



News From the Master Association

Clubhouse Repair Update

The Association has initiated the bidding process for repairs to the front of the clubhouse while the legal aspects of this matter continue to progress. This step allows the project to continue moving forward. We appreciate your patience and look forward to completing these improvements for the community.

Community Living: Working Together for a Stronger Spring Ridge

A thriving community depends on communication, cooperation, and shared pride. When residents stay engaged and informed, it helps ensure our neighborhood remains a safe, attractive, and welcoming place for everyone.

Communication with Management

Open communication is essential. If you have questions, concerns, or observe something that needs attention, please reach out to management promptly. Early communication helps resolve matters quickly and prevents small issues from becoming larger ones.

Pride in Community Living

Each resident plays an important role in maintaining property values and the overall appearance of the community. Taking pride in your home, following Association guidelines, and respecting common areas contributes to a neighborhood we can all be proud of.

See Something, Say Something

Community safety is a shared responsibility. If you notice suspicious activity, safety concerns, or rule violations, please report them to the appropriate authorities or management. Timely reporting helps protect everyone.

Community Safety

Simple actions — locking vehicles, securing homes, being mindful of visitors, and staying aware of your surroundings — go a long way in keeping our neighborhood safe.

Together, through communication and cooperation, we strengthen the sense of community that makes our neighborhood a great place to live.

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

Association Office

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

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

March Board Meetings

26 Jackson Village	7:00 PM
9 Jefferson Village	7:15 PM
25 Madison Village	7:15 PM
2 Master Association	7:30 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 March 18, 2026. Please join us for a St. Patrick's luncheon consisting of corned, beef sandwiches, salads, dessert and coffee/tea in the clubhouse at 12:00 pm. Entertainment will be guitar music by Ed Jankiewicz. 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:

April 15 pizza and bingo

May 20



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.

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(For EPM-Managed properties)

For Sale or Estate Signs

If you are selling your unit, please be aware "For Sale or Estate" signs of any kind are **not permitted** in the community per the regulations. Please make this clear to your realtor. Signs should not be placed on Spring Valley Blvd, in the Association's courtyards, on any street within Spring Ridge, or in your unit's windows. Management will confiscate any signs found.

Springtime

As Spring is just around the corner, Management would like to take this opportunity to remind residents that nails, screws, etc., cannot penetrate the exterior of the buildings. This means that you cannot permanently attach anything to the exterior of the buildings. You may use plastic tie-wraps to fasten items to the deck posts. Railing-mounted flower boxes should be placed on the inside of your deck railing to prevent anything from possibly falling and injuring someone. **THIS INCLUDES FIRST FLOOR UNITS.**

Planter Saucers

Please ensure that you have planter saucers installed under your flowerpots. This prevents the soil and water from running onto your deck. This keeps the decks cleaner and makes it easier for maintenance should they have to work on your deck area. In addition, you should limit the number of flowerpots or plants placed on your deck as the deck are not designed to have excessive weight on them all the time. Finally, please keep the community looking nice by removing any dead plants you may have in containers.

Proper Disposal of Grease / Cooking Oil / Baby Wipes

Don't pour cooking oil or grease down the drain!

Pouring oil down the drain or toilet will cause clogs in your home plumbing system over time. The right way to dispose of grease is simple: Pour the oil into a disposable container and let it cool. Once the container is filled with solid oil, seal the container and throw it into your garbage.

Don't flush anything down the toilet other than toilet paper!

Additionally, residents should not flush baby wipes and other items such as flushable cat litter down the toilet. Even though the manufacturer says you can flush baby wipes, they end up getting caught on the piping and clog the plumbing system.

Hanging of Items

Hanging or displaying items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited.

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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
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.



Renting Your unit

Management would like to inform homeowners considering renting out their unit that there are Bernards Township, State, and Association requirements and regulations owners are obligated to comply with. For example, you might be required to register with the township, informing them your unit is being used as a rental and provide window guards for your tenant when requested. There may be occupancy limitations, and you may be required to make certain disclosures to your tenants, and provide leasing information to the Association. Don't run afoul. Ensure that you know and understand the regulations. Reach out to your property manager for your village specific requirements.

Air Conditioner Preparation

Just a reminder to residents, you may wish to have your heating and cooling contractor inspect your air conditioner before the hot weather arrives.

Recycling

PLEASE DO NOT PLACE PLASTIC BAGS IN THE BLUE RECYCLING BINS! Instead, empty out the plastic bags, and place the plastic bags in the trash. The wording on the recycling containers provides a list of acceptable items. The last line of the paragraph states, NO PLASTIC BAGS!

For more information on proper recycling, please visit www.co.somerset.nj.us/recycle-coach.



Village News


Jackson Village

After a long and cold winter, March is finally upon us. Let's hope for warmer temperatures and no more snow!

We ask that all residents complete an exterior unit modification agreement if you plan to replace, modify, or install anything that can be seen from the exterior of your unit, you must seek prior approval from the Association. Please contact Corner Property Management via help@cp-management.com to obtain the proper modification form and obtain written approval prior to any work being done. If you are looking to replace your front door hardware, the Association will permit Schlage Plymouth Bright Bass Single Cylinder Doorknob, Kwikset Montara and Kwikset Lifetime Polished Brass Single Cylinder Door Handle Set. All are available for purchase at Home Depot and at Amazon.

Smoking is prohibited in the garages, storage areas, on or near the building entrance steps and landings. Smoking is permitted on your deck/patio. Please be considerate of your neighbors who might find the smoke bothersome. Please dispose of your cigarette butts into a safe non-flammable container. Please do not throw them in any mulched areas including planting beds, parking lots, or storm drains. As a reminder, there should be no smoking in any common areas.

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David J. Groendyk
 Plumbing & Heating
 Bedminster, NJ
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 HIC# 13VH06581900
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 Basking Ridge NJ

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References & Insured

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Please be reminded that garages are “limited common elements” and not intended for storage purposes. A minimum of 75% of the garage floor space must be kept clear for vehicle parking and active cleaning/routine maintenance is required by all residents. As a further reminder, shelves, hooks, and hangers cannot be affixed to a wall/ceiling. We ask that you familiarize yourself with the contents of the garage usage resolution that is on the Vantaca online portal. As a further reminder, homeowners are responsible for the garage opener, hardware and rubber strip.

Trash disposal and recycling continue to be an issue. Please make sure that you dispose of your trash inside of the trash containers in the trash enclosures and recycle in appropriate bins in the recycling enclosures. With the infrequent pick-ups by Somerset Recycling, it is imperative that all boxes are broken down. Our onsite maintenance personnel spend a lot of time each week cleaning these areas up as they are comingled and mixed.

Landlords, please make sure to share all information with your tenants so they are aware of the community rules and reminders.

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



Jefferson Village

Change In Property Manager

Please be informed that your Property Manager, Greg Formica, has left Executive Property Management effective February 25, 2026. We thank him for his many years serving our village community, and we wish him the best in his future endeavors. Should you have a concern, please contact the clubhouse at SrAdmin@epmwebsite.com. If you email Greg, your message will bounce back.

Moving Cars During A Snowstorm

During the last several snowstorms, Management has noticed a significant number of cars parked in the visitor spaces that were not moved to allow the contractor to clean the spaces. Please ensure that you move your vehicles once your driveway is cleared.

Basement Hallway Painting

The Association has started preparing the basement hallways for painting. The painting is starting with building 23 and will move to the next building once it is complete. When an entire courtyard is completed, the contractor will move to a building in the next courtyard. *Continued on page 6*

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Management Contract Renewal

The Association has renewed the contract with EPM for another five years.

Courtyard Paving Project

The Association has chosen PS&S as the engineering firm for the project. The firm will design the project specifications and the contractor bid packages, and review/analyze the contractors' proposals to make a recommendation to the Board.

FIOS Update

The project has been postponed until the weather gets warmer. Once that occurs, Verizon will install new conduit underground and channeling on the rear of the buildings. Keep an eye out for future notices.

Deck Replacement

This year, the Association will be replacing 15 decks for 14 units. The following list of replacements was determined by an inspection performed in 2025: 15, 34, 37, 44, 51, 97, 99 (2), 101, 113, 119, 122, 123, 125, 141.

Sewer Line Repairs

The Association will complete two underground sewer line repairs as part of a preventive program. During an inspection, the pipes were found to have cracked and are becoming filled with tree roots.

Building Siding Spot Cleaning

The Board approved spot cleaning several locations of the building's siding that have become covered in algae. Keep an eye out for future notices for when the project will start.



RECYCLE COACH SAYS...

Wire, wood and plastic coat hangers are NOT accepted for recycling!

According to the Somerset County *Recycle Coach* app: Please return hangers to your dry cleaner or donate them to charity. Put broken or damaged hangers in the trash.

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APEX

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Van Buren Village

Please join us in welcoming Melissa Isbitski Baranowski as the new Community Manager for our community! Melissa brings a strong commitment to clear communication, organization, and resident support, and she looks forward to working closely with the Board and homeowners to ensure the community continues to run smoothly. If you have any questions, concerns, or need assistance, Melissa can be reached at Melissa.Isbitski@fsresidential.com or by phone at 732.874.7229.

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 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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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!



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

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



Adams Village

Please join us in welcoming Melissa Isbitski Baranowski as the new Community Manager for our community! Melissa brings a strong commitment to clear communication, organization, and resident support, and she looks forward to working closely with the Board and homeowners to ensure the community continues to run smoothly. If you have any questions, concerns, or need assistance, Melissa can be reached at Melissa.Isbitski@fsresidential.com or by phone at 732.874.7229.

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

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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.

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.

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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.

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

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



Washington Village

Community Living Matters

A successful community depends on cooperation and consideration. We kindly remind all residents to follow Association guidelines regarding parking, pets, noise, and use of common areas. These standards are in place to protect property values and ensure a positive living experience for everyone.

Site Inspections

Management will begin conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With the warmer weather right around the corner, Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

Modification to Your Home

Did you know that homeowners are required to seek approval from the Association any time they wish to replace or repair anything that can be seen on the exterior of their homes? An example of such items would include windows, front doors, storm doors, door locks, door knockers, etc.

Modification form and instructions can be found on the community website, Washington.frontsteps.com. Or, you can email the community manager at lupe.p@epmweb-site.com for a copy.

Garage Use and Parking

Please be reminded to utilize your garage, followed by the second vehicle in the driveway in front of the garage, first and foremost, prior to using any of the visitor parking spaces. This will ensure ample space for any overflow parking for those that have more than two (2) vehicles and anyone visiting the residents of our community. Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. In addition, please do not speed while driving within the community through the courtyards to ensure the safety of our residents and their children.

Rental Units

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. We have found a large number of tenants are unaware of the rules and regulations. It is imperative that your tenants are aware of community rules, as well as any updates about the community.

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Madison Village

Community Living Reminder

Living in a community means sharing spaces, respecting one another, and working together to maintain a safe, welcoming environment for all residents. Please be mindful of parking rules, noise levels, property maintenance, and common areas so everyone can enjoy the neighborhood we call home.

Annual Election Meeting

Our Annual Election Meeting will take place on Wednesday, March 25, 2026 at 7:15pm via Zoom. If you have not already done so, please submit your electronic vote. You should have received an email from ElectionBuddy. Should you need assistance please reach out to Lupe at lupe.p@epmwebsite.com or call 908.647.6070 ext. 4.

Site Inspections

Management will begin conducting weekly site inspections. Now is a good time to look at the exterior of your home to make sure you are compliant with Association rules. With the warmer weather right around the corner, Management will also be looking at the landscaping in the community during the Spring walk through. We always appreciate if residents see something, they say something.

Garage Inspections

Garage inspections will be taking place during the month of May. If you are unsure of the rules for the use of your garage, please refer to the Garage Use Resolution, which can be found on the community website. Please note that if you are found to be in violation you will be assessed.

Rental Units

Landlords, please make sure that you share with your tenants any email blasts and information that is shared with you. We have found a large number of tenants are unaware of the rules and regulations. It is imperative that your tenants are aware of community rules, as well as any updates about the community.

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Please be reminded to utilize your garage, followed by the second vehicle in the driveway in front of the garage, first and foremost, prior to using any of the visitor parking spaces. This will ensure ample space for any overflow parking for those that have more than two (2) vehicles and anyone visiting the residents of our community. Please do not park in the reserved parking spaces, those are strictly for the use of the residents who do not have a garage. In addition, please do not speed while driving within the community through the courtyards to ensure the safety of our residents and their children.

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.



Single-Family/Duplex

Spring Clean-Up

Please let this serve as a friendly reminder when performing spring clean-up of your property, leaves, branches, grass, and any other debris should not be dumped/blown in the wooded area behind your property. In addition, ensure that you have additionally informed your landscaper.

Sports Equipment

Don't forget that toys, equipment, portable goals, and other clutter or debris should not be stored or left in your front yard. Instead, such items should be returned to the garage or the backyard at the end of the day.

Census Forms

Homeowners who occupy their unit full-time must provide an updated census every **even-numbered year by May 1st** of that year (2026), even if no information has changed. If you rent your unit, don't forget that a census form must be submitted yearly, whether any information has changed or not, by May 1, 2026. The census form is available on the Single-family/Duplex website.

If you are considering renting your unit or are currently renting your unit, below are a few regulations and Association requirements to be aware of.

1. The owner is obligated to provide the tenant with a copy of the Association's governing documents and rules. The tenant is obligated to follow the Association's regulations.

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2. Single-family/Duplex homes may not be leased for less than six (6) months or listed on short-term websites like Airbnb.
3. A census form must be provided to the Association yearly.

Documents to be provided to the Association at the start of a new lease:

1. A written lease
2. A Spring Ridge-specific lease rider that is available on the Single-family/Duplex website.
3. A completed census form

Documents to be provided if you renew the lease with the same tenants:

1. A copy of the new lease or document renewing the lease.

Management will start conducting inspections of the homes as the weather begins to get warm. Please know the Association has permission under the Bylaws to access your property to ensure that owners comply with the Association's regulations. Therefore, you might observe your Manager, Alexa Patino, on your property.

Changes to Your Property

Until further notice, a property modification must be submitted to the Association should you wish to make a change to your property or exterior of your home.

Association Specifications

Generators (Single Family Homes Only) (Approval Needed)

- Generators must be installed in the back yard of the home not visible from the street.
- For those homes with the AC units located on the side of the house, the generator can be installed along the same side of the house – behind the AC units as close to the house as code allows.
- If possible, please use shrubbery as a screen for the generator.

Chimney Facade Specifications

(Approval Needed)

A homeowner has two options when replacing the brick stucco on their chimney. They can install a new brick stucco facade or install a vinyl material that looks like brick, such as Nailite.

Vinyl Siding:

White siding homes- White chimney vinyl siding

Tan siding homes- CertainTeed vinyl siding- Heritage Cream color

Stucco brick face- #11 Tile Red color

Tando vinyl brickface panels- Buff Blend Color

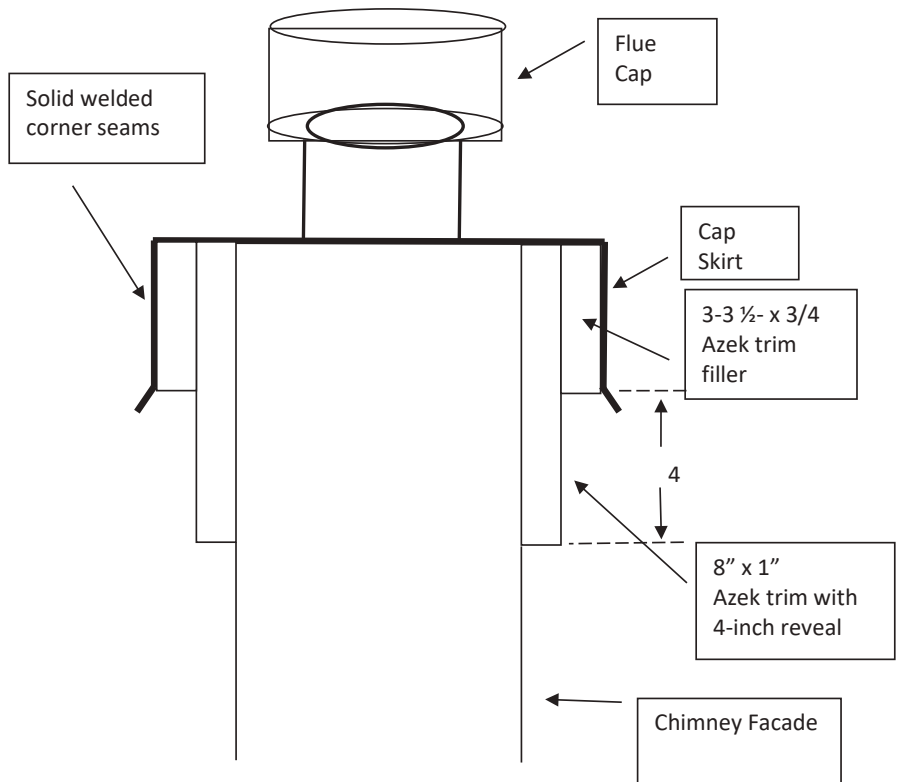
Nailite (vinyl brick like material)

Approved brick color – Buff Blend

Chimney Chase Cap Diagram

(Approval Needed)

This drawing provides further detail of the chimney chase trim wood installation on the chimney chase.



Detail of chimney chase cap trim wood dimensions

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge



Featured Home

Listed by Roxanne

206 Potomac Drive

For more details

text Roxanne

@ 908-507-0037

SOLD IN JANUARY*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
95 JAMESTOWN RD ONDO	\$310,000	4	1	1	\$300,000
21 ALEXANDRIA WAY	\$325,000	4	1	1	\$325,000
103 POTOMAC DR	\$400,000	5	2	1	\$450,000
48 COMMONWEALTH DR ONDO	\$439,900	6	2	2	\$457,500
138 ALEXANDRIA WAY CONDO	\$439,900	5	2	2	\$423,000

** 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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March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<i>1</i>	<i>2</i> 1:00 PM Knitting 7:30 PM Master Assoc. Mtg.	<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> April Newsletter Deadline 1:00 PM Bingo	<i>14</i>
<i>15</i>	<i>16</i> 1:00 PM Knitting	<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>
<i>29</i>	<i>30</i> 1:00 PM Knitting	<i>31</i> 1:00 PM Cards & Games				