



News From the Master Association

Pool Passes

If you have not already downloaded the pool entry app, you may still do so at this time. The app is required for pool access during the season. If you need assistance with downloading, registering, or accessing the app, please contact Management and we will be happy to assist you.

Tennis Court Replacement

The Board is currently in the selection process and reviewing vendor quotes for the tennis court replacement project. Once a vendor has been selected, the project will be presented to the Township Planning Board for review and approval. Additional updates will be provided as the project progresses.

Clubhouse Project

The Board has engaged Falcon Engineering to update the plans for the clubhouse front steps project. Falcon Engineering will soon be sending the project out for bid, after which the results will be presented to the Board for review and award of the contract. We are continuing to move forward and hope to commence this project in the near future.

Questions, Suggestions, or Concerns

Please feel free to reach out to Management with any questions, suggestions, or concerns. We appreciate your cooperation and continued support in helping keep our community informed and well maintained.

Community Living – It Starts With All of Us

A strong and welcoming community is created through the everyday efforts of the residents who call it home. By showing consideration for our neighbors, respecting shared spaces, and taking pride in our surroundings, we help make the community a more enjoyable place for everyone.

Community courtesy can be as simple as:

- Keeping common areas clean and free of debris
- Properly disposing of trash and recyclables
- Being mindful of noise levels, especially during evening and early morning hours
- Respecting parking regulations and assigned spaces
- Cleaning up after pets and keeping walkways clear
- Treating neighbors and community staff with kindness and respect

Small acts of consideration make a big difference. When everyone works together to care for the community, we create a safer, cleaner, and more pleasant environment for all residents.

Thank you for doing your part to help keep our community a place we are all proud to call home.



Association Office

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

Executive Property Management
Office Phone: 908-647-6070

Emergency No. 908-806-3823

June Board Meetings

16 Adams Village	7:00 PM
25 Jackson Village	7:00 PM
8 Jefferson Village	7:15 PM
24 Madison Village	7:15 PM
1 Master Association	7:30 PM
23 Washington Village	6:00 PM

Manager's Corner

(For EPM-Managed properties)

Hanging of Items

Hanging items such as towels, area rugs, or clothing over deck railings or in the common hallway/areas is prohibited. Hanging flower pots should be on the inside of the decks, not on the outside.

Smoking in Common Areas

Please be aware that smoking in the stairwells, garages, basement hallways, or storage areas is prohibited and is a safety issue for the community. Residents should not dispose of cigarette butts in the parking lots, on the sidewalks, or planting beds. Smoking is permitted on your deck or patio. However, please be considerate to your neighbors who might find the smoke bothersome.

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.

E-Bike and E-Scooter Safety

Lithium-Ion batteries are usually the source of power for both, and if not used correctly or damaged, those batteries can catch on fire or explode. Whether you use e-bikes or e-scooters as your primary way of getting around or just for fun, there are important safety tips to keep in mind when charging or storing these devices. Follow the recommendations under **Lithium-Ion Battery Safety** as well as the following:

Charge your battery in a flat, dry area away from children, direct sunlight, liquids, tripping hazards, and in a location where the e-bike is not at risk of falling. Store e-bikes, e-scooters, and batteries away from exit doors and anything that can get hot or catch fire. Only have device repairs performed by a qualified professional. Do not put lithium-ion batteries in the trash; recycling is always the best option. Take the batteries to a battery recycling location.

Ion Battery Safety

Purchase and use devices that are listed by a qualified testing laboratory. Always follow the manufacturer's instructions. Only use the battery that is designed for the device. Put batteries in the device the right way. Only use the charging cord that came with the device. Do not charge a device under your pillow, on a bed, or a couch. Do not keep charging the device or battery after fully charging. Keep batteries at room temperature when possible. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C). Store batteries away from anything that can catch fire. Stop using the battery if you notice odor, change in color, too much heat, change in shape, leaking, or odd noises. If it is safe to do so. Move the device away from anything that can catch fire.

Proper Recycling Tips for Our Community

Recycling correctly helps reduce waste, lowers disposal costs, and keeps our community clean. Please take a moment to review these important recycling guidelines.

Accepted Recyclables

The following items are typically accepted in curbside recycling:

- Paper and cardboard (flatten all boxes)
- Newspapers, magazines, and mail
- Aluminum and steel cans
- Plastic bottles and containers labeled #1, #2, and #5
- Glass bottles and jars (empty and rinsed)





David J. Groendyk
Plumbing & Heating
Bedminster, NJ
908-234-2749

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Continued from page 2

Please Do NOT Recycle

These items should be placed in regular trash unless otherwise noted:

- Plastic bags or wrapping
- Pizza boxes with grease or food residue
- Styrofoam containers
- Garden hoses, wires, or cords
- Clothing, toys, or household items
- Food waste
- Batteries or electronics

Recycling Best Practices

- Empty and rinse all containers before recycling.
- Do not place recyclables in plastic bags.
- Flatten cardboard boxes to save space.
- Keep food and liquids out of recycling bins.
- When in doubt, throw it out — contamination can cause entire loads to be rejected.

Bulk Items & Electronics

Large household items, electronics, paint, and hazardous materials require special disposal procedures and should not be left in recycling areas. Please contact management or your local sanitation department for proper disposal information.

Help Keep Our Community Clean

Improper recycling increases costs for the entire community and may result in rejected collections. Your cooperation helps maintain a cleaner, safer, and more environmentally responsible neighborhood.

For questions regarding recycling procedures or bulk item disposal, please contact management.

Recycling Reminders for Somerset County Residents

Proper recycling helps keep our community clean, reduces disposal costs, and protects the environment. Somerset County uses a single-stream recycling program, meaning approved recyclables can be placed together in your recycling container.

Accepted Recyclable Items

Please place the following items clean, dry, and loose in your recycling bin:

- Paper and cardboard (flatten boxes)
- Newspapers, junk mail, and office paper
- Glass bottles and jars
- Aluminum and steel cans
- Plastic bottles and containers labeled #1 through #5

Items NOT Accepted

The following items should NOT be placed in recycling bins:

- Plastic bags or plastic wrap
- Styrofoam containers or packing peanuts
- Food waste or greasy pizza boxes
- Batteries
- Electronics and appliances
- Garden hoses, cords, or wires
- Paint, chemicals, or hazardous waste

Improper items can contaminate entire recycling loads and may result in collection refusal.

Important Recycling Tips

- Rinse all bottles, cans, and containers before recycling.
- Do not bag recyclables — items must be loose.
- Flatten cardboard boxes to save space.
- Keep recyclables free from food and liquids.
- When unsure if an item is recyclable, it is better to place it in regular trash than contaminate the recycling stream.

Electronics & Hazardous Waste

Electronics, batteries, paint, chemicals, and other hazardous materials require special disposal and should never be placed in household recycling containers. Somerset County offers periodic Electronic Waste and Household Hazardous Waste drop-off events for residents.

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





Village News

Jackson Village

New Management Company

Effective June 1, 2026, Executive Property Management (EPM) will return as Jackson Village's managing agent. Important information regarding EPM contacts, emergency services, and monthly payments was recently mailed to all homeowners within the community.

EPM will maintain an onsite presence at Spring Ridge, providing our community with more direct access to management staff. Jackson Village will be managed by Stacey Koehl, Regional Manager, who will be available at Spring Ridge on a part-time basis. She may be contacted by email at Stacey.k@epmwebsite.com.

Stacey will be supported by Donna Deluca, who is onsite at Spring Ridge and may be contacted at Donna.d@epmwebsite.com.

All concerns regarding common property management and maintenance services may be directed to the onsite office located in the Spring Ridge Clubhouse:

Telephone: 908-647-6070
Fax: 908-647-6479

All financial services for our community will be handled through EPM's corporate office:

4-08 Towne Center Drive North
Brunswick, NJ 08902
Telephone: 732-821-3224
Fax: 732-821-6565

Emergency services, including fire, flooding, water main breaks, and other situations that may result in personal injury or property damage, are available 24 hours a day, 7 days a week at:

Emergency Services: 908-806-3823

We look forward to renewing our partnership with EPM and appreciate your continued cooperation and support.

Residents' Use of Common Grounds

The Board of Trustees understands that residents may occasionally walk from one courtyard to another while traveling to the bus stop or visiting neighbors. However, the Management Office has received complaints from homeowners regarding individuals walking across landscaped common areas. Parents, if you have children, please remind them to use the sidewalks and designated walkways rather than crossing the grounds.

Please also be aware that playing in the parking lots is not permitted. We are concerned for the safety of all of our children!

Open Board Meeting

The next Open Board Meeting for Jackson Village is scheduled for Thursday, June 25, 2026, at 7:00 p.m. via Zoom.

Please mark your calendar. We look forward to seeing you there!

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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.

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Jefferson Village

New Community Manager

Stacey Koehl has been selected as the new Community Manager for Jefferson Village. She will work out of the Spring Ridge on-site office on Mondays and Wednesdays from 8:00 a.m. to 4:00 p.m.

Stacey can be reached by email at Stacey.k@epmwebsite.com or by phone at the Spring Ridge office at 908-647-6070 ext. 1003, or through the main EPM office at 732-821-3224 ext. 137.

Dryer Vent Reminder

There are 30 days remaining until this year's June 30 dryer vent cleaning deadline. Cleaning receipts must be submitted to the Management Office once the work is completed and no later than June 30, 2026.

Projects

The hallway cleaning and spot power washing projects were completed during May. Decks identified for replacement were also scheduled, and work began in May. This project is expected to continue through June. Residents whose units are affected have been notified directly.

Specifications for asphalt replacement in the courtyards have been finalized and approved for bidding. This project is expected to be completed later this year.

Wildflower Committee

The Jefferson Village Board has approved the formation of a Wildflower Committee to help identify appropriate planting areas throughout the community. The committee will also provide recommendations for flower varieties best suited to local soil conditions.

Several volunteers have already been identified, and a Board liaison will be appointed to work with the committee. We look forward to seeing new ideas and enhancements throughout the community.

Property Modification Applications

Homeowners must submit a Property Modification/Replacement Application (PMA) and receive Association approval before replacing, repairing, or installing any items visible from the exterior of their homes. Examples include windows, front doors, storm doors, deck light fixtures, door knockers, door handles, and deadbolts.

Homeowners should visit the community website or contact the clubhouse to obtain current Association specifications and approved models. The modification form, along with all required supporting documents, must be submitted for review prior to beginning work.

Changes made without prior Association approval may result in penalties and could require the homeowner to remove and replace unapproved items at their own expense.

The Association understands that emergencies may arise. In such cases, homeowners should contact the Community Manager as soon as possible. To review approved materials and specifications, visit the Jefferson Village website at jefferson.frontsteps.com. *Continued on page 6*

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Located at 1903 Long Hill Rd Millington, NJ



Adams Village

As we welcome June, we look forward to the start of summer and the vibrant energy it brings to our community. With longer days and warmer weather, it's the perfect time to get outdoors, freshen up our surroundings, and enjoy all that Adams Village has to offer. Let's continue working together to keep our neighborhood safe, clean, and enjoyable for everyone by keeping the following reminders in mind.

Census forms were due May 15th – If you did not complete your form, Please contact management.

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.

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APEX

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Dryer Vent Cleaning

\$99.00 plus tax

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



www.DryerVentCleaningNewJersey.com

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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, June 16, 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.





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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.



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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.**

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 June, we embrace the start of summer and all the energy it brings to our community. With longer days and warmer weather, it's a great time to enjoy outdoor spaces, connect with neighbors, and take pride in our surroundings. Let's continue working together to keep Van Buren Village a safe, clean, and welcoming place for everyone by keeping the following reminders in mind.

Community Reminders

Census Forms, Dryer Vent & Chimney Cleaning is due by September 15th- Please submit your receipts to management, you may also upload your receipts into the census form.

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.

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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

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

Air Duct & Dryer Vent Cleaning

- Breathe cleaner air
- Eliminate indoor air pollution
- Furnace, air handlers, A/C coil cleaning
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- Sanitizing programs
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10 Vents	
1 Main	
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To place a business ad, please call The Newsletter Shoppe (908) 903-0336 or email hilariej@optonline.net

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Madison Village

Ball Playing

Please do not allow your children to bounce balls off of the garbage sheds. Doing so deteriorates and damages the structure allowing for animals to enter and causing an unnecessary expense. There should be no ball playing in the courtyards. Please help keep the community safe and the costs down. Your cooperation is appreciated!

Decks, Plants and Cleaning

Please be reminded that hanging planters on your deck should be placed to face the inside of your deck, not the outside. Also, keep the planters to a minimum to avoid putting excess weight on the railing and possibly damaging it. The plants on your deck should have a saucer underneath it to avoid deterioration of the deck and water from going to your neighbor's deck. Lastly, when cleaning your deck **DO NOT** sweep the garbage to the common grounds or your neighbors. Kindly pick up your garbage and dispose of it properly. Please be courteous of your neighbors and help keep the community clean.

Common Hallways

When taking out your trash or recyclables, please ensure nothing is left on the common hallway carpets, stairs or landings. If you drop something, kindly clean up after yourself.

Dryer Vent Cleaning

A reminder notice was sent to those unit who are required to have their dryer vent cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year,

reach out to Management. All receipts are due by June 30, no exceptions.

Fireplace Cleaning

A reminder notice was sent to those unit who are required to have their fireplaces cleaned this year. Please be reminded that failure to comply will result in fines being assessed to your account. If you are uncertain on whether or not this is your year, reach out to Management. All receipts are due by June 30, no exceptions.

Parking

Please be sure you are using your garage and the front of your garage to park your vehicles. There are many residents that do not have garages and only have one spot assigned to them. They have to use the visitor parking spots for their second vehicles. Please be courteous of your neighbors by using your garage, if you have one. Also, **DO NOT** park in an assigned parking spot if it is not assigned to you.

Deck Replacements

Deck replacements will begin this month. If your deck is scheduled for replacement you will be notified 2 weeks in advance. Please ensure that you clear off your deck when contacted. Decks with safety concerns will be addressed first.

Garage Inspections

Garage inspections will be taking place this month. Management will be reaching out to you to schedule the date for said inspection. Please ensure you provide access to avoid any fines.

Community Living & Common Courtesy

Living in a community requires consideration and cooperation from everyone. Please be mindful of noise levels, especially during early morning and late evening hours. Respect shared spaces by keeping them clean and free of personal belongings. Be courteous to your neighbors by following parking rules, cleaning up after emotional support animals, and avoiding disruptive behavior in common areas. A little consideration goes a long way in maintaining a peaceful and enjoyable community for all residents.

Concerns/Issues/Suggestions

Please reach out to your property manager with any suggestion, comments or concerns lupe.p@epmwebsite.com. Or you can email the community assistant at alexa.p@epmwebdsite.com.

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Congratulations Class of 2026!

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Washington Village

Community Carpets

Hallway carpets will be replaced this year. Residents will be notified once the project has been scheduled.

Power Washing and Painting

Power washing and painting are scheduled to take place this month. Residents will be notified ahead of time prior to the start of the project.

Paving and Sidewalk Repairs

Paving and sidewalk repairs are currently being scheduled. Once dates are confirmed, residents will be notified, as your cooperation will be needed while the project is underway. Please note that parking in the courtyards will not be permitted during this time.

Vehicle Parking

Just a reminder, residents who own two vehicles or less are required to park one vehicle inside the garage or in the space directly in front of their garage door. If you own more than two vehicles, please utilize your garage and driveway before using any guest parking spaces. This helps keep guest parking available for visitors. Residents without a garage should use their reserved parking space.

Garage Inspections

Garage inspections will be taking place this month. Management will be reaching out to schedule inspection dates. Please ensure access is provided to avoid any fines.

Deck Replacements

Deck replacements will begin this month. If your deck is scheduled for replacement, you will be notified two weeks in advance. Please ensure your deck is cleared off once contacted.

Common Courtesy in Community Living

Living in a community requires cooperation and consideration from everyone. Please be mindful of noise levels, especially during early morning and late evening hours. Help keep common areas clean by disposing of trash and recycling properly. Be respectful of parking regulations and neighboring residents to help maintain a pleasant environment for all members of the community.

Concerns / Issues / Suggestions

Please reach out to your property manager with any suggestions, comments, or concerns at lupe.p@epmwebsite.com. You may also contact the community assistant at alexa.p@epmwebsite.com.



Single-Family/Duplex Homes

Single-Family/Duplex Email and Website

Residents who are not registered on the Single Family/Duplex or Spring Ridge Master website are missing out on downloading the newsletter, Association specifications or forms. You can register for each of the websites using the links below.

Spring Ridge Master website- springridgemaster.frontsteps.com

Single Family/Duplex website- singlefamilyduplexes.frontsteps.com

Want to contact your SF/D elected representative, send an email to single.duplex@gmail.com.

Property Inspections

Management has started conducting inspections of the homes. Please know the Association has permission under the Association's 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.

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.

For Sale: Trek bike, 17.5 for someone around 5'3". \$100. Call 908-230-5654.

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.

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

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Sports Equipment

Single Family/Duplex residents are reminded that per the rules and regulations, the front of the home shall not be used to store toys, portable goals, or other clutter or debris. Such items may be stored or kept in backyard areas.

Association Specifications

A property modification must be submitted to the Association should you wish to make a change to your property or your home even is making like for like changes. No work should start until a homeowner has received approval from the Association. The Association is aware there may be times when an emergency arises. In these cases, the homeowner should speak with the Manager as soon as they become aware of the emergency. The submittal process and documents will still have to be followed.

More Association specifications, approved materials, and the property modification form are available on the Single-family/Duplex website. If you don't have an account, contact the clubhouse at 908-647-6070 or SRAdmin@epmwebsite.com.

Garage Doors

All doors must have (16) solid raised panels within the door. (Four wide and four tall)

(Metal Doors)

- Raised panel size 20" inches wide and 13.5" inches tall
- Decorative T-handle installed on door (optional)
- L-style handles not permitted to be installed

(Wooden Doors)

- Raised panel size 20" inches wide and 17" inches tall
- Decorative T-handle installed in the middle door panel
- U-style handle installed for lower door panel

Garage Door Paint Colors

(For Homes on Commonwealth & Gelsey)

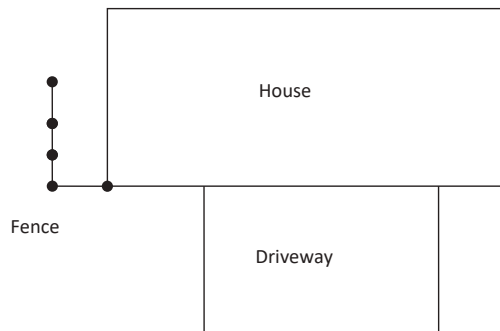
- Approved Commonwealth Beige color
Paint color is on file and available from Warrenville Hardware.

(For Homes on Alexandria, Hampton, Salem, Smithfield, Plymouth streets)

- Door color shall be Brilliant White.

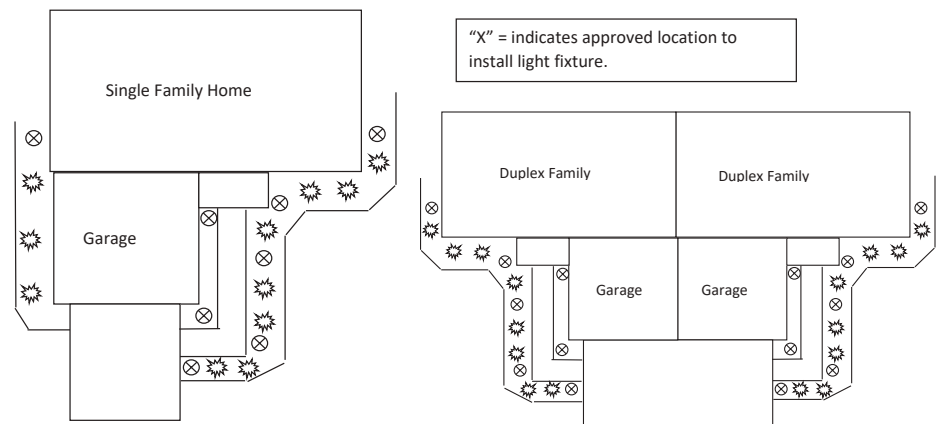
Hideaway Panels (Approval Needed)

Hideaway panels may be used to hide garbage and recycle cans. One panel may be installed coming out from the side of the house facing the street. Up to three panels may be installed running alongside the house.



Landscape Lighting (Approval Needed)

- Positioned no more than 10 inches above the ground. Fixtures should be 4 -6 feet apart from another fixture. No more than a maximum of six fixtures installed.
- Low voltage powered with a maximum of 18 wattage bulbs installed. The bulb color is white only. Fixtures housing color or either black or green, and housing cannot be more than four tiers.
- Lights should only illuminate the sidewalks as noted on approved drawing locations.



THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Summer is one of the best seasons to sell in Basking Ridge. If you're thinking about listing your home, reach out today. I'm here to guide you every step of the way and help you get the most out of your property.

Roxanne - *Your Spring Ridge Specialist*

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

SOLD IN APRIL*

ADDRESS	LIST PRICE	#ROOMS	#BEDROOMS	#BATHROOMS	SOLD PRICE
46 SMITHFIELD COURT	\$429,900	5	2	2	\$425,000
206 POTOMAC DRIVE	\$430,000	5	2	2	\$430,000
192 POTOMAC DRIVE	\$439,900	6	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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All information provided is deemed reliable but is not guaranteed and should be independently verified.

June 2026

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