



October 6, 2016

Re: Glenmont Commons HOA
Water Supply Line Issues/Association Irrigation System Damage

Dear Glenmont Commons Unit Owners:

Please note we are sending out this notice as a reminder about the Glenmont Commons Homeowners' Association's easements and the responsibilities of Unit Owners when they are undertaking a repair requiring a contractor to dig up any or all parts of the land in front of and/or on the side or rear of the unit.

We have been experiencing serious secondary problems in connection with unit owners' individual replacement of their water supply lines. One of the unfortunate side effects during a Unit's water supply line replacement is the very real possibility of your plumbing contractor severely damaging the Association's lawn irrigation system, sprinkler heads and lines. In fact, several contractors have caused significant damage to the Association's irrigation system, severing sprinkler lines in most of the incidents and then re-burying the severed sprinkler pipes. This causes substantial damage to our irrigation system – an expensive repair that ends up costing each of the unit owners.

The Glenmont Commons irrigation system is owned in whole by the Glenmont Commons Homeowner's Association, and, as such, the Association's governing documents provide permanent easements for the Association to perform all maintenance and repairs to the irrigation system throughout the Association's common areas as well as the individual unit's front, side and rear lawn areas. The governing documents for the Association also state that any damage to the Association's property caused by the unit owner or an agent of the unit owner (contractor) will be repaired immediately by the Association and any/all related repair expenses will be passed along to the unit owner.

If a Unit Owner is performing an emergency repair or contemplating the replacement of their unit's water supply line:

- You MUST contact Tom Chilenski, Sr. Property Manager at Cedarcrest Property Management **prior to proceeding with the project** to notify management that your water line is going to be repaired, the date of repair and the name and contact information for your contractor. Tom Chilenski: 973-228-5477 ext. 12; tom@cedarcrestpm.com. If it is an emergency, please use the after-hours paging system by following the prompts.
- **Your contractor MUST obtain a permit from the Township of Parsippany Troy Hills PRIOR to commencing the replacement or repair of your waterline. Also, the township water department must come out to shut off service to your unit prior to repairs.**
- Tom will arrange for Glenmont's contracted irrigation service provider to come out to the site of the project once the water line is replaced and the ground is still open, exposing the sprinkler pipe for examination and repair if needed.



- **As the sprinkler system is a common area asset, neither you as the homeowner nor your contractor nor anyone else other than the Glenmont Commons contracted irrigation service provider is authorized to make any repairs to the irrigation line or sprinkler heads whatsoever.** If the contractor or anyone else makes an unauthorized repair, the homeowner will be responsible for any/all costs associated with any subsequent servicing and/or repairs.
- If you or your contractor damage or sever an irrigation line or sprinkler head at any time during the project, **stop all work IMMEDIATELY** and promptly contact the Cedarcrest Property Management office. We will send out the Association's irrigation contractor as quickly as possible to assess the situation and to perform the necessary repairs to ensure that dirt, rocks and debris do not enter the irrigation system which will cause further damage to the system – and result in the unit owner being responsible for a very costly repair.
- All of the certified plumbers who are performing the replacement/repairs of the waterlines are well aware that there is a development-wide irrigation system, and have been inserting language into their contracts indicating they are not responsible for any damage and/or breaks to the irrigation lines or sprinkler heads during the course of the project, whether intentional or unintentional. It is the Unit Owner's responsibility to inform their selected plumbing contractor of the presence of irrigation lines, and we highly recommend you insert language in to your contract requiring the contractor to absorb the costs for any associated repairs by Glenmont's contracted irrigation service provider.
- **If the project is being scheduled during prime watering season, April through October,** with the proper advance notification for your project, Cedarcrest Property Management will make arrangements with our irrigation vendor to have that particular irrigation zone shut off until the repair is completed. Once the repair is completed, it is the Unit Owner's responsibility to promptly notify Cedarcrest Property Management that the repair is done and the ground is open for irrigation pipe inspection. Cedarcrest Property Management will then send out our irrigation vendor to certify there are no breaks or damages in the irrigation system, and if any breaks or damages do exist, perform the necessary repairs. The Unit Owner will then be invoiced for the repair, which can subsequently be addressed with the contractor by the homeowner.

The Association Board of Directors has graciously agreed to repair any resulting lawn damage from the water line repairs at no additional expense to the affected Unit Owner, however replacement of damaged shrubs, trees and flowers, whether it is a result of a waterline repair or for any other reason, is the sole responsibility of the unit owner.

On behalf of the Glenmont Commons HOA Board we thank you in advance for your cooperation and support. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Tom Chilenski, Senior Property Director
Glenmont Commons HOA
tom@cedarcrestpm.com