



Spring Ridge Team Tennis

Team Tennis invites Spring Ridge residents age 18 and older to join our Saturday morning teams. The Spring 2022 season begins April 23 from 9AM-11AM at the front tennis courts through June 25. New member application & waiver forms are available in the Clubhouse. Returning team members have been emailed the forms. Please complete the registration information and mail to the address on the application, or bring it with you to the courts. Additionally, you may come to the front tennis courts on Saturday mornings at 9 AM to join or to find out more information.

Tennis Courts

The nets will be installed at the tennis courts by Friday, April 22nd for the season. Please be aware, Team Tennis has the courts closest to King George Road reserved on Saturday mornings from 9:00 – 11:00am for their Spring session, which runs from April 23rd thru June 25th. During this time, please use the tennis courts closest to Acken Road.

Pickleball

Do you love the game? Looking for experienced and new players to the sport! Please email me and let me know your experience level and availability. Include your contact information. We would like to see what level of interest there is to see if it should be recreational or a more organized league. **Let's Have Some Fun with Pickleball!!!** Following is my contact information:

Cindy Pluto
cindypluto@gmail.com
201-819-7775

Clubhouse

The clubhouse is open Monday – Friday, from 9:00am - 5:00pm for residents to drop off and pick up documents, address concerns or speak with their Property Manager. Face masks are required when entering the clubhouse.

Association Office

Mon. - Fri. 9:00 AM- 5:00 PM

Executive Property Management

Office Phone: 908-647-6070

Office Fax: 908-647-6479

Emergency No. 908-806-3823

April Board Meetings

| | |
|-----------------------|---------|
| 18 Adams Village | 7:00 PM |
| 27 Jackson Village | 7:00 PM |
| 11 Jefferson Village | 7:15 PM |
| 27 Madison Village | 7:15 PM |
| 12 Van Buren Village | 7:00 PM |
| 26 Washington Village | 6:00 PM |

Manager's Corner



(For EPM-Managed properties)

Water Hazards

Hopefully, your basement/utility room/garage/unit is secure and dry. However, potential water hazards are lurking. Being forewarned and vigilant may help avoid unpleasant experiences.

One of the most likely and unfortunate scenarios is a hot water heater that has failed. It would be better if your water heater informed you of its upcoming demise, but you are more likely to discover the issue when it discharges forty or fifty gallons of water onto the floor. It may even continue to pump out water sufficient enough to flood your neighbor's area as well. If your hot water heater is over 12 years old, you should probably consider replacing or inspecting it for signs of water leaks every so often.

Another problem is when the furnace condensate tubing becomes clogged during the summer months. If your furnace has a condensate pump, you will notice a shoebox-size plastic container that sits on the floor by the furnace with tubes connected to it. The container fills with moisture collected from the furnace evaporator coil that is pumped to the outside of the building or to the French drain in your storage room. If the tubing becomes clogged, the container will overflow as it cannot drain. Unfortunately, not all furnaces have a pump, and your furnace may have a pipe leading to a hole through the concrete floor. That pipe could also become clogged, leading to water backing up.

This information is not intended to send homeowners into a panic. It is intended to alert you to potential situations you may not have thought about. A little vigilance and preparation will go a long way in keeping the water hazards at bay.

Crime Tips

The Bernards Township Police would like to suggest a few **crime prevention tips** that may make you less likely to become a victim of burglary/theft.

- Lock your residence at all times. Thieves will often target unlocked homes.
- Utilize motion lights on the exterior of your home.
- When on vacation, stop newspaper and mail delivery. Newspapers in the driveway or by your front door suggests no one is home.
- Put lights and televisions on timers or delay switches when not home.
- Keep detailed records and inventory of all valuable possessions. Have photos available of items like jewelry and antiques. Keep records of manufacturers, models and serial numbers for valuable electronics.
- If possible, leave a vehicle or vehicles in the garage.
- Most importantly, if you see anything you believe to be suspicious, call the Police Department and ask that the person or situation be looked into. Good neighbors report unusual activity. The police need our residents to be our eyes and ears.



Continued on page 3

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Continued from page 2

Spring Cleaning: Inspect as Winter Thaws

This winter has been long, frigid, and snowy. As the deep freeze begins to melt away, prepare your home for spring. The steps you take now can help avoid costly maintenance and repairs later. Here's what to do inside and outside your home:

- Check the HVAC system. Hire a professional to clean and service your system. You also should clean or replace filters; it'll help ensure your system is running efficiently, keep energy costs in check and remove extra allergens from your home.
- Examine windows, doors, and seals. Look for damage. Sealants can crack in extreme cold, leading to water damage and drafts.
- Clean the window panes, drapes, and blinds too.
- Inspect paint inside. Make any necessary paint repairs or try a fresh look.
- Replace smoke detector batteries. If you didn't do this when daylight saving time began, do it now.
- Steam-clean floors and carpets. Remove salt, sand, and ice melt.
- Examine your chimney. Hire a chimney sweep to check the exterior for damage and clean the flue.
- Vacuum underneath and behind your refrigerator. A dusty, dirty fridge also increases electric bills.
- Clean out the refrigerator, freezer, and pantry. Toss expired foods, clean surfaces, and reorganize.
- Declutter closets. Donate, repurpose, recycle or set aside clothes for a garage sale.

The Games Kids Play—and Debate

Kids love to play games, which can be a great source of entertainment, bonding, learning, and friendly competition. But when those silly rules get in the way, and games become prolonged arguments among siblings or friends, it often means the end of the game, upset children, or even a physical altercation.

There is a way to avoid the great game debates—at least most of them. A number of websites provide rules for many games—from Capture the Flag, and Simon Says to Ghost in the Graveyard and Duck Duck Goose. There are even rules for the simple game of tag. Or is it that simple? You can also learn new games. Ever hear of Honey, Do You Love Me or Doggy, Where's Your

Bone? How about Sock Wrestling, Slug Bug or Dead Box? Curious about Punch the Icebox or Sardines?

Visit www.gameskidsplay.net, or type "kids games" into your search browser to find other sites, and let the games begin—without any arguments about the rules.

Neighborly Common Courtesy

Courtesy is a grace, a kindness, and a consideration for the needs of others. Courtesy is essential where people live in close proximity to one another. Courtesy fosters kind feelings. The following are some of our favorite courteous acts we can show to one another:

- Being cognizant of the level of noise coming from one's home, which could potentially carry throughout the neighborhood. During this time, when the weather gets warmer, and we're prone to having more visitors, it is more important than ever to be mindful of noise levels to ensure everyone can enjoy their home.
- Slowing down when driving through our neighborhood. You never know who is crossing the street on their walk or riding their bike.
- If you have an approved emotional support animal, pick up after our furry four-legged friends. We have had an increase in resident complaints about dogs being walked on the common grounds and finding pet waste left behind. Also, please ensure to keep dogs leashed when in public spaces.

Let's make "common courtesy" a common practice amongst ourselves for a better place in which to live!



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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 kara.kennelly@epmwebsite.com. Classified advertisers must be a Spring Ridge resident or homeowner. Businesses or any services for pay must purchase display ads.

FOR SALE: New Andersen 3046 tilt-wash windows, factory finished in white. (Will fit most large windows in Van Buren & Jackson Villages). I have a total of seven (7). \$950.00 each, includes installation. Please call 908-256-4147

Want To Buy: Two bed, Two Bath, Essex! Condo located on Alexandria Way. Deck must not face parking lot. I am NOT a realtor. Please call 908-604-6546 and leave message.

Village News



Washington Village

Spring Reminders

With the warmer weather finally upon us, below are some friendly reminders;

- Only electric grills are permitted to be used within the community.
- No personal items or belongings shall be placed in the Association's common hallways.
- Nothing shall be planted or placed in or on any common elements.
- Only deck furniture is allowed on decks; no firewood or other storage is allowed on decks.
- No resident shall hang any laundry or other items from the windows or from any decks/patios.
- No resident shall post realtor, open house, or for sale signs. Any advertisements or posters cannot be posted in the windows of a unit, on the property or the Association common elements.

Continued on page 5



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Continued from page 4

Modification Requests

If you plan to replace, modify, or install anything that can be seen from the exterior of your unit, you must seek prior approval from the Association. These items include, but are not limited to, unit windows, unit front door, storm door, front door locksets, doorknockers, sliding door, and exterior deck light fixtures.

Exterior Vent Covers

We would like to remind all homeowners that vent guards must be installed on your dryer vent exhausts. This prevents wildlife from nesting in the vent. It is also suggested that homeowners inspect/replace any vent guard exiting the side of the building. Birds will begin nesting inside bathroom and range hood vents as well.

Garbage Disposal

Please be reminded that everyone's cooperation is important when it comes to keeping the community clean. All garbage should be placed **INSIDE** the dumpsters, not on the ground or on top of the dumpsters. Please keep your garbage with you until you get inside your home versus throwing it on the ground as you walk from your vehicle to your home. Your cooperation is greatly appreciated!

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.

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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.

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www.DryerVentCleaningNewJersey.com

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A homeowner is required to complete and provide the documents below 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.

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 damage 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.

Continued on page 7

House Cleaning

Houses, Apartments & Offices

If you don't have time to clean your place and need someone, please call me.

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Continued from page 6

Garage Storage

Kindly keep in mind, garages are not to be used for storage. The 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.

Jefferson Village

Building 28 Center and Right Hallway Foundation Repair

Please be informed that the Association will be repairing the basement stairwell foundation for the center and right hallway to the building. This work will affect units 41 to 48. The work is anticipated to start in April and may take up to 30 - 45 days to complete.

During this time, the affected residents will not have access to their storage room and will have to utilize a temporary walkway to enter and exit the building. Therefore, should you require anything from your storage room, you should move it to your garage or unit.

Association Monthly Meetings

The Board of Trustees would like to thank the homeowners who have attended several Association meetings. In addition, Management wants to

remind the homeowners of the Association's Open Monthly Meetings held on the second Tuesday of each month. Notices are posted at the mail stations and sent out via email, informing the homeowners of the date/time and how to participate.

Questionable Activities

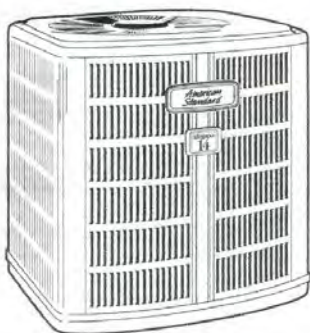
It has come to the Board of Trustees' attention that questionable activities may be occurring in one of the units at building 30. Additionally, smoking marijuana in the common hallways has been reported. As a result, the Association has contacted the Bernards Township Police Department. The police will be performing drive throughs of the courtyard and will pass along any information to a Special Enforcement Task Force.

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Continued from page 7



Reserve Study Update

The Association is currently in the process of having an engineering firm update the reserve study. The Association updates the study every 3-5 years to ensure what the Association is saving keeps up with inflation. The reserve study is a long-range capital planning tool that helps the Board anticipate and prepare for the repair and replacement of their community's common assets. For example, replacing the courtyards asphalt, siding, roof, building entry stairs, decks, etc.

Recyclables

The Somerset County Recycling Department has a "How to Guide" on their website explaining what type of items are recyclable or not. A copy of the "How to Guide" is also on the wall inside each dumpster shed. Link for the 20-GAL. blue bucket recycling program.

<https://www.co.somerset.nj.us/home/showpublisheddocument/31951/637783647600030000>

Leaving Recyclable in a Plastic Bag

The County is asking residents not to put their recyclables into a plastic bag and leave the bag in the buckets. Plastic bags clog up the sorting equipment at the facilities that process the recyclables, causing lost production hours and money. Instead, empty your recyclables from the bag into the blue container.

Recycle Coach

The Somerset Recycling Department has a phone application that is a wealth of information. It will inform you of the recycling pick-up schedule, how to dispose of items using the "what goes where" search tool feature, and other information about recycling.

Jackson Village

The spring clean-up of the community will commence at the beginning of April.

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

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.

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Smoking is prohibited in the storage areas, on or near the building entrance steps and landings. Smoking is permitted on your deck/patio. Please be considerate of your neighbors who might find the smoke bothersome. Please dispose of your cigarette butts into a safe non-flammable container. Please do not throw them in any mulched areas including planting beds, parking lots, or 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.

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.

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 27, 2022, 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. 124 or via email at Miranda.lardieri@cp-management.com.



Adams Village

Better weather is on the way! Better weather means our landscaper, High Tech, will be on site more frequently to resume landscape operations.

Spring Cleanup

High Tech has already begun their spring cleanup in Adams Village. Management will be walking the site with our landscaper and a Board member. This walk through is to identify areas that need our landscaper's attention and find areas that can be enhanced.

Site Reviews

Management has been completing weekly site reviews in Adams Village since January of 2021. During these site reviews, the focus is on certain areas of the community to see if any improvements can be made. In addition, Management ensures that residents are compliant with the association's Rules and Regulations. Now is a great time to peruse your unit to be sure everything is as it should be. Certainly, if you see anything out of the ordinary, please contact Management so they can assist.

Census Forms

If you have not yet turned in your census form, please do so as soon as possible. Please keep in mind, separate from census forms, pool applications must be turned into the Master Association.

A vertical advertisement for "Just Riding Along A Bicycle Shop". At the top is a logo with a gear-like sunburst above the text "Just Riding Along" in a bold, green, sans-serif font, with "A Bicycle Shop" in a smaller font below it. Below the logo is a dark blue banner with white text that reads "A Family-Friendly Bike Shop to Keep You Rolling." Underneath the banner is the text "Sales • Service • Coffee" in green, followed by five green stars. Below the stars are logos for various bicycle brands: Cannondale, Colnago, Time, Yakima, Thule, Shimano, SRAM, Campagnolo, and Park. At the bottom, in a green box, is the address "15 Church Street, Liberty Corner, NJ 07938" and the phone number and website "(908) 588-3434 • justridingalong.org".

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Van Buren Village

Spring has sprung, and our landscaper has already begun our spring cleanup. With the weather warming up, the landscaper will be here weekly for our community's landscape needs.

Spring Walk Through Management will be conducting a spring walk through with our landscaper, High Tech, and Board representatives. The goal of this walk through is to identify any areas that may need our landscaper's attention and to pick out areas that can be enhanced.

Towing Signs

New towing signs have been installed by each vehicular entrance of Van Buren Village in accordance with the law. We recently signed a contract with a towing company, and these signs give us the liberty to tow unauthorized/unregistered vehicles. If you happen to have a new vehicle, please notify Management so it can be updated in the database.

Census Forms

If you have not yet turned in your census form, please do so as soon as possible. Please keep in mind, separate from census forms, pool applications must be turned into the Master Association.

Single Family/Duplex

Annual Election Results

On March 1, 2022, the Single Family / Duplex Homeowners election was held. The Association would like to thank the homeowners who supported the election process by returning a proxy. Christopher Hatt was re-elected as the SF/D representative for a one-year term.

Single-Family/Duplex Email

Please send an email to single.duplex@gmail.com if you wish to be added to the distribution list for periodic communications regarding the Single Family/Duplex homeowner community from the representative.

Single Family/Duplex Website

Please know you have a community website, singlefamilyduplexes.frontsteps.com. Instead of calling the clubhouse to obtain information, forms, or regulations, you can get the information from the website 24-hours a day. The community continues to move towards electronic documents/information.

Spring Clean-Up

Please let this serve as a friendly reminder when performing spring clean-up of your property, leaves, branches, grass, and any other debris are not to be dumped in the wooded area behind your property.

Retention Basin

Last fall, Management noticed piles of leaves left at the top of the basin. Please do not rake or blow leaves into the basin if you live by the retention basin. The leaves blow into the basin, clog the grate and require the Association to clean it more often.

Coming Property Inspections

In the coming weeks, Management will be performing inspections of the homes, examining for items that may have been installed without approval from the Association. Examples of locations Management will be inspecting, unapproved storm doors, front door locks, carriage lights, patio and deck installations, etc.



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

THE FORMISANO TEAM

Market Update

Bernards Township/Basking Ridge

Dear Neighbor:

Our team has buyers looking to purchase in Spring Ridge. If you are considering selling, contact Roxanne - (908) 507-0037. I will update you on what the market is currently doing. Here is what sold in the month of February.

Wishing you a Happy Passover and a Happy Easter!

Thank you,

Roxanne

SOLD IN FEBRUARY**

| ADDRESS | LIST PRICE | #ROOMS | #BEDROOMS | #BATHROOMS | SOLD PRICE |
|--------------------|------------|--------|-----------|------------|------------|
| 112 ALEXANDRIA WAY | \$374,500 | 5 | 2 | 2 | \$380,000 |

** 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

Office (908) 766-0085

Cell (908) 507-0037

roxanneformisano@kw.com

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

JUST SOLD at SPRING RIDGE in February 2022*

| ADDRESS | BEDS | BATHS | LIST | SOLD | CLOSED |
|--------------------|------|-------|-----------|-----------|----------|
| 64 Jamestown Rd | 2 | 2 | \$300,000 | \$285,000 | 02/18/22 |
| 112 Alexandria Way | 2 | 2 | \$374,500 | \$380,000 | 02/28/22 |

*Source GSMLS. Sold information deemed reliable but not guaranteed

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www.Irina-Bagmut.weichert.com

Alma Aguayo

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| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| | | | | . | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 7:15 PM Jefferson Mtg. | 12 7:00 PM Van Buren Mtg. | 13 | 14 | 15 May Newsletter Deadline | 16 |
| 17 | 18 7:00 PM Adams Mtg. | 19 | 20 | 21 | 22 | 23 Team Tennis 9:00-11:00 AM |
| 24 | 25 | 26 6:00 PM Washington Mtg. | 27 7:00 PM Jackson Mtg. 7:15 PM Madison Mtg. | 28 | 29 | 30 Team Tennis 9:00-11:00 AM |

SPRING RIDGE

COMMUNITY ASSOCIATION

MASTER ASSOCIATION • WASHINGTON VILLAGE • ADAMS VILLAGE • MADISON VILLAGE
VAN BUREN VILLAGE • JEFFERSON VILLAGE • JACKSON VILLAGE

March 2022

Dear: Residents

Re: 2022 Pool Rules

The Spring Ridge Master Association Board of Trustees, along with Management, are working diligently to open the pools for the 2022 season. The Association is required to follow the guidelines set forth by the State of New Jersey Health Department COVID-19 Pool and Aquatic Recreation Facilities Standards. Please be aware the Spring Ridge 2022 Pool Rules may be amended to ensure full compliance with NJ State Guidelines and the FDA related to COVID-19. Due to the most recent guidelines, the following will differ from the current 2022 Pool Rules:

- The water fountain will not be operational for the season at this time.
- The Pepsi machine will be operational for the patrons' use.
- Noodles will not be provided by the Association for use by patrons.
- Personal toys and flotation devices are not permitted at the pool.

Based on the current State of New Jersey Health Department guidelines the following practices are encouraged:

- Six feet social distancing among patrons who are non-household contact, in and out of the water.
- Six feet social distancing among patrons, away from non-household contact, on the pool deck.
- Unvaccinated patrons should wear a mask or face covering while on the pool deck and when social distancing of six feet from non-household contacts cannot be maintained.
- Social distancing practices should be followed when on the pool decks and when using the restrooms.
- Social distancing practices should be followed when entering and exiting the pool area.
- Masks should **not** be worn while in the water.

At this time, Spring Ridge community pool is expected to be open from May 28 to September 5, 2022. Please note dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

Respectfully

The Spring Ridge Master Association Board of Trustees

Spring Ridge Community Pool 2022

The Spring Ridge Community Pool will be open for the 2022 season according to the following schedule:

| Day | Date | Open Hours |
|---------------------|------------------------|---------------|
| Weekends & Holidays | May 28 to September 5 | 10 AM to 8 PM |
| Weekdays | May 31 to June 17 | 4 PM to 7 PM |
| Weekdays | June 20 to September 2 | 10 AM to 8 PM |

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

Pool Membership is open to Spring Ridge unit owners and their families who reside full-time during the year at Spring Ridge. Resident information is updated each year by completion of the enclosed Pool Application Form. Renters must also submit a completed Facilities Waiver form. Once information is updated, membership will be activated for the 2022 season.

- Members who were issued pool access cards in 2015 or later will not need to attend a pool badge session but must submit the above form(s) for update of information by April 30th.
- Residents who move from one unit to another within Spring Ridge keep their pool passes. Call Recreation with questions 908-647-6070 ext. 1002.
- Lost pool cards may be replaced through appointment with the Recreation Office. Cost: \$10.00 per lost card.
- Association-related paperwork must be completed, and maintenance accounts current.
 - Unresolved issues/questions with the unit's maintenance account or required paperwork will result in denial of pool entry until the issue is resolved.

New residents/renters must:

- Complete and submit the Pool Application Form before the pool badge session, and renters must also submit a completed Facilities Waiver Form.
- Attend a pool badge session at the Clubhouse if you still need a pool access card. There is a one-time fee of \$5.00 per card.
- Persons who live alone in the unit, may purchase a season guest pass for a one-time fee of \$5.00. This season pass is good from year to year.
- Adults over age 17 must present proof of residency to obtain a valid pool access card.
- Application for a pool card after May 26th at 5:00 PM will incur a \$20.00 late fee per unit, in addition to the one-time fee of \$5.00 per card.

Pool badge sessions will be held in May. The dates and times will be published by April 1st:

Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Gail Fehrman at Gail.F@empmwebsite.com. Forms submitted after the deadline are subject to \$20 late fee.

***** Please be aware the 2022 Pool Rules may be amended to ensure full compliance with the NJ State Guidelines related to COVID-19. The 2022 Spring Ridge community pool is expected to open May 28 to September 5 as follows:**

INSTRUCTIONS & INFORMATION: Each resident household must complete and submit this form each year.

- RESIDENT INFORMATION (please print below) CIRCLE ONE: OWNER RENTER

Allergies/Medical Issue(s): _____

Doctor's Name & Phone Number: _____

Signature: _____

Spring Ridge Community Pool

2022 Annual Facilities Waiver Form

*** Please be aware the 2022 Pool Rules may be amended to ensure full compliance with NJ State Guidelines related to COVID-19. The 2022 Spring Ridge community pool is expected to open May 28 to September 5 as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

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.
- Please submit this form and the Annual Pool Application Form to the Spring Ridge Recreation Office. **Deadline to submit the annual pool form(s) is April 30, 2022**
- Extra forms are available online at your Village website, by calling the Management Office at 908-647-6070 or email Gail Fehrman at Gail.F@epmwebsite.com. Forms submitted after the deadline are subject to \$20 late fee.

Section 1 – To be completed by the landlord (unit owner):

I (we) _____ as owner(s) of property located at

_____ in Spring Ridge, on this month/day

_____ of 2022 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: _____

Section 2 – To be completed by the renter (tenant):

Renter Signature: _____

Renter Address: _____

Renter Phone Number: Home: _____ Cell: _____

Email address: _____

2022 Spring Ridge Community Pool Rules

***** Please be aware the 2022 Pool Rules may be amended to ensure full compliance with NJ State Guidelines related to COVID-19.**

The 2022 Spring Ridge community pool is expected to open May 28 to September 5 as follows:

Note: All dates are subject to change, if required, to ensure full compliance with FDA and NJ State Guidelines related to COVID-19.

| Day | Date | Open Hours |
|---------------------|------------------------|---------------|
| Weekends & Holidays | May 28 to September 5 | 10 AM to 8 PM |
| Weekdays | May 31 to June 17 | 4 PM to 7 PM |
| Weekdays | June 20 to September 2 | 10 AM to 8 PM |

The Spring Ridge community pool rules are a guide for the safety of members and their guests in accordance with the New Jersey State Sanitary Code Chapter IX Public Recreational Bathing (NJAC 8:26), reflect the decision(s) of the Spring Ridge Master Association Board of Trustees (Master Board) as the final authority, and are enforced according to their direction. The rules are subject to change without notice. Violations may result in warning, suspension, and/or loss of membership. The unit owner(s) is ultimately the responsible party, and will be included in the penalty.

Pool Membership

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| 1. Spring Ridge unit owners, and their families, who reside full time in the community, are pool members. Each year a Pool Application Form must be filled out to ensure activated pool membership. Also renters must complete a Facilities Waiver Form with signatures of both owner and renter in which the owner(s) opts to give pool-use rights to the tenant. Electronic signatures will only be accepted on the 2022 Annual Pool Application Form. Electronic signatures will not be accepted on the 2022 Annual Facilities Waiver Form. | <u>Rationale:</u> Member information must be updated and current |
| 2. For an active pool access card, the unit owner's maintenance account must be current and Association-required paperwork completed. Pool access will be denied to resident(s) with outstanding balance(s), until satisfied. | <u>Rationale:</u> Residents must be in good standing |
| 3. To obtain an active pool access card, members over age 17 must prove ownership, residency, or tenancy with a signed waiver by the owner assigning pool rights to the renter. | <u>Rationale:</u> See #1 above (pool membership) |

Pool Access

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| 1. A member's pool access card must be presented for pool admission each time the pool is entered. All residents age 3 and up must have a pass to enter the pool. Pool access cards and season guest cards may not be loaned to or used by another. | <u>Rationale:</u> Cards may not be transferred |
| 2. An appointment for a replacement pool access card may be scheduled by contacting the Clubhouse at (908) 647-6070. Cost is \$10.00 per card. Replacing lost or damaged pool cards is the responsibility of the resident, to be paid by resident. Pool access cards will not be issued on the weekends once the pool has opened for the season. | <u>Rationale:</u> Cards cost time and money to replace |
| 3. Residents with children may obtain a nanny badge, with an annual fee of \$25 to activate, in addition to the card fee. The nanny must be with a sponsoring resident, <u>only</u> a minor child or children, not in the company of an adult resident (age 18 and up). Contact the clubhouse (908) 647-6070 for more information. | |
| 4. Fraudulently obtained pool access cards may result in suspension of the individual unit owner, renter(s), significant other(s), unit cohabitant(s), and/or family members for the pool season. | <u>Rationale:</u> Theft of services |
| 5. No refund of guest passes will be given due to weather, operational, or mechanical issues. The pool may be closed due to compromised integrity from safety/health hazards, heavy rain, thunder, electrical storm, or other emergency. Pool use may be suspended for as long as needed. | <u>Rationale:</u> Safety, water integrity, act of God |

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| 6. Pool access cards must be returned to Spring Ridge Recreation Office when the unit is vacated by the renter(s) or sold by the unit owner(s). | <u>Rationale:</u> Theft of services |
| 7. Pool access cards are the property of the Spring Ridge Master Association. | |
| 8. Residents and guests may only obtain access to the pool area through the front gate during hours of operation and while lifeguards are on duty. Obtaining access to the pool area any other way is strictly prohibited. | <u>Rationale:</u> Per insurance liability, safety |
| 9. Residents are prohibited from entering the clubhouse through the bathrooms. | <u>Rationale:</u> Security, safety |
| 10. The pump room is for authorized personnel only, residents and guests are strictly prohibited from entering. | <u>Rationale:</u> Safety, per insurance liability |

Pool Guests

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| 1. AT ALL TIMES guests must be accompanied by, and in the company of a sponsoring resident. All guests ages 3 years and older must use a guest pass. Residents who live alone may request a season guest pass, used year-to-year, for a one-time fee of \$5. | <u>Rationale:</u> Per insurance liability, safety |
| 2. <u>Per residence</u> , a maximum of 4 guests on any one day may be admitted to the pool and must be accompanied by the sponsoring resident who remains with the guest(s) during their entire pool visit. | <u>Rationale:</u> Per insurance liability, safety, capacity limits |
| 3. Babysitter / caretaker must be 17 years of age, and must use a guest pass while at the pool with a sponsoring resident e.g., a minor child. | <u>Rationale:</u> Per insurance liability |
| 4. A book of ten (10) guest passes for any age guest may be purchased by a Spring Ridge resident for \$50.00 at the Clubhouse from 9 AM to 5 PM weekdays and during pool badge sessions. One pass will admit one guest. <u>Passes are not sold at the pool.</u> | <u>Rationale:</u> Per insurance liability |
| 5. All guest passes must be filled out completely by the sponsoring resident at the time of entry to the pool. | <u>Rationale:</u> Per insurance liability |
| 6. Guest passes are non-refundable to Spring Ridge and only have a one-day use. | |

Children

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| 1. AT ALL TIMES children under age 13, must be accompanied by a resident, guardian, nanny, or babysitter who must be at least 17 years of age. All children must be closely supervised in the pool area, even when a lifeguard is on duty. Failure to supervise a child in the pool increases risk of injury. When children reach age 13, contact the Recreation Office for an updated pool access card. The baby pool is not monitored by a life guard. | <u>Rationale:</u> Children under age 5 are most at risk of drowning |
| 2. Children who are not yet toilet-trained are <u>ONLY</u> permitted in either pool while wearing swim diapers, such as <i>Huggies</i> 'Little Swimmers' or <i>Pampers</i> 'Splashers'. | <u>Rationale:</u> Water contamination, infection control |
| 3. U.S. Coast Guard approved personal flotation devices, noodles and kickboards are permitted. <u>Rafts, inner tubes, water wings, swimmies, flotation devices that support a child solely from the back and inflatable devices of any kind are prohibited.</u> | <u>Rationale:</u> Safety-and security, increased risk |
| 4. At the discretion of the pool staff, children may be restricted to/from certain sections of the pool based on their apparent swimming abilities. | <u>Rationale:</u> Safety, prevent injury |

General Pool Rules

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| 1. Swimming is allowed only when a lifeguard is present. The Spring Ridge community pool is a <u>NO DIVING</u> pool. | <u>Rationale:</u> Safety concerns for all |
| 2. Persons with skin disease, sore or inflamed eyes, cold, nasal/ear discharges, open blisters and cuts, excessive sunburn, or any communicable disease will be refused admission. Persons with gastrointestinal illnesses must wait 7 days after the illness passes. | <u>Rationale:</u> Prevention of health hazards |

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| 3. <u>Glass containers and alcohol use are strictly prohibited in the pool area.</u> However, non-alcoholic beverages, in unbreakable containers, are permitted. All trash must be disposed in the waste / recycle provided. | <u>Rationale:</u> Safety; hazard condition, or emergency |
| 4. Running, water-gun play, ball playing, horseplay, throwing any type of balls or toys <u>are all prohibited</u> . Ball playing is not allowed within the fenced pool area. | <u>Rationale:</u> Safety, prevent injury. |
| 5. Behavior endangering safety and comfort of others is prohibited. | <u>Rationale:</u> Patron Comfort, safety |
| 6. In high winds and/or rain, umbrellas and awning must be closed. | <u>Rationale:</u> Safety concerns for all |
| 7. Smoking of any type or medium is only allowed in the smoke-zone, including, but not limited to vaping, electronic cigarettes and the like. | <u>Rationale:</u> Patron comfort, respect |
| 8. Lap-lanes are dedicated for lap swimming only. Swimmers should stay to the right and match the speed of others. Anyone not swimming laps will be asked to move. | <u>Rationale:</u> Mutual respect; safety concerns |
| 9. Prohibited as swimming attire: cut-offs; street clothes; thong style/revealing swim wear; male or female undergarments; compression shorts and shirts; underwear shorts and the like. | <u>Rationale:</u> Materials cause drowning risk |
| 10. The Spring Ridge Master Association is not responsible for loss or damage incurred to personal property. Lost items will be placed in lost and found. Items not claimed at year-end will be donated or discarded. Personal property may not be stored at the pool. | <u>Rationale:</u> Members are responsible for personal items |
| 11. Animals of any type, with the exception of a service animal, are prohibited. | <u>Rationale:</u> Health hazards, safety |
| 12. Swim-attired patrons may not enter the Clubhouse, or come through the bathroom access. However, bathing attire is permitted in the restrooms of the Clubhouse. | <u>Rationale:</u> Mutual respect |
| 13. Organized parties are prohibited, including but not limited to birthday / anniversary parties. | <u>Rationale:</u> Safety, comfort, liability |
| 14. Adult Swim(s) may be declared at the discretion of the lifeguards during the course of the day. All swimmers under age 18 must vacate the pool during this time. | <u>Rationale:</u> The decision of the head lifeguard prevails |
| 15. Headsets must be used with portable radios, iPods, iPhones, MP3 Players and the like. | <u>Rationale:</u> Patron comfort, mutual respect for all |
| 16. Pool furniture is on a first come, first served basis, and may not be reserved. | |
| 17. The fence surrounding the pool area is not to be used for play, and as such should not be kicked or hit with balls, frisbees and the like. | <u>Rationale:</u> Safety, destruction of property |
| 18. Pool patrons are not permitted to walk across pool furniture. | |
| 19. Each day, residents/guests must return all pool equipment, such as noodles, kickboards and the like, to where they were borrowed from the pool. | <u>Rationale:</u> Common courtesy |

Authority / Interaction of Pool Management Staff

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|---|--|
| 1. The Association has ZERO tolerance for violations of the pool rules. The pool management staff has complete authority to make any decision(s) necessary for the safe and sanitary operation of the pools. <u>There are no exceptions.</u> | <u>Rationale:</u> Rules are for patron safety, comfort, pool sanitation |
| 2. Any person in violation of these rules, including the direction or instruction of pool staff, may be asked to leave the facility and member(s) will be subject to warning / suspension / termination of pool privileges. | <u>Rationale:</u> Safety concerns, health hazards, danger |
| 3. Lifeguards are present for the safety of all pool patrons and as such, must be treated with respect. <u>Verbal abuse or disregard for the pool management staff and their direction will not be tolerated by the Master Board.</u> | <u>Rationale:</u> Staff are highly trained for patron safety, sanitary running of the pool, water rescue |
| 4. Patrons are not to engage lifeguards in discussion or debate of pool rules, as this will take them away from their charge of keeping the pools and patrons safe. Direct all questions to the pool supervisor or the Management Office. Problems and requests must be put in writing to the Master Board. | |

Penalties for Violation of Pool Rules and Regulations

Pool members are defined as: unit owner(s), renter(s), significant-other(s), live-in partner(s), cohabitant(s), and/or family member(s). The Master Board has committed to a zero-tolerance policy for violation(s) of the pool rules. **Without exception, the pool management staff has the authority to make decisions necessary to ensure the safe and sanitary operation of the pool facilities and to advise members concerning a rule violation.** It is expected that:

- Members and/or guests will adhere to all written policies/rules of the Spring Ridge community pool. If not at the pool when the violation occurs, a member, family, or individual will suffer a violation penalty (examples are listed below).
- Members are responsible for, and must remain with their guests/children while in the pool area, and ensure that guests and children comply with the rules and regulations of the facility.
- **Police may be called at the discretion of the pool management.**

Note: Failure to comply with the above will result in a membership penalty and/or suspension at the discretion of the Master Board, or its designee. A member who has received a suspension of pool privileges may send a letter of appeal to the Master Board.

The following are examples of rule violations, and accompanying penalty(s), are not inclusive, and are not limited by the stated penalty. Suspension of one member will apply to everyone in the unit. The member's pool access card will be revoked until privileges are reinstated. Suspended members and/or their guest(s) may not attend the pool as another member's guest. Depending on the time of season that the violation occurs, the suspension may carry over to the following season.

| Violation | Penalty: 1 st /2 nd Offense | Penalty: 3 rd Offense |
|--|---|---|
| Disregard for authority of pool management and staff; Ignoring lifeguard direction with rudeness | 1 st : written warning 2 nd : 10-day suspension | 20-day, up to 30-day suspension, or the season |
| Entering pool area without a pool access card; A guest entering pool without sponsoring resident; A resident leaving their guest in pool area unattended | 1 st : written warning 2 nd : 10-day suspension | 20-day suspension |
| Using another member's pool access card, or season guest pass, or the loan thereof | 1 st : written warning 2 nd : 10-day suspension | 20-day, up to 30-day suspension, or the season |
| Entering the pool when closed / no lifeguards present | 1 st : written warning 2 nd : 30-day suspension | Season suspension, up to termination of pool privileges |
| Leaving children under age 13 unattended | 1 st : 10-day suspension 2 nd : 30-day suspension | Season suspension, up to termination of pool privileges |
| Children not adhering to the appropriate pool diaper rule | 1 st : written warning 2 nd : 10-day suspension | Season suspension, up to termination of pool privileges |
| Defecation / urination in the pool water or immediate pool grounds | 1 st : written warning 2 nd : 30-day suspension | Season suspension, up to termination of pool privileges |
| Rudeness to pool staff or failure to comply when spoken to; altercations; confrontational behaviors to employees or members | 1 st : written warning 2 nd : 20-day suspension | 30-day suspension, up to season suspension, or termination of pool privileges |
| Possession, use / distribution of a weapon, or dangerous or illegal substances | 1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges | |
| Possession/consumption of alcohol, alcohol containers or intoxication | 1 st : written warning 2 nd : 10-day suspension | Up to 30-day suspension, or suspension for the season |
| Possession of glass containers | 1 st : written warning 2 nd : 10-day suspension | Up to 30-day suspension, or suspension for the season |
| Vandalism toward the pool facility / property | 1 st : Immediate suspension for the remainder of the pool season, not limited to the current season (suspension may carry to the following season) 2 nd : Termination of pool privileges | |