



News From the Master Association

Pool Opening

We are pleased to announce that the community pool will open for the season on **Saturday, May 23rd**.

This year, the Association will be implementing a new pool registration system using **PoolEntry**, a mobile app that will manage pool passes electronically. Residents will be able to register and provide the required household information directly through the app.

Please be on the lookout for an email with instructions once the system has been set up. Additional details on how to register and activate your pool passes will be provided at that time.

We look forward to another enjoyable pool season and will share more information soon.

Earth Day: Recycle the Right Way in Somerset County

Earth Day (April 22) reminds us that small daily choices can make a big difference for our planet. **Try recycling correctly!** When wrong items are placed in recycling bins, entire loads can be rejected and sent to landfills. Somerset County encourages residents to recycle responsibly and to follow guidelines so that recyclable materials can actually be processed and reused.

Many items that people assume are recyclable **are NOT accepted by Somerset County**. These items should be placed in regular trash or taken to special disposal events.

DO NOT PLACE THESE ITEMS in your recycling container!

- Plastic bags
- Recyclables inside plastic bags
- Milk cartons
- Boxes with a shiny lining
- Plastic utensils, cups, plates, or straws
- Paper plates and food-soiled paper
- Paper towels, tissues, napkins, or waxed paper
- Aluminum foil containers and wrap
- Styrofoam® products
- Prescription bottles
- Flowerpots (plastic or ceramic)
- Hangers (plastic, wire or wooden)
- Plastic toys
- Batteries or hazardous waste
- Motor oil or pesticide containers

Improper items can damage recycling equipment or contaminate recyclable materials, forcing recycling facilities to discard entire loads.

Association Office

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

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

April Board Meetings

20	Adams Village	7:00 PM
23	Jackson Village	7:00 PM
13	Jefferson Village	7:15 PM
29	Madison Village	7:15 PM
28	Washington Village	6:00 PM

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Important Recycling Tips

- **Never bag recyclables in plastic bags.**
- **Rinse containers** before placing them in the bin.
- **Keep garbage and food waste out of recycling containers.**
- **Bring hazardous waste, electronics, and batteries to special county drop-off locations and events.**

Earth Day Challenge for Our Community

This Earth Day, commit to three simple actions:

1. **Recycle correctly.**
2. **Reduce waste by using reusable items.**
3. **Teach children and neighbors how to recycle properly.**

When every household participates responsibly, Somerset County can reduce landfill waste, conserve natural resources, and keep our community clean for future generations.

The Importance of Good Neighborly Conduct

Living in a community means sharing spaces, responsibilities, and daily life with those around us. Practicing good neighborly conduct helps create a respectful, peaceful, and welcoming environment for everyone. Simple actions—such as being mindful of noise levels, keeping common areas clean, following community guidelines, and showing courtesy to others—go a long way in maintaining a positive atmosphere.

Strong communities are built on mutual respect and consideration. When residents look out for one another and communicate with kindness and patience, it helps prevent misunderstandings and strengthens

the sense of belonging within the neighborhood. By being thoughtful and cooperative neighbors, we all contribute to making our community a safe, pleasant, and enjoyable place to call home.

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



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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.

Classified

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 voicemail, will return your call.

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.

Moving Sale

Quality Household Items Available - We're relocating and offering a selection of well-maintained household items at great prices. All items come from a smoke-free and pet-free home and are in excellent condition. Items are available now through mid-May and must be picked up by then.

View photos and details here: <https://bit.ly/BaskingRidgeMovingSale>

First come, first served. Prices are negotiable for serious buyers. If you're interested in an item or would like to arrange a viewing, please contact: BaskingRidgeMovingSale@gmail.com or 908-451-2875 (please leave a message).



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 April 15th. Please join us for pizza, salads, dessert and coffee/tea in the clubhouse at 12:00 pm. Entertainment will be bingo. Price is \$12 for members, \$15 for non-members and guests. Make your reservations and payment on or before April 10 by delivering cash or check to 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 DATE:

May 20 - Italian



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



7 Mt Bethel Rd
Warren, NJ 07059
908-754-7511

The decision to put your home on the market is a business decision. As an expert in market conditions, and a **resident of Spring Ridge**, I know how to create the strongest marketing position to sell your home.

For a free market analysis, simply give me a call or send an email.



Manager's Corner

(For EPM-Managed properties)

Spring Cleaning: Inspect as Winter Thaws

After a particularly harsh winter, spring is the perfect time to inspect your home and address any maintenance needs. Taking a few proactive steps now can help prevent larger and more costly repairs later.

Consider the following spring maintenance checklist:

- **Service your HVAC system.** Schedule a professional inspection and cleaning. Replace or clean filters to improve efficiency, reduce allergens, and help control energy costs.
- **Check windows, doors, and seals.** Cold weather can cause sealants to crack, leading to drafts or potential water intrusion.
- **Clean windows, drapes, and blinds** to remove dust and residue from the winter months.
- **Inspect interior paint.** Touch up any damaged areas or refresh rooms with a new coat of paint.
- **Replace smoke detector batteries** if you have not already done so during the daylight saving time change.
- **Deep clean floors and carpets** to remove salt, sand, and ice melt tracked in during the winter.
- **Clean behind and underneath appliances,** especially the refrigerator, as dust buildup can reduce efficiency and increase energy use.
- **Organize kitchen storage areas.** Clean out refrigerators, freezers, and pantries, discarding expired items.
- **Declutter closets.** Donate, recycle, or repurpose items you no longer use.

Regular seasonal maintenance keeps your home comfortable, efficient, and safe.



Water Hazards: Prevention and Awareness

As temperatures change, it is important to remain aware of potential water hazards within your home.

One common issue is a **failing hot water heater**. Many homeowners do not realize there is a problem until the tank suddenly releases forty to fifty gallons of water onto the floor. In some cases, water can continue to flow and may even affect neighboring units.



If your water heater is **more than 10–12 years old**, it is wise to have it inspected regularly or consider replacement before a failure occurs.

Another area to monitor is the **furnace condensate system**. Many systems include a small pump that collects moisture from the furnace and directs it outside the building or to a drain. If the tubing becomes clogged, the container can overflow. Some systems do not use a pump and instead rely on a gravity drain line, which can also become blocked.

This information is not meant to alarm residents, but rather to encourage awareness. A little routine inspection and preventative maintenance can go a long way in avoiding costly water damage.

Neighborly Conduct and Community Courtesy

Living in a shared community means that our actions can impact those around us. Practicing good neighborly conduct helps maintain a respectful, peaceful, and enjoyable environment for everyone.

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A few simple ways residents can contribute to a positive community atmosphere include:

- **Be mindful of noise levels.** Sound can easily travel between homes and throughout the neighborhood. As warmer weather approaches and we spend more time outdoors or host guests, please remain considerate of others.
- **Drive carefully through the community.** Pedestrians, children, cyclists, and residents backing out of garages may be nearby. Slowing down helps keep everyone safe.
- **Check in on neighbors when possible.** A small act of kindness, particularly toward elderly neighbors, can make a meaningful difference.
- **Clean up after pets.** If you have an approved emotional support animal, please pick up and properly dispose of pet waste and keep animals leashed in common areas.

Strong communities are built on mutual respect, patience, and consideration. When residents show courtesy and mindfulness toward one another, it helps create a neighborhood where everyone feels comfortable and proud to live.

Let's all do our part to make **common courtesy a common practice.**

Crime Prevention Tips

Bernards Township Police offer several helpful reminders to reduce the likelihood of burglary or theft:

- Always **lock your home and garage doors**, even when you are home.

- Install **motion-activated exterior lighting** when possible.
- When traveling, **pause newspaper and mail deliveries** so it does not appear the home is vacant.
- Use **timers for lights and televisions** to create the appearance that someone is home.
- Keep **records, photos, and serial numbers** of valuable possessions such as electronics, jewelry, and antiques.
- Consider installing a **video doorbell or home security camera.**
- If possible, **park vehicles inside the garage.**
- Most importantly, **report suspicious activity** to the Police Department. Officers are available to investigate concerns.

Residents are encouraged to remain attentive and serve as the community's **eyes and ears.**

Pets and Dogs

Residents should be aware that the **Spring Ridge Master Association By-laws** regulate pets throughout the Spring Ridge community. These regulations apply to both condominium units and single-family or duplex homes.

You may occasionally see dogs being walked along **Spring Valley Blvd, Smithfield Ct, Alexandria Way, Hampton Ct, Salem St, Plymouth Ct, and Gelsey Ln.** These streets are public roads, and individuals from outside the Spring Ridge community may walk their dogs through the area. However, this does **not** permit Spring Ridge residents to keep dogs in units that are not authorized to have them.



Please also note that **Potomac Drive and Jamestown Road are private roads.** If you observe dogs being walked in these areas and believe they may belong to a resident, please notify Management. Helpful information includes the type of dog and any unit you may have seen it enter. All information will remain confidential.

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

A black silhouette of a person carrying a cleaning bag and a vacuum cleaner, walking towards the right.



Village News

Jackson Village

Welcome Spring and some warm weather!

The spring clean-up of the community has already commenced.

Below are some community reminders as we head into the warmer months:

Smoking is prohibited in the storage areas and 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 the storm drains.

Bike riding, skateboarding, or any recreational activities should not be carried out in the courtyards. Parents, please ensure that your children are not playing in the courtyards as this is a safety issue for your children as well as anyone driving thru the courtyards.

Only electric grills are permitted to be used within the community, they may be stored on the deck along with appropriate deck furniture. Please do not hang laundry or other items from the windows or any deck or railings. We appreciate unit owners who beautify their decks by displaying flowers, however those flowers must be placed in pots (for upstairs units please be courteous to your neighbors below by not overwatering the plants resulting in water dripping to the lower decks). Plantings are not permitted to be placed upon or planted on any part of the common elements. Hallways should be kept free of any personal items as nothing should be placed in the Association's common hallways, this includes shoes and umbrellas.

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In addition, please stay on the right side of the road when driving through the courtyards. This will ensure the safety of other drivers and residents walking. As always please do not speed thru the courtyards. As a reminder, there should be no resident parking in the visitor parking area.

All exterior vents that service your unit should have a mesh screen or a birdcage installed to ensure that birds do not nest in them. This is unit owner responsibility with reference to the installation and cost to have this done. The Association is not responsible for any extermination costs to have birds, or their nest removed from those vents.

The next Board of Trustees meeting will be held on Wednesday, April 23, 2026 at 7:00 P.M. and will be a zoom meeting.

As always should you have any questions or need assistance, please feel free to contact me at 973-376-3925 ext. 109 or via email to help@cp-management.com.

All Corner Property Management offices will be closed on Friday, April 3, 2026, for Good Friday. In the event of an emergency, please call 973-376-3925.



To place a business ad,
please call The
Newsletter Shoppe
(908) 903-0336



Madison Village

Property Modifications

Homeowners are required to submit a Property Modification/Replacement Application seeking prior approval before replacing/repairing/installing any items that can be seen from the exterior of their homes. An example of such items would include, but is not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

A homeowner is required to complete and provide the below documents to the clubhouse and receive approval before performing any work.

- A completed property modification form
- Copy of your vendor's proposal
- Picture of item currently installed
- Additional brochure information showing an example of the material you will be installing

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner can face possible penalties and be required to remove the unapproved items, which can be costly to the homeowner.

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Maintenance Responsibility

Homeowners are reminded to ensure that hot water heaters, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's belongings are damaged, you are liable for damages that your neighbor experiences.

Rental Unit Administration Fee

Please be reminded that any homeowner who is currently renting or plans to rent their unit must pay a \$50 administration fee due to the additional administration involved with rental units. Also, please ensure to submit a Census Form and a copy of the Lease Agreement to avoid any fines.

Garage Inspections

Kindly keep in mind, garages are not to be used for storage. Garages are to be used for parking a vehicle. Any excess items you may have in your garage should be moved inside your unit or to your basement storage room. Our inspections will be taking place during the month May.

Dryer Vent and Chimney Cleaning

Please ensure you have submitted a copy of the receipt for your dryer vent and chimney cleanings to the Management Office by June 30th to avoid fines for non-compliance. Unit owners who are non-compliant will have a \$100.00 fine applied to their maintenance account daily until compliance is met. Unit owners will receive a one-time correspondence advising them of the fine(s) being applied to their maintenance accounts.

Site Inspections

Inspections will be taking place over the next two months. Kindly ensure you have no personal items in the common areas to avoid violation letters and possible fines.

A Note on Community Living

Living in a community means looking out not only for our own homes but also for our neighbors. As the saying goes, "Good neighbors don't just live next door—they help create the kind of community everyone is proud to call home." By following the Association guidelines and being mindful of shared spaces and responsibilities, we help maintain a safe, respectful, and pleasant environment for everyone.

Washington Village

Basement Heaters

The heaters in the basements will be turned off by April 15, 2026.

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.

Maintenance Responsibility

Homeowners are reminded to ensure that hot water heaters, plumbing pipes and fixtures, washing machine hoses, and connections are properly maintained. Each unit owner is fully responsible for any damages caused by their unit. For example, if your hot water heater leaks and your neighbor's

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Fireplace Inspections
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belongings are damaged, you are liable for damages that your neighbor experiences.

Property Modifications

Homeowners are required to submit a Property Modification/Replacement Application seeking prior approval before replacing, repairing, or installing any items that can be seen from the exterior of their homes. Examples include, but are not limited to, windows, front doors, storm doors, door locks, doorbells, etc.

A homeowner is required to complete and provide the following documents to the clubhouse and receive approval before performing any work:

- A completed property modification form
- Copy of your vendor's proposal
- Picture of the item currently installed
- Additional brochure information showing an example of the material you will be installing

The documents will be reviewed once received by the Association. If there are any issues with the submittal, the Manager will contact the homeowner to discuss them. Otherwise, an approval letter will be sent. If it is determined later that an unapproved installation was performed without Association approval, the homeowner may face possible penalties and be required to remove the unapproved items, which can be costly.

Community Website

If you are not already registered with our community website, please do so. Our website is loaded with lots of important information.

You can also stay informed of community events and receive important email updates. Visit washington.frontsteps.com and register today.

Community Living and Neighborly Conduct

Living in a condominium community means sharing spaces and responsibilities with those around us. We kindly remind residents to be considerate of their neighbors by keeping common areas clean, minimizing noise, and respecting shared facilities. Small acts of courtesy—such as properly disposing of trash, keeping walkways clear, and being mindful of others—help create a more pleasant environment for everyone. A strong community is built when residents show respect, patience, and cooperation with one another. By working together and being thoughtful neighbors, we help maintain the welcoming atmosphere that makes Washington Village a great place to live.



Jefferson Village

Management Update

Our management company is currently in the process of **searching for a replacement Property Manager** for the community. We appreciate your patience during this transition as they work to identify a qualified candidate who will continue to support the needs of the Association and its residents.

In the meantime, residents may contact the following team members for assistance:

- **Work Orders and Maintenance Requests:** Please contact **Lupe** at lupe.p@epmwebsite.com
- **General Questions or Association Business:** Please contact **Donna Prada** at donna.prada@epmwebsite.com

Thank you for your cooperation and understanding while this process is underway. We will provide an update to residents once a new Property Manager has been appointed.

Window Screens

As a seasonal reminder, all windows must have screens installed from **April 1 through November 1**. Screens help prevent insects from entering homes while allowing residents to enjoy fresh air during the warmer months. Please ensure your screens are properly installed and in good condition during this period.

Plants on Decks

Decks are designed primarily for outdoor furniture and a **limited number of plant or flower containers**. Because decks are not built to support heavy, permanent weight, residents are asked to avoid placing large or excessive containers on their decks. Too many or oversized planters can also make it difficult for the Association to perform necessary maintenance and inspections.

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If you keep plants on your deck, please place a **planter saucer beneath each container**. This helps prevent soil and water from leaking onto the deck surface during watering and keeps the area cleaner while protecting the deck material.

Vinyl Deck Maintenance – General Cleaning

To maintain the appearance and longevity of your vinyl deck, it should be cleaned approximately **four times per year** using a vinyl-safe cleaner such as **Duradek Vinyl Cleaner**, which is designed specifically for this material and will not leave harmful chemical residue. Spills or heavily soiled areas should be cleaned promptly rather than waiting for routine cleaning.

Step 1: Follow the product directions and begin by using warm water and a stiff broom. Scrub in a circular motion to loosen dirt and debris. The textured surface of vinyl decking provides slip resistance but can allow dirt to settle, so circular scrubbing helps lift it effectively.

Step 2: Rinse the surface with water to remove loosened dirt. A pressure washer may be used if necessary, but it should not exceed **1500 psi**, and the nozzle should be kept at least **12 inches from the surface**. Take care to avoid seams, railings, caulking, and trim areas.

Step 3: Thoroughly rinse the deck with clean water to remove all cleaning residue. This final step is important because sunlight can react with leftover cleaning agents and potentially damage the deck surface.

Community Living Reminder

Living in a community means that the care each resident gives to their home and outdoor space contributes to the overall appearance and enjoyment of the neighborhood. Keeping decks clean and properly maintained, limiting heavy items on structures, and following seasonal guidelines helps preserve the property and ensures maintenance can be performed safely and efficiently.

Small acts of consideration and cooperation help maintain a welcoming environment for everyone. When residents work together and follow community guidelines, it benefits the entire neighborhood and helps keep our community a pleasant place to live.



Adams Village

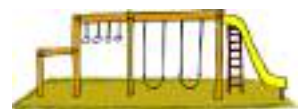
As we welcome April, we also welcome the beauty of spring and the sense of renewal it brings to our community. With warmer days ahead, it's the perfect time to get outdoors, freshen up our surroundings, and enjoy all that Adams Village has to offer. Let's work together to keep our neighborhood safe, clean, and enjoyable for everyone by keeping the following reminders in mind.

Spring Reminders

- Bird feeders are not permitted, as they attract unwanted wildlife.
- Please do not leave or scatter food outdoors, as this can also attract animals.
- Garage doors must remain closed when not in use to prevent wildlife from entering.
- Dumpster enclosure doors and lids must be securely closed after use.
- Recycling items (plastic, metal, and glass) should be rinsed before disposal.
- All trash bags must be securely sealed before placing them in dumpsters.
- If you encounter a fawn, please do not approach it—its mother will return.

While we encourage outdoor enjoyment, please remember that lawns, landscaped areas, and parking courtyards are not designated play areas per the Governing Documents. These spaces are active with vehicle traffic and routine maintenance, which can pose safety risks. Additionally, disturbing landscaping materials such as stones can create hazards during lawn care operations and may result in damage or added costs to the Association.

For safe outdoor play, residents are encouraged to use the community playground next to the Clubhouse on Spring Ridge Boulevard, as well as nearby local parks.



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Community Updates & Information

- **Next Open Board Meeting:** Monday, April 20, 2026 at 7:00 PM (via Zoom)

Meeting Minutes & Documents:
<https://adamsvillagecondominium.connectresident.com/>

The Board is currently seeking one (1) homeowner in good standing to fill an open Board seat following the November 2025 election. Serving on the Board is a rewarding opportunity to contribute to your community and have a direct impact on decisions affecting Adams Village. Attendance at meetings and basic email access are required.

Kindly remember that Board Members are volunteers. Please direct all questions, concerns, and requests to Management, who will communicate with the Board on your behalf.

Parking Reminders

Residents with two vehicles or fewer should use their garage and driveway first. Guest parking is limited and should remain available for visitors.

During snow events:

- Keep one vehicle in your garage and move the second to visitor parking to allow plowing.
- Do not clear snow from your vehicle into roadways after plowing, as this creates hazardous icy conditions.
- Snow removal vendors are not responsible for hand-shoveling between parked cars.

Vehicles must be street legal and

actively in use. Long-term parking in visitor spaces is not permitted and may result in fines or towing.

Pet Policy Reminder

Per the Governing Documents, dogs are not permitted within Adams Village, including visiting dogs. This rule applies throughout the Spring Ridge Master Association.

Reasonable accommodations are made for approved ESA/service animals in compliance with federal law. Visiting pets that do not meet these requirements are not permitted. Landlords are responsible for informing tenants and guests of this policy.

Community Care & Maintenance

- Common Areas (lawns, stairwells, building exteriors, parking areas) are not for recreation or personal equipment. Violations may result in fines.
- If you notice lights out in common areas, please report them to Management.
- Moving in/out? Approval is required before placing portable storage units (PODS, U-Haul, etc.).

Trash & Recycling Reminders

Please help keep our community clean:

- Break down all cardboard boxes.
- Use designated bins properly:
 - Bottles/cans → blue bins
 - Paper → bagged and placed on shelf
 - Shredded paper → clear or labeled bags
- Do not leave trash outside dumpsters.
- Close dumpster doors securely after use.



Bulk Pickup: Contact Grand Sanitation

908-222-1566 or bulk@grandsanitation.com

Please report any damaged dumpster doors or latches to Management or submit a work order via the Resident Portal.

Electric Vehicle Policy

Electric vehicles are permitted; however, **charging is not allowed in garages**. Garage electricity is not connected to individual units and cannot safely support EV charging. This is a fire hazard and strictly prohibited.

Quiet Hours

To ensure peaceful enjoyment for all residents, please limit household noise (renovations, appliances, etc.) to **9:00 AM – 9:00 PM**.

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Need Assistance?

For questions or support:

Melissa.Isbitski@fsresidential.com
732-874-7229

Resident Support Services (RSS):
<https://eastsupport.fsresidential.com/>

800-870-0010

Meet HODA – Your 24/7 Assistant

HODA, FirstService Residential’s Homeowner Digital Assistant, can help with community rules, account questions, documents, and more.

Get started:

1. Text “Hey HODA” to 1-866-377-0779
2. Save the contact
3. Ask your questions anytime!

Learn more: www.fsresidential.com/HODA

Van Buren Village

As we welcome April, we also welcome the beauty of spring and the sense of renewal it brings to our community. With warmer days ahead, it’s the perfect time to refresh our homes, enjoy the outdoors, and reconnect with neighbors. Let’s work together to keep Van Buren Village a safe, clean, and enjoyable place for everyone by keeping the following reminders in mind.

Community Reminders

Electric Vehicle Policy

Electric vehicles are permitted; however, **charging is not allowed in garages**. Garage electricity is not connected to individual units and cannot safely support EV charging. This is a fire hazard and strictly prohibited.

Parking Guidelines

Residents with two vehicles or fewer are required to park one vehicle in their garage or directly in front of their garage.

If you own more than two vehicles, you must utilize your garage and driveway before using any guest/visitor parking spaces. This helps ensure guest parking remains available for visitors.

Van Buren Village has limited guest parking, which is often full during evenings and weekends. Due to ongoing misuse, Management—authorized by the Board—will enforce the Parking Resolution and Governing Documents:

- A **\$75 first fine** will be issued for failure to utilize your garage and/or driveway.
- Parking in front of another resident’s garage or in an assigned space not associated with your unit is strictly prohibited.

Community Documents

We encourage all residents to familiarize themselves with the Governing Documents, Amendments, and Resolutions.

Landlords: Please be sure to share all Rules & Guidelines with your tenants.

Access all documents here:

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

Open Board Meeting Minutes are also available on the Resident Portal.

Trash & Recycling Reminders

Please help keep our community clean and pest-free:

- Follow Somerset County Recycling Guidelines posted in each dumpster shed
- Break down all cardboard boxes before disposal
- Place all trash **inside** the dumpster—never on the ground
- Ensure dumpster shed doors are **fully closed and latched** after use

Keeping dumpster areas secure helps prevent damage caused by animals and weather.

Bulk Pickup:

Residents must contact Republic Services directly to schedule: 732-545-8988

If you notice broken dumpster doors or latches, please report them to Management or submit a work order through the Resident Portal.

Quiet Hours – Peaceful Enjoyment

To ensure a comfortable living environment for all residents, please limit household noise (renovations, vacuuming, laundry, etc.) to the hours of **9:00 AM – 9:00 PM**.

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Being mindful of noise levels—especially during late-night and early-morning hours—helps maintain everyone’s right to peaceful enjoyment.

Need Assistance?

For questions, concerns, or assistance:

Melissa Isbitski

Melissa.Isbitski@fsresidential.com

732-874-7229

Resident Support Services (RSS)

Homeowners can contact the RSS team for help with accounts, questions, and community-related concerns:

<https://eastsupport.fsresidential.com/>

800-870-0010

Meet HODA – Your 24/7 Assistant

HODA, FirstService Residential’s Homeowner Digital Assistant, is available to help with:

- Community rules and regulations
- Account and payment information
- Documents and forms

How to connect:

1. Text “**Hey HODA**” to 1-866-377-0779
2. Save the contact
3. Ask your questions anytime—24/7

Learn more: www.fsresidential.com/HODA

Single-Family/Duplex

The homeowners elected Parimal Nasa to represent them at the Spring Ridge Master Board meetings. Should you wish to contact Parimal, he may be contacted at single.duplex@gmail.com. Management and the Master Association Board of Trustees wish to thank the eight homeowners who voted.

Board Meetings

You are welcome to join the Spring Ridge Master Association Open Meeting held almost every other month. If you cannot attend the Open meeting, you can still be kept informed by reviewing the Open meeting minutes. The meeting minutes will be posted to the Spring Ridge Master website once approved for the following meeting.

Cleaning and Maintenance

If you live from 246 to 266 Alexandria Way, please do not rake or blow leaves into the basin. The same request is for your landscaper. Any leaves blow into the basin will clog the grate, requiring the Association to clean it more often. Instead, the leaves should be removed by your landscaper or taken to the Pill Hill Recycling Center located near Mt. Airy Road and Meeker Road. Thank you for helping keep the basin clear.

Do you notice a street light out along Alexandria Way or Commonwealth Drive? If so, you should contact the Bernards Township Public Works Department at (908) 204-3084 or publicworks@bernards.org to report the location.

Association Specifications

Any changes to the exterior of your home require a property modification form and additional documents to be submitted to the Association seeking approval from the Board.

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.

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Continued from page 13

Single-Family Homes

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

Deck / Patio Specifications

Deck

- Side yard setback to conform to all local building codes. Construction must conform to all building codes.
- The railing height is to be 3' 0" above the finished deck. Railing spindles/pickets to be 2" x 2" nominal.
- The deck shape is to be rectangular or square with at least 4 x 4 supports.

Approved deck material

1. Pressure treated wood
If pressure-treated wood is to be protected, only clear wood preserve finish may be used.
2. Azek
White color for railings/spindles/posts/caps
3. Composite material from TimberTech
Coconut Husk or Tigerwood or Mocha colors for the decking
Kona or white color for railings/spindles/posts/caps

(Revised 2/15/22) added white as approved color for the railings/spindles/posts/caps.

(Deck specifics for each style of home)

Single Family Homes

- Deck/Patio not to extend beyond far den window "A" or beyond kitchen window "B"
- Deck to be one level and flush with first-floor level
- Deck size not to exceed 18' depth x 24' wide

- Existing patio size is 9' depth x 12' wide

Greenbrier Duplex Homes

- Deck/Patio not to extend beyond first master bedroom "B"
- Deck size not to exceed 16' depth x 22' wide
- Existing patio size is 9' depth x 12' wide
- Deck/patio not to extend beyond 16' long privacy fence

Hamilton Duplex Homes

- Deck/Patio not to extend beyond far den window "A" or beyond first kitchen window "B"
- Deck size not to exceed 16' depth x 24' wide
- Existing patio size is 9' depth x 12' wide
- Deck/patio not to extend beyond 16' long privacy fence
- Deck to be one level and flush with first-floor level

Patio

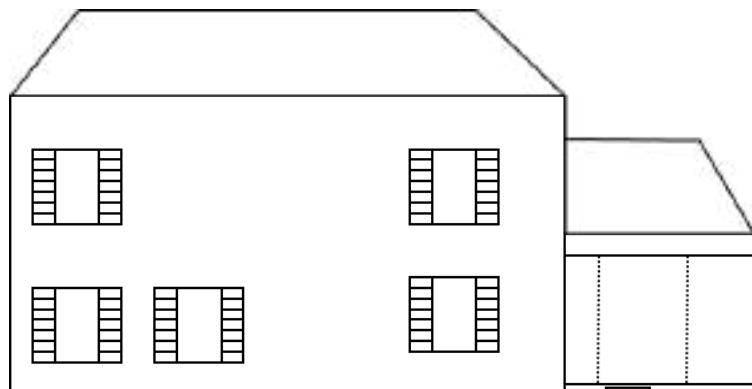
- If a new patio is installed, the dimensions are to be the same as the deck dimensions.
- Patio shape may be rectangular, oval, or round as long as the dimensions of the patio do not exceed the maximum deck dimensions specified for the style of home.

Note: If installing or replacing a patio, the homeowner must note if installing stone steps or reinstalling the wooden steps on their property modification/replacement request.

Dining Room Enclosure

(Greenbrier Duplex Units Only)

- The existing (4' ft) covered rear porch may be enclosed to provide increased dining room space. An existing or new sliding glass door must be installed for entry/exit to the new space.



THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

As the seasons change, so does the local real estate market. If you're thinking about listing your home this spring, reach out to me for the latest tips on how to maximize your home's value.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN FEBRUARY*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
1 POTOMAC DRIVE	\$325,000	4	1	1	\$310,000
344 POTOMAC DRIVE	\$339,900	4	1	1	\$334,900
13 POTOMAC DRIVE	\$349,900	4	1	1	\$340,000
138 POTOMAC DRIVE	\$379,900	5	1	1	\$370,000
121 JAMESTOWN ROAD	\$419,900	5	2	2	\$410,000

** 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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April 2026

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