



SPRING RIDGE COMMUNITY NEWSLETTER

MAY 2026

## News From the Master Association

### Pool News

The Spring Ridge pool is scheduled to open on Saturday, May 23, 2026. See new pool access informational flyer at the end of the newsletter.

### Back Tennis Courts (Acken Road)

The tennis courts are open. To obtain the code for the season visit the community website. [Master.frontsteps.com](http://Master.frontsteps.com).

### Community Pride - It Starts With Each of Us

A great community doesn't happen by accident—it's built through the everyday actions of the people who live here. When each of us takes a little extra care in how we treat our homes, our shared spaces, and one another, it shows.

Community pride can be as simple as:

- Keeping your area clean and well-maintained
- Taking a moment to pick up after yourself (and even lending a hand when needed)
- Respecting shared spaces so everyone can enjoy them
- Being considerate of neighbors and mindful of how small actions can have a big impact

When we take pride in where we live, we create a more welcoming, comfortable environment for everyone. It also helps protect property values and makes our neighborhood a place we're all proud to call home.

Thank you for being part of what makes this community special.

## Manager's Corner

(For EPM-Managed properties)

### For Sale Signs

If you are selling your unit, please be aware "For Sale" signs are **not permitted** in the community. Please make it clear to your realtor that signs should not be placed on the Spring Valley Blvd. center island, in the courtyards, on any street within Spring Ridge, or in your unit's windows. If any signs are observed, Management will confiscate them. *Continued on page 2*

## Association Office

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

Executive Property Management  
Office Phone: 908-647-6070

Emergency No. 908-806-3823

## May Board Meetings

18 Adams Village	7:00 PM
28 Jackson Village	7:00 PM
11 Jefferson Village	7:15 PM
27 Madison Village	7:15 PM
18 Master Association	7:30 PM
26 Washington Village	6:00 PM

Continued from page 1

### Window Fans & Air Conditioners

Please be aware that window air conditioners are prohibited for condominiums per the By-Laws.

### 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.

### Grills

For safety reasons and per the State of New Jersey, gas, propane, and open flame grills may not be used by condominium residents of Spring Ridge. Electric grills are the **only** grill permitted to be used by the residents. Grills may not be placed on Association common property, including the building planting beds.

### Sales

Please be aware that individual garage, estate, and furniture sales are not permitted in the community. Also, if you are selling your unit, please be aware that "For Sale" signs are **not allowed** in the community. Please make it clear to your realtor that signs should not be placed on the Spring Valley Blvd. center island, in the courtyards, on any street within Spring Ridge, or in your unit's windows. If any signs are observed, Management will confiscate them.

### Renting Your Unit

Management would like to inform homeowners considering renting their unit that there are Bernards Township and State requirements and regulations that owners are obligated to comply with. This is in addition to any Association requirements. For example, you might be required to register with the Town-

ship, provide window guards for your tenant when requested, there may be occupancy limitations, make certain disclosures to your tenants, or carry enough insurance coverage as required by the State of New Jersey.

### Emergency Service

When contacting the emergency service, please indicate your individual village's name to the service, not Spring Ridge. Doing so will ensure that your message is directed to the appropriate and correct property manager so they can respond in a timely manner.



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



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Fast reliable service! From people you know and trust!  
Call 908-647-0577  
Emergency water heater replacement  
Gas and Oil Water Heaters  
Faucet and fixture replacement  
Sewer Drain Cleaning  
Toilet, Sinks & Main Lines Cleared  
Call us for all your plumbing needs

**Karg's Plumbing**  
Emergency Water Heater Replacement  
Hot Water Heater Repair  
Faucet and Fixture Replacement  
Drain Cleaning  
Family Owned and Operated  
Phone: 908-647-0577  
Located at 1903 Long Hill Rd Millington, NJ

## Classifieds

All classifieds are due to the Management Office by the 15<sup>th</sup> of each month. Please email your classified ad to [Lupe.p@epmwebsite.com](mailto:Lupe.p@epmwebsite.com). Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

**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 voicemail, will return your call.

**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](mailto:BaskingRidgeMovingSale@gmail.com) or 908-451-2875 (please leave a message)



## 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 May 20, 2026. Please join us for an Italian luncheon, salads, dessert and coffee/tea in the clubhouse at 12:00 pm. Entertainment will be an accordion player. Price is \$12 for members, \$15 for non-members and guests. Make your reservations and payment on or before May 15 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 DATES:

Sep 16. TBD

Oct. 21 TBD

Nov. 18 TBD



**Barbara Kukura**  
**Broker Associate**  
**Spring Ridge Resident**  
**Cell: 908-917-2132**  
[Bkukura@aol.com](mailto:Bkukura@aol.com)



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

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

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

# Village News

## Jackson Village

Welcome Warm Weather!

Jackson Village belongs to all of us who have vested interest in owning our units and for those that live here. In a condominium community we share common ground and adjacent walls with our neighbors. Everyone living in Jackson Village should have pride in the appearance of our units and our common areas. The safety of our community is also an important shared responsibility. The Board consistently works to ensure the financial security of the community as well as the aesthetics and safety of the grounds and units. Residents' responsibilities do not end with the payment of monthly dues. Compliance with the rules and regulations and pride in the community's overall appearance will ensure that our property values remain as high as possible. Let us all work together to keep our community a great place to live.

Projects approved for this spring-Garden State Landscaping will be beautifying the courtyard entrances of all three courtyards with new plantings. In addition, due to a change in NJ Law, stone will be applied against all foundations in all three courtyards, as mulch must be applied 18" away from any combustible source.

We ask that all residents continue to review the contents of the updated Welcome Package, as it contains important information regarding the rules/regulations of Jackson Village. As a reminder, hallways are not to be used for personal storage. Furthermore, we ask that you review the garage restrictions with garage storage.

If you have any questions regarding pool usage or any other amenities, please contact the Clubhouse.

As we wrap up May, we wanted to advise the community that Corner Property Management will no longer be the managing agent, as the Board has opted to change managing agents effective June, 1, 2026. It is imperative that you ensure that all billing information is changed onto the new managing agent. You should have received a welcome letter with all the information. It has been our pleasure to serve Jackson Village over the years, and we have enjoyed the opportunity to serve the community.

The next Board of Trustees Board meeting will be held on Thursday, May 28, 2026 via zoom at 7:00 PM.

The office will be closed on Monday, May 25, 2026, in observance of Memorial Day. We wish all residents a wonderful Memorial Day!

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## Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
- Dryer vent cleaning & repair
- Bird nest removal & mold inspection
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AIR DUCT CLEANING	DRYER VENT CLEANING
10 Vents	
1 Main	\$94.95
1 Return	

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

**UNITED AIR DUCT**

Senior citizen & group discounts, local

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## **Madison Village**

### **Landlords**

Please forward copies of all community news to your tenants to ensure they are in compliance with the rules and regulations of the village. They can also receive our emails directly if they register on the community website, [madisonvillage.frontsteps.com](http://madisonvillage.frontsteps.com). It is important for your tenants to be included in email blasts pertaining to the community.

### **Dryer Vent and Fireplace Cleaning**

A reminder notice was sent to those units who are required to have their dryer vent and fireplace cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you had your dryer vent and chimney cleaned in 2023, your cleaning is due this year by June 30<sup>th</sup>.

### **Garage Inspections**

Inspections will be taking place during the month of June. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. [Madisonvillage.frontsteps.com](http://Madisonvillage.frontsteps.com).

### **Vent Covers**

Many homeowners may not be aware that they are responsible for having vent covers installed over their dryer vents. This is done to prevent birds and any other animals

from entering your unit. Madison Village is not responsible for installing these vent covers or removing any wildlife from the vent pipe and/or unit.

### **Dumpster Enclosures**

Please ensure, once you have disposed of your trash and/or recycling, that the dumpster doors have been properly closed to avoid wildlife from entering the enclosure. If you find there is an issue with the locks on the doors please contact the Management office so that the issue can be addressed. Bulk items are not to be left inside the dumpster enclosures. Please contact Republic to pay and schedule for pickup. 732-545-8988. Let them know that you are a resident at Madison Village.

### **Recycling**

Management has received several complaints regarding recycling. There are a few residents who continue to ignore the recycling guidelines. Cardboard boxes are to be broken down prior to placing in the recycling enclosures. No contaminated bottles or cans should be in the recycling bins. Soiled pizza boxes are not recyclable.

### **Water Conservation**

Water and electricity are significant expenses for the Associations. Therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons the Association experiences increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired immediately.

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**Painting & Carpentry**

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*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

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### Springtime

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.

Please ensure that you have planter saucers installed under your flowerpots. This prevents the soil and water from running onto your deck. In addition, you should limit the number of flowerpots or plants placed on your deck. This helps keep the decks cleaner and makes it easier for maintenance should they have to work on your deck area.

Please help keep the community looking nice by removing any dead plants you may have in containers.

### Neighborly Common Courtesy

Living in a shared community means being mindful of how our daily actions impact those around us. A strong and respectful neighborhood starts with simple acts of courtesy and consideration.

Residents are kindly reminded to:

- Be respectful of noise levels, especially during early mornings and late evenings
- Clean up after your ESA and dispose of waste properly
- Keep common areas, hallways, and outdoor spaces free of personal items
- Park only in designated areas and be mindful of neighbors' access
- Report maintenance concerns promptly to help keep the community safe and well-maintained

Just as important—if you see something that needs attention, say something. Open communication helps resolve issues quickly and keeps our community running smoothly.

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

Serving New Jersey For Over 35 Years

**Dryer Vent Cleaning**  
**Special \$99.00**  
**732-257-4590**

*Prices are subject to change*

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

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- Dryer Vent Cleaning & Repairs
- Chimney Inspections & Sweeping

### Air Duct Cleaning Experts

Make sure to mention this ad for savings!

**732-257-4590**



Office@ApexAirDuctCleaning.com

### Dryer Vent Cleaning

**\$99.00** plus tax

**Chimney/Fireplace Inspections \$40**  
(with a DV cleaning)



[www.DryerVentCleaningNewJersey.com](http://www.DryerVentCleaningNewJersey.com)

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A little consideration goes a long way. By working together and showing mutual respect, we can maintain a community that everyone is proud to call home.

### Smoking in Common Areas

This is just a reminder to residents that smoking is prohibited in the storage areas, by the building entrances, or on the landings. Please do not dispose of your cigarette butts in the planting beds, parking lots, or into the storm drains.

While smoking is permitted on your deck or patio, you should use a butt can to dispose of your used cigarette butts. However, please be considerate to your neighbors who might find the smoke bothersome.

### Need Help

Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your Property Manager by emailing [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com), or the Assistant Manager at [alexa.p@epmwebsite.com](mailto:alexa.p@epmwebsite.com). For work orders email the Property Administrator at [Donna.d@epmwebsite.com](mailto:Donna.d@epmwebsite.com).



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**732-627-8461**  
**Certified Technicians**  
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### Washington Village

#### Landlords

Please forward copies of all community news to ensure you are in compliance with the rules and regulations of the village. They can also receive our emails directly if they register on the community website, [washington.frontsteps.com](http://washington.frontsteps.com). It is important for your tenants to be included in email blasts pertaining to the community.

#### Dryer Vent and Fireplace Cleaning

A reminder notice was sent to those units who are required to have their dryer vent and fireplace cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account.

#### Garage Inspections

Inspections will be taking place during the month of June. As a reminder, you must be able to fit your vehicle inside your garage. If you have a second vehicle, it must be parked directly in front of your garage. You can find the garage use resolution on the community website. [washington.frontsteps.com](http://washington.frontsteps.com).

#### Dumpster Enclosures

Please ensure, once you have disposed of your trash and/or recycling, that the dumpster doors have been properly closed to avoid wildlife from entering the enclosure. If you find there is an issue with the locks on the doors please contact the Management office so that the issue can be addressed.

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## **Recycling**

Management has received several complaints regarding recycling. There are a few residents who continue to ignore the recycling guidelines. Guidelines for recycling have been placed in each recycling dumpster enclosure. Cardboard boxes are to be broken down prior to placing in the recycling enclosures.

## **Water Conservation**

Water and electricity are significant expenses for the Associations. Therefore, Associations are always looking for methods to keep these expenses to a minimum. One of the reasons the Association experiences increases in usage is due to toilet leaks or faucet gaskets, which need replacement. If you have a leaking fixture, please have it repaired immediately.

## **Neighborly Common Courtesy – Small Action, Big Difference**

One of the best parts of community living is being surrounded by neighbors who care. A little kindness and consideration in our day-to-day routines can go a long way in making our neighborhood a place everyone enjoys.

Here are a few simple ways we can all help:

- Keep noise at a respectful level, especially in the early morning and evening hours
- Keep hallways and common areas clear and welcoming for everyone
- Park in designated spaces and be mindful of your neighbors' access
- Let management know if something needs attention—we're here to help

If you notice something that doesn't seem right, don't hesitate to speak up. Staying connected and communicating helps us address concerns quickly and keep things running smoothly.

Thank you for doing your part to make our community a friendly, comfortable place to call home.

## **Need Help?**

Should you require assistance, or have any concerns/comments you wish to share, feel free to reach out to your Property Manager by emailing [lupe.p@epmwebsite.com](mailto:lupe.p@epmwebsite.com), or the Assistant Manager at [alexa.p@epmwebsite.com](mailto:alexa.p@epmwebsite.com). For work orders email the Property Administrator at [donna.d@epmwebsite.com](mailto:donna.d@epmwebsite.com).

## **Jefferson Village**

### **Dryer Vent Cleaning Reminder**

There are 60 days remaining until the June 30th of this year's dryer vent cleaning deadline. Therefore, cleaning receipts should be submitted to the Management Office once the work is completed and by the June 30, 2026 deadline.

The Association would like to remind residents that the Association's garage electrical system cannot handle charging electric cars, and charging is against the garage usage policy. Should you need to charge your car, there is a Tesla supercharging station at the Dewy Meadow Village just down the

road from the Spring Ridge Community. The Association pays for the electrical usage in the garages. Therefore, excessive usage affects all residents.

The Association does monitor the monthly electric invoices for each building for signs of increased usage. If any increases are detected, they are investigated. If a resident is responsible, they are notified not to use the garage to charge their car. Should charging continue, the Association will back-charge the usage to the responsible resident and apply a substantial penalty. Please do not charge your EV cars in the garage.

If you have a delivery, make sure you indicate to the delivery company that the package should be left 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.

Every so often, you should visit your storage room to check on things. If you notice the smoke detector chirping once a minute, it is time to replace the battery. You should not replace the smoke detector in your storage room. Since all of the storage room detectors are interconnected, if you install the incorrect model, the system will malfunction. **Replacement of the smoke detector is the responsibility of the Association.**

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## **Van Buren Village**

As we welcome May, 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**

**Dryer Vent & Chimney Cleaning is due by September 15<sup>th</sup>- Please submit your receipts to management.**

### **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**.

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](mailto:Melissa.Isbitski@fsresidential.com)

32-874-7229

### **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

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- 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 any-time—24/7

Learn more: [www.fsresidential.com/HODA](http://www.fsresidential.com/HODA)

#### **Adams Village**

As we welcome May, 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.

Census forms are due May 15<sup>th</sup> – Please contact management with any questions.

#### **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.

#### **Community Updates & Information**

- **Next Open Board Meeting:** Monday, May 18, 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.

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.

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- 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](mailto: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**.

### **Need Assistance?**

For questions or support:

[Melissa.Isbitski@fsresidential.com](mailto: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](http://www.fsresidential.com/HODA)

## **Single-Family/Duplex Homes**

### **Single Family/Duplex Website**

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

#### Resident Services

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

#### Resource Center

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

#### Messenger Service Email

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

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

### **Trash Removal And Recycling**

Please be informed that Single Family/Duplex Homeowners are responsible for arranging and hiring a trash company to remove their household trash. Residents should not utilize the dumpsters within the condominium villages or place their trash in another Single-Family/Duplex homeowner's personal trash can. Recycling such as cardboard or paper products should be tied up to prevent them from being blowing around by the wind.

### **Property Inspections**

Management will be starting inspections of the property. Therefore, you may observe the Association's representative on your

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property as they perform their inspections.

### Association Specifications

Before initiating any project requiring approval, homeowners **must submit a completed** Property Modification Form with all supporting documentation to the Association's management office.

In situations where time-sensitive **emergency repairs** are necessary due to personal safety concerns or the risk of property damage, owners may proceed with the required work provided it complies with the standards outlined in the *Specifications Handbook for the Spring Ridge Master Association and Single-Family/Duplex Homes*.

**Once the emergency repair is completed, a Property Modification Form must be submitted** to the Management Office for Board of Trustees approval. This ensures that the work meets the Association's architectural standards. **Failure to follow the specifications or to submit the required form may result in fines and/or the need to remove and replace non-compliant work.**

### Front Door Kick Plates

Kick plate installations for front doors are reviewed and approved on an individual basis.

Kick plate color- Brass is the only color approved.

### Front Entry Doors

Door shall consist of six raised panels as noted in picture. A Property Modification Form needs to be submitted to management and approved before the work is done.

### Approved Front Entry Door Color

- White Homes
  - o Brilliant White (W096-O1)
- Beige Homes
  - o Commonwealth Beige (W096-2X)



### Front Door Pediment

Homeowners have the option of replacing their existing front door acorn pediment with a combination peaked cap pediment. The Board has approved the combination peaked cap pediment from Fypon. The part number with the bottom trim is CPCP75BT. The website for the company is [www.fypon.com](http://www.fypon.com). A Property Modification Form needs to be submitted to management and approved before the work is done.

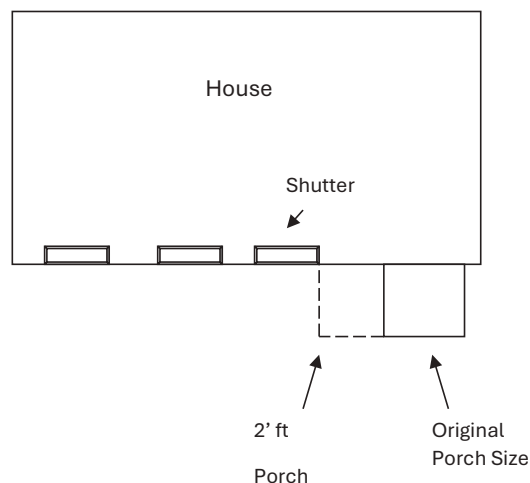
Any home that has a pediment installed above the front door when the unit was built may not remove the pediment and must have a pediment.

### Front Porch Expansion

- Front porches may be expanded by (1) one to (2) two feet along the front of the house, bringing the porch to the edge of the first shutter but may not impede into the shutter.
- Porch may not surpass 4ft length wise.
- Steps may now have risers enclosing the step.
- The lower portion of the porch may be enclosed with lattice work in order to keep animals from under the porch.
- The porch may **NOT** be painted any color.

### Railing/spindles/posts and caps colors:

- o White color homes- shall be white
- o Tan color homes- shall be Commonwealth Beige (W096-2X)
  
- Decking and stairs materials:
  - o Pressure treated wood
  - o (If pressure treated wood is to be protected, only clear wood preserve finish may be used. All other colors or stains must be approved by the Association prior to installation.)
  - o PVC Material from TimberTech- color Coconut Husk
  - o Composite material from TimberTech- colors Tigerwood or Mocha



The graphic features a background of blue water with a palm frond on the left and a red and yellow life preserver on the right. The title is centered in red text.

## SPRING RIDGE COMMUNITY POOL INFORMATION FOR THE 2026 SEASON

### Pool session days for assistance with the PoolEntry app:

Thursday, May 7<sup>th</sup>  
Monday, May 11<sup>th</sup>  
Sunday, May 19<sup>th</sup>

4:00pm – 6:00pm  
4:00pm – 6:00pm  
10:00am – 12:00pm

To **schedule your appointment** call 908-647-6070 and speak to Alexa or Lupe.

Summer is quickly approaching, and we're excited about the upcoming pool season! **This year, we're introducing the PoolEntry app for pool passes. To apply for your pool pass, please follow these steps:**

- You can start applying for your passes on or after: May 5, 2026
- To apply, use this Community Code: 8BR62T

### 1. Apply for Your Pool Passes

- Download the **PoolEntry** app from the **App Store (iPhone)** or **Google Play Store (Android)**.
- Open the **PoolEntry** app on your phone.
- Sign in or create a new account.
- In the mobile app, tap "**Apply for Pool Passes.**"
- Enter the **6-digit Community Code**.
- Provide your contact information.
- Review and agree to the pool rules and other documents.
- Upload proof of residency.
- Select the passes.
- Provide the **name and date of birth** for each pass.
- If applicable, make a payment through the app or direct the payment to the management office.
- Submit your application.
- Once your application is approved, you'll receive a **notification via email**. Applications are typically approved within **1–3 business days**.

### 2. How to Access Your Pool Pass and Check In at the Pool

#### Self Check-In:

- Open the **PoolEntry** app on your mobile phone.
- Navigate to the Seasonal Passes tab.
- Scroll **right/left** between passes.
- To access guest passes, tap on the "**Guest Pass**" tab.
- Press the "**Check-In**" button on each pool pass.
- Show your phone screen to the **lifeguard**.
- Don't forget to **check out** when leaving the pool by pressing the "**Check-Out**" button on your pass.

#### How to Download the PoolEntry App

- **For Android users:**

Click on this link: [Download from Google Play](#) to download the PoolEntry mobile app.

If you cannot open the link, open the **Google Play Store** on your phone, and search for "**PoolEntry pool pass.**" Download the **PoolEntry app**.

*Continued on page 14*

*Continued from page 13*

- **For iPhone users:**

Click on this link: [Download from the App Store](#) to download the PoolEntry mobile app.

If you cannot open the link, open the **App Store** on your phone, and search for "**PoolEntry pool pass.**" Download the **PoolEntry app**.

### **General Information**

- Only **one** PoolEntry account is needed per family.
- All family members have access to pool passes associated with the family account from any device, allowing you to check in all family members with one device.
- A family can download and activate passes on **multiple devices**, as long as there are enough seasonal passes available.
- To view other family members' passes, **scroll left or right** on your phone.
- Passes can be purchased through the **PoolEntry app** using a credit card, or residents can choose the "**Direct Payment to the Management Office**" option when submitting their application.
- Residents **without smartphones** can contact management for information on receiving a **physical pass** (online registration and application are still required).

### **Pool Pass Pricing**

- All passes are free for owners or their tenants.
- Additional guest passes (up to **4 per day**) can be purchased via the **PoolEntry app** for **\$6.00 each**.
- **Seasonal** Nanny passes are also available for **\$25**.
- Purchased **one-day guest passes** expire at the **end of the day** they are purchased.

### **Owners and Tenants**

Tenants can apply for pool passes themselves but must submit proof of residency and waiver form as part of their application.

### **Pool Schedule and Hours**

- **Pool Opens:** Saturday, May 23rd, 2026
- **Pool Hours:**
  - Monday to Sunday: 10:00 AM - 7:00 PM
  - Holidays: 10:00 AM - 7:00 PM

### **Who to Contact if You Need Help**

#### **Contact Your Management Office for:**

- Adding additional pool passes
- Questions about pool pass pricing
- Obtaining the 6-digit Community Access Code
- Questions about pending applications
  - **Email:** [alexa.p@epmwebsite.com](mailto:alexa.p@epmwebsite.com)
  - **Phone:** 908-647-6070 ext. 5

#### **Contact PoolEntry Support for:**

Technical Issues

Residents can submit a support ticket through the app or at [mypass.poolentry.com](http://mypass.poolentry.com). PoolEntry online support is available Monday–Friday from 10:00 AM to 5:30 PM ET.

Limited online support is available on weekends and holidays during the summer.

# THE FORMISANO TEAM

## Market Update

### Bernards Township/Basking Ridge

**SOLD**

*206 Potomac Drive*

Considering selling? Let's talk about the buyers out there right now.

For more details text Roxanne  
@ 908-507-0037



### SOLD IN MARCH\*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
272 POTOMAC DRIVE	\$309,900	4	1	1	\$309,900
49 ALEXANDRIA WAY	\$405,000	4	2	1	\$403,500
7 POTOMAC DRIVE	\$409,800	5	2	1	\$415,000
171 JAMESTOWN ROAD	\$409,900	6	2	2	\$410,000
20 ALEXANDRIA WAY	\$419,000	5	2	2	\$420,000
62 SMITHFIELD COURT	\$489,000	6	2	2	\$495,000

\*\* Source GSMLS. Sold information deemed reliable but not guaranteed. If your home is currently on the market this is not a solicitation.  
Not all properties shown were listed and sold by Keller Williams Towne Square Realty.



**Roxanne Formisano**

Broker/Sales Associate

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**kw TOWNE SQUARE**

KELLERWILLIAMS REALTY

180 Mount Airy Road, Suite 201

Basking Ridge, NJ 07920



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

## **SPRING RIDGE COMMUNITY POOL**

### **POOL INFORMATION FOR THE 2026 SEASON**

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**Sunday, May 19<sup>th</sup>     10:00am – 12:00pm**

To **schedule your appointment** call 908-647-6070 and speak to Alexa or Lupe.

# Steps to Register on Pool Entry

1. Download Pool Entry app
2. Create account
  - a. Full name
  - b. Email
  - c. Phone number
  - d. Create password (needs to have minimum of 1 uppercase letter, 1 lowercase letter, 1 number, & 1 special character)
3. Enter verification code (sent via email)
4. Click apply for pool passes
5. Enter community code  

8BR62T
6. Confirm community (Spring Ridge Master Association)
7. Apply for pool passes
  - a. Full name
  - b. Street address
  - c. Unit #
  - d. Building # (optional)
  - e. Phone number
  - f. Resident type (Homeowner/Tenant/Homeowner applying for tenant)
8. Accept pool rules
9. Upload proof of residency for every individual in the household
  - a. If you are a tenant, you must also upload the waiver form here.
10. Select passes (one per household occupant) max of 6 per household
11. Fill out resident pass
  - a. Full name
  - b. Birthday
  - c. Upload self-portrait/selfie
12. Click submit application
13. Once approved by Management, you will see your seasonal passes and will be able to use the pool for the season. Please note that Management does not approve during the weekend as the office is closed. You will **NOT** be able to enter the pool without an approved application and pass.
14. You will receive an approval email (should everything requested be provided) from Pool Entry to finish your registration.

# **Spring Ridge Community Pool**

## **2026 Annual Facilities Waiver Form**

The 2026 Spring Ridge community pool is expected to open May 23<sup>rd</sup> to September 7<sup>th</sup> as follows: **Note:** All dates are subject to change.

**INSTRUCTIONS & INFORMATION: Renters wanting access to the pool must complete this form in its entirety each year.**

- All renters wishing to be granted access to the Spring Ridge pool must complete this form along with their landlord. Also, both parties must sign this form. Refer to the appropriate sections below. **Electronic signatures will not be accepted on Waiver Form.** Print to sign.
- Please submit this form via the PoolEntry app with other required forms.
- Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email, Alexa Patino at [Alexa.p@epmwebsite.com](mailto:Alexa.p@epmwebsite.com).

<b>Section 1 – To be completed by the landlord (unit owner):</b>
------------------------------------------------------------------

I (we) \_\_\_\_\_ as owner(s) of property located at

\_\_\_\_\_ in Spring Ridge, on this month/day

\_\_\_\_\_ of 2026 relinquish my (our) rights to the pool facilities in favor of

my (our) tenant(s) \_\_\_\_\_.

1. It is understood and agreed that my Spring Ridge Village and Master Association accounts must be maintained in good standing in order for pool access cards to be issued and remain activated.
2. It is understood and agreed that pool access card(s) will be returned to the Spring Ridge Recreation Office when the unit is vacated.

Owner Signature: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner Phone Number: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

<b>Section 2 – To be completed by the renter (tenant):</b>
------------------------------------------------------------

Renter Signature: \_\_\_\_\_

Renter Address: \_\_\_\_\_

Renter Phone Number: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

# May 2026

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