperation helps ensure compliance with recycling regulations and keeps collection areas clean.

Bringing It to the Board

As a resident of a Condominium Association, you may have ideas or suggestions that could benefit the community. If you are not a Board member, the best way to share your idea is to attend an Association meeting and present it to the Board of Trustees.

A good idea needs a spokesperson—and that spokesperson is you. Clearly explain your concept, how it will benefit the community, and, if applicable, how it may improve operations or reduce costs. Concerns may also be brought to the Board for discussion. Giving your ideas a voice allows the Board to consider them thoughtfully.

Fireplace Operations

If you use Duraflame-type fireplace logs, please follow the manufacturer's instructions carefully and use only one (1) log at a time, as these logs burn hotter than traditional wood.

This is also a good time to inspect your fireplace screen to ensure it opens and closes properly and is in good working condition. A properly functioning screen helps prevent sparks or embers from escaping and causing a fire.

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Barbara Kukura
Broker Associate
Spring Ridge Resident
Cell: 908-917-2132
Bkukura@aol.com



RESIDENTIAL BROKERAGE

7 Mt Bethel Rd
Warren, NJ 07059
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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.



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

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Hot fireplace ashes should never be disposed of in trash cans or dumpsters. Please allow ashes to cool completely before disposal to prevent fire hazards.

Welcome, First-Time Buyers

Few events in life are as exciting as purchasing your first home. We are glad you've chosen to become part of our community. As a homeowner, you are now a member of a community association, and we are proud to welcome you. Below is some helpful information to guide you through community association living.

Your Home

One key difference between renting and owning is responsibility. As a homeowner, you are responsible for maintaining all portions of your unit that are for your exclusive use. If a faucet leaks or a repair is needed inside your unit, you should contact a qualified service provider—not the Association.

Membership

Upon purchasing your home, you became a member of the Association. Membership allows you to attend Open Board meetings, vote in Board elections, and even run for a Board position. Our community thrives because residents volunteer, participate in committees, and serve on the Board. We encourage you to get involved.

Changes to Your Home

If you plan to replace windows, doors, door hardware, or any item visible from the exterior of your home, please note that the Association may have specific material and design requirements. Approval may

be required before work begins. Contact the Management office prior to starting any exterior project to ensure compliance with your village's rules.

Common Elements and Assessments

Our community includes common elements such as grounds and shared amenities that require ongoing maintenance. These areas are jointly owned, and the cost of maintaining them is covered through your monthly assessments.

Community Rules and Regulations

Because residents share common areas, rules and regulations are necessary to ensure fairness, safety, and enjoyment for all. These documents should have been provided at the time of purchase. If you do not have a copy, please contact the Management office to obtain one.

Understanding and following your village-specific rules and regulations is essential to maintaining a respectful and well-run community.

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Village News

Jackson Village

Have you returned your 2026 registration and directory form to management? The form was due January 31, 2026. If you have not done so already, please do so immediately to avoid fines being assessed to your monthly maintenance account. It is essential that we get these back in a timely manner as we will be relying on the information contained in them for future parking enforcement.

In December 2025, the Association held its Election Meeting. We would like to congratulate and welcome Andrew Hunt and Jill Parasine to the Board of Directors, they have both been elected to the Board for a two year term. The third seat was not set as there was a write in Candidate, Ray Larosa, that received the same number of votes as Anita Krissel. Please look out for information on a run off election in February, which will be mailed to you in early February. We would also like to thank Dennis Greico for his years of service to the Jackson Village Board.

If you currently rent out your unit, it is important that you contact Management and provide the lease information. In addition, as of October 2025, there is a revised lease resolution that all landlord owners must review and abide to the terms of.

Since it is still February let us get back to some winter reminders: 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. We have been made aware that many residents are not moving their vehicles. It is imperative that they are moved in a timely manner to assist with snow removal process. Refreezing can occur so please take extra care when walking outdoors. Buckets with ice melt are 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. Feel free to contact us should your building require more salt. Lastly, 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 of time.

Have you noted that the recycle situation has been out of control? All of Spring Ridge has been experiencing issues from Somerset County Recycling as they have been experiencing service delays resulting in late pick-ups. As such, we are seeking resident cooperation with regard to the recycle disposal. Please ensure that you BREAK DOWN your boxes so that all residents can have access to the Recycle Shed.

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Please be advised that all Corner Property Management offices will be closed on Monday, February 16, 2026, in observance of President's Day. In the event of an emergency, please call 844-479-2767.

The next Board Meeting is scheduled for Thursday February 26, 2026, at 7:00 P.M. and there will be a zoom meeting.

Madison Village

Living in a shared community means treating one another with courtesy and respect. Thoughtful, neighborly conduct helps maintain a welcoming, safe, and enjoyable environment for all residents. Thank you for doing your part.

Annual Election Meeting

The Madison Village Annual Election Meeting will take place on **Wednesday, March 25, 2026, at 7:15 p.m.** Please expect to receive the first election notice soon.

Residents interested in running for election must complete the Nomination Form and return it to the Clubhouse by the deadline indicated on the form. A resume must be included with your submission.

Madison Village will be implementing **electronic voting** for the 2026 Annual Election. Additional details and instructions will be provided via Frontsteps. Voting links will be sent through **www.electionbuddy.com**, with further information communicated by email. Election results will be announced at the Annual Meeting on March 25, 2026, at 7:15 p.m.

Monthly Dues

If you have not already done so, please ensure your monthly HOA payment reflects the **2026 fee increase**. If you are unsure of the updated amount, please contact Management.

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Basement Heaters

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

Parking

Management has received several complaints regarding residents not utilizing their garages. Residents with garages are required to park their primary vehicle inside the garage.

If you have more than one (1) vehicle, the second vehicle may be parked in front of the garage. Parking is limited in some courtyards, so proper use of garages and driveway spaces helps ensure guest parking remains available.

Please inform your guests not to park in spaces marked “**Reserved.**” These spaces are assigned to residents who do not have garages.

There have also been reports of residents parking in reserved spaces without authorization. Please remember that reserved spaces are strictly for residents who have been assigned one.

Snow Bays

When snow is in the forecast, please do not park vehicles in the designated snow bay areas within each courtyard. These spaces must remain clear to allow for proper snow removal.

Quiet Time

Please be mindful of **Bernards Township’s Noise Ordinance**, which requires quiet hours between **11:00 p.m. and 7:00 a.m.** Being

considerate of noise levels—especially during these hours—is an important part of respectful, neighborly community living. Thank you for your cooperation.

Leasing Your Unit

Copies of lease renewals and the Census Form must be submitted to the Management office prior to the expiration of your current lease. If you have a new tenant, a Lease Rider must also be provided. Timely submission of all required documents will help avoid fines.

Washington Village

Living in a shared community means that our everyday actions play an important role in maintaining a safe, clean, and enjoyable environment for all residents. Thank you for your cooperation and consideration.

Monthly Dues

If you have not already done so, please ensure that your monthly HOA payment reflects the 2026 fee increase. If you are unsure of the updated amount, please contact Management for assistance.

Garage Doors

For safety and security reasons, please keep garage doors closed when not in use. Residents without a garage door opener should also ensure their garage door remains locked when not in use. *Continued on page 8*



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Continued from page 7

Dumpster Enclosures

Management has received several complaints regarding improper use of recycling bins. Please be respectful of your fellow residents by placing trash only in the dumpsters—not in recycling bins or on top of the dumpsters. Be sure to break down cardboard boxes and place them neatly on the recycling shelves. Your cooperation helps keep our community clean and orderly.

Snow Bays

As a reminder, when snow is in the forecast, please do not park vehicles in the designated snow bay spaces located in each courtyard. These areas must remain clear for snow removal.

Water Leaks

If you experience any type of water leak within your unit, please address it immediately. Water leaks can cause damage not only to your unit but also to neighboring units or common elements. Additionally, unresolved leaks contribute to higher water bills, resulting in unnecessary expenses for the Association. Please routinely check all water sources—hoses, faucets, toilet fluid masters, and other fixtures—to ensure there are no leaks. Every drop counts.

Dryer Vent Cleaning and Census Form

If you are due for dryer vent cleaning or need to submit your Census Form this year, please do so promptly to avoid potential fines.



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References & Insured



Jefferson Village

Management and Maintenance Days & Hours

Our Property Manager, Greg Formica, is available Monday, Wednesday, and Friday from 9 AM to 5 PM. When he is not on-site, residents should speak with Nancy (Clubhouse administrator) about 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 email the Clubhouse at SrAdmin@epmwebsite.com.

Maintenance personnel is **ONLY** on-site 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 during the next scheduled on-site visit, in the order it was received.

Association Website

The Association's website contains information such as Association policies, regulations, forms, meeting minutes, and other documents. Below is the website address. Please contact the Management office if you have not registered and activated your account.

jefferson.frontsteps.com

Open Meeting minutes

Do you want to know what is occurring during the Open Association meetings? Check the meeting minutes on the Jefferson Village website. The draft minutes of the prior meeting are posted approximately a week before the next meeting.

Ice Melt

We want to remind residents not to place ice melt on the hallway carpets. Ice melt/calcium chloride should only be spread on the sidewalk, asphalt, and entrance stairs. When calcium chloride gets wet, it sticks to the carpet and becomes hard for the cleaning company to remove. The Association has also asked the landscaper to ensure the men do not place any ice melt or calcium chloride on the carpets.

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Snowstorm Clearing Procedure

When a snowstorm is predicted, please park your vehicle inside your garage or in the visitor parking area as space permits. This will allow the snow removal contractor to remove snow from in front of the garage doors first. Once those areas have been cleared, please relocate your vehicle in front of your garage door so the guest parking areas can be cleared.

Orange Cones

Certain sidewalks near the garages ice over during the winter. The Association is sometimes unaware of these conditions until the following day or when a resident informs the office. Should a resident observe an area of concern, a cone should be placed in the area to warn other residents. The resident should contact the clubhouse during the next business day, informing the Association of the concern so it may be addressed if possible.

Holidays Decorations

A reminder that the December holidays have passed and decorations should have been removed by January 31, 2026. If you have not removed them, please do so to avoid penalties.

RECYCLE COACH SAYS...

Platters, Dishes, Bowls, and Mugs are NOT accepted for recycling!

According to the Somerset County *Recycle Coach* app, household items in good condition can often be sold at a yard sale, given away, or donated to charity. Put items in poor condition in the trash.

Basement Exterior Hallway Doors Operation

Please remember that the door will slam shut with a thunderous bang if you just let go of the door handle. Please use the door handle or hold onto the door while closing it. Your neighbors will appreciate it.

Package Delivery Services

If you have a delivery, make sure you tell the delivery company to leave the package at your front door. If you find the driver left the package at the garage, you should contact the delivery company to file a complaint.

[Van Buren Village](https://vanburenvillage.connectresident.com/)

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

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.

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

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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.

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

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



[Adams Village](#)

Prior Open Board Meeting Minutes are available on the Resident Portal: <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 held in November 2025.

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.

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.

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.

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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.

Are you moving in or out? Outdoor portable storage bins/units such as Uhaul, PackRat, PODS and the like – you must request permission first through Management before having your portable storage unit placed in the parking lot(s).

Please be mindful of how you are disposing of your trash and recyclable items. Bulk Pick Up – Residents must call Grand Sanitation at 908-222-1566 or email bulk@grandsanitation.com. For example, furniture does not belong inside the dumpster, inconveniencing all your neighbors and the disposal

crew. Please call Grand Sanitation if you need to dispose of items that do not fit in a garbage bag.

Management continues to receive emails about the “mess” created in the 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.

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Please be mindful of your neighbors' right to "peaceful enjoyment," during late-night/early-morning hours.

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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!



Annual Election

The Single Family/Duplex Annual Election Meeting will occur on March 2, 2026, at 7:30 PM and will be a virtual meeting. If you cannot attend the Annual Election Meeting, please submit your Proxy/Absentee Ballot to the Management Office by the deadline. If you do not receive the election mailing by February 13th, please contact the Management Office at 908-647-6070.

Holiday Decorations

We want to take this time to remind all residents that winter exterior holiday decorations should have been removed by January 31st. If you have not done so, please make sure to remove your holiday decorations and lights from the exterior of your unit.

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

The email for your representative is single.duplex@gmail.com. Following the elections, any new representative will continue to use this same email address. You can 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.

Snow Parking Ordinance

The Single-Family/Duplex homeowners ask that the Condominium residents living in Jackson and Van Buren Village follow the Township's Ordinance #2348 regarding snow events. During a snow event, no cars may be parked on Alexandria Way. There should be ample parking spaces for residents to utilize within the Villages. The Single-Family/Duplex homeowners ask for the cooperation of the Condominium residents.

Changes to your property

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

Association specifications

You must submit a property modification form to the Association seeking approval.

Awnings

Placement

Awnings may be installed on the rear of the house in accordance with approved deck placement specifications. The installation height should be nine feet above the threshold of the sliding door. Awning may only be installed on the rear of the home.

Maximum size

- Single Family & Hamilton Duplex Units, 24' ft wide with 13' ft projection.

Greenbrier Duplex, 22.5' ft wide with 13' ft projection.

Minimum Size

- Same size as concrete patio/slab with 7' ft projection.

Valance Style

- Scallop "E"

Awning Colors

- White Homes- Style # 4806, Forest green with Natural (6) bar strips.
- Beige Homes- Style #5760, Beige with White (6) bar strips.

Availability at Sunbrella or Beaufort

Continued on page 13

Continued from page 12

Construction Guidelines

Residents shall exercise reasonable care when making noises that may offend or interrupt the enjoyment of neighbors. Any noise disturbances should be reported to the local police.

Bernards Township Noise Ordinance Section 3-9.1 addresses unnecessary and unlawful noise during specified times, including but not limited to:

- Construction activities conducted before 7:00 a.m. or after 7:00 p.m., Monday through Friday.
- Construction activities conducted before 8:00 a.m. or after 5:00 p.m., Saturday.
- Construction activities conducted on Sunday and listed holidays.

The Ordinance states an exception: A person may perform construction work on the person's own property between the hours of 10:00 a.m. and 5:00 p.m. on Sunday and holidays, *provided that such construction activity is not carried on for profit or livelihood.*

Note 1 – Remember to check the Township website as Township ordinances are subject to change.

Exterior Carriage Light Fixtures

All exterior lighting fixtures shall be kept in working condition. Broken and rusted fixtures must be replaced. Previously, fixtures were either black or brass in color.

As of Oct 2009, the only approved light fixture color is black. Homes that currently have brass fixtures will not be required to replace their fixtures. However, should the fixture have to be replaced, it will have to be replaced with a black color.

Approved Fixture Model

Quoizel #NY8316K

Newbury #NY8316K 14"

(A light sensor may be added to the fixture)

Duplex Units

Both Duplex units must have matching fixture colors.

Single-Family Homes

Some Single-Family Homes may have an additional fixture installed on their garage, which should also be black in color.

Bulk Trash Disposal

Unit owners needing to dispose of furniture, appliances, construction materials, carpeting, toys, bicycles, etc., can obtain a free permit (one per calendar year per household) to dispose of the items at the Pill Hill Recycling Center on Pill Hill Road in Basking Ridge. Permit cards may be issued to renters upon proof of the property owner authorized such transmittal.

Permits are available at the Bernards Township Public Works Department at 277 South Maple Avenue between the hours of 8 a.m. – 4:00 p.m. Mon. - Fri. Proof of residency must be presented.

One free permit is given each calendar year, and permits are renewed automatically each year in January without having to go in person to the Public Works Department. Permit cards will be automatically voided once the property is sold.

The Pill Hill Recycling Center is located at 150 Pill Hill Rd. and is only open on weekends. The operating schedule for the dump is:

Saturdays

8 AM – 4 PM November through March

8 AM – 5 PM April through October

Sundays

Noon – 4 PM April, May June, October, November

For specifics, including obtaining a permit and what items are acceptable for disposal, call the Department of Public Works Office at 908-204-3084 or go to www.bernards.org.



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

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

While February weather may still feel chilly, the local housing market is starting to heat up. If you're considering listing your home to get a head start on the spring market, give me, your Spring Ridge specialist, a call.

SOLD IN DECEMBER*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
55 POTOMAC DR	\$335,000	4	1	1	\$343,000
41 SMITHFIELD CT	\$355,000	4	2	1	\$420,000
71 ALEXANDRIA WAY	\$360,000	4	1	1	\$350,000
185 JAMESTOWN RD	\$379,900	5	2	1	\$375,000
176 POTOMAC DR	\$399,000	5	2	1	\$415,000
242 ALEXANDRIA WAY	\$450,000	5	2	2	\$460,000
280 ALEXANDRIA WAY	\$719,900	7	3	2.1	\$720,000
23 HAMPTON CT	\$799,000	7	3	3.1	\$770,000

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

February 2026

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