

GLENMONT COMMONS HOMEOWNERS' ASSOCIATION, INC.

c/o Cedarcrest Property Management, Inc.
295 Bloomfield Avenue, Caldwell, New Jersey 07006
Phone: (973) 228-5477 Fax: (973) 228-5422

Notice of Annual Meeting and Elections

May 4, 2009

Dear Unit Owner:

The 2009 Annual Meeting and Elections of the Glenmont Commons Homeowners' Association has been scheduled as follows:

Date: Wednesday, May 27, 2009
Time: 7:30 pm
Location:
Powder Mill Village Clubhouse
84 Continental Road, Morris Plains, New Jersey 07950

The meeting will commence promptly at **7:30 pm** and will end when all business has been completed or the meeting is adjourned. **YOU MUST CHECK IN BEFORE THE MEETING BEGINS. CHECK-IN BEGINS AT 7:15 p.m.**

Enclosed in this mailing is your **VOTING PACKAGE**. It contains the following:

- 1. NOTICE OF ANNUAL MEETING**
- 2. AGENDA FOR ANNUAL MEETING**
- 3. PROXY**
- 4. BALLOT**
- 5. CANDIDATE BIOGRAPHICAL STATEMENTS**

If any of the above items are not included in your package, please contact Cedarcrest Property Management at (973) 228-5477 ext. 12 immediately.

Sincerely,

Thomas Chilenski, Property Manager
Cedarcrest Property Management
Enclosures

NOTICE OF ANNUAL MEETING

Dear Homeowner:

This letter is to inform you that the annual meeting of the Glenmont Commons Homeowners' Association (the "Association") will take place **on Wednesday, May 27, 2009 at 7:30 pm at the Powder Mill Village Clubhouse, 84 Continental Road, Morris Plains, New Jersey 07950** for the purpose of:

Election of two (2) Trustees to serve on the Board of Trustees

The Trustees will hold office for two (2) years, as provided in the By-laws.

RECORD DATE: May 4, 2009 is the Record Date. Homeowners who took title after this date will not be entitled to vote at this meeting.

Only "Members In Good Standing" may cast a vote. A "Member in Good Standing" is defined at Article III, Section 2 of the By-laws as a record owner or co-owner of the fee title to any Unit who: (1) has fully paid all installments due for assessments made or levied against the Member and his or her Unit, together with all interest, costs, attorney's fees, penalties and other expenses if any, properly chargeable to the Member and his or her Unit; and (2) has not been declared by the Board, within ten (10) days prior to the meeting, to be in breach, default or violation of any provision of the Declaration of Covenants and Restrictions, Certificate of Incorporation, the By-laws or any Rule or Regulation, which default has not been cured within such ten (10) days period. Each Member shall be entitled to the assigned vote for each Unit to which he/she holds title with respect to all decisions to be voted upon by the Association membership.

Members desiring to serve as a Trustee and who have submitted a timely Candidate Information Form will be given the opportunity to speak at the meeting and copies of all candidate biographical statements will be available to the Members for review. Any owner wishing to be elected to the Board of Trustees must be present in person at the meeting.

If you cannot attend the meeting, please assign your vote to the President of the Association or to a Member of your choice. The proxy holder must also be a Member in Good Standing, and the proxy holder must attend the meeting in order to vote on your behalf. Proxies must be returned to Cedarcrest Property Management, Inc., 295 Bloomfield Avenue, Caldwell, New Jersey 07006 at least three (3) business days prior to the Annual Meeting (no later than Friday, May 22, 2009 by 5:00 p.m.) in order to be honored. IF YOU DO NOT SUBMIT A TIMELY PROXY, YOUR VOTE WILL NOT BE COUNTED UNLESS YOU APPEAR IN PERSON AT THE MEETING.

An official self-addressed envelope is provided for a return of your proxy to Cedarcrest Property Management, Inc. Please use the enclosed official self-addressed envelope to return your proxy.

In order to obtain a quorum, we request that you sign and return your proxy even if you do not plan to attend the meeting or vote.

Sincerely,

Glenmont Commons Homeowners' Association

ANNUAL MEETING & ELECTIONS

GLENMONT COMMONS HOMEOWNERS' ASSOCIATION

May 27, 2009

AGENDA

The agenda which will be followed at the Annual Meeting will be as follows:

1. Call to order by President of the Board of Trustees
2. Presentation of proof that the meeting was duly called by the Board of Trustees and that Shareholders were notified of the date, time and place of the Annual Meeting
3. Reading of resolution appointing Inspectors of Election
4. Roll call of Members present, and presentation and examination of proxies by the Inspectors of Election
5. Report of the Board
6. Election of two Trustees
7. Unfinished business
8. New business
9. Adjournment

GLENMONT COMMONS HOMEOWNER'S ASSOCIATION, INC.
Official Proxy Form for 2009 Annual Meeting and
Election of Trustees

INSTRUCTIONS

Your proxy **MUST** be signed and dated to be a valid proxy. The person you select **MUST** be present with proper ID at the Annual Meeting on May 27, 2009 for this proxy to be honored. Upon completion, this proxy shall be mailed to the Property Manager, Thomas Chilenski, Cedarcrest Property Management, Inc., 295 Bloomfield Avenue, Caldwell, New Jersey 07006. **It must be received by the Property Manager by 5:00 pm on May 22, 2009 to be honored.**

Except as specified at Art. IV, §2 of the By-Laws, this proxy shall expire three months from the date hereof unless renewed before that time. This proxy shall be void if either you or the designated proxy is not a Member in Good Standing, as defined in the By-laws, at the time when the proxy is to be exercised.

PROXY

KNOW ALL BY THESE PRESENT THAT I / (We), the undersigned, owner(s) of _____ (Address) at the premises know as the Glenmont Commons Homeowners' Association ("the Association"), Parsippany-Troy Hills Township, New Jersey, do hereby constitute and appoint:

Name of Owner Designated
to Serve as Proxy

Address

As my (our) duly authorized agent to act as proxy to attend meetings of the Owners of the Association on my (our) behalf, or any continuation or adjournment thereof, and to exercise the full power to vote and act for me and in my name, place, and stead, provided that this proxy shall be used for the following specific purpose:

TO VOTE IN THE ELECTION OF TRUSTEES AT THE 2009 ANNUAL MEETING OF THE BOARD OF TRUSTEES, AND TO VOTE ON ANY OTHER QUESTION THAT MAY VALIDLY COME BEFORE THE MEMBERSHIP AT THE SAID MEETING.

The person so appointed as proxy shall, by the authority granted herein, serve in the same manner, to the same extent and with the same effect that I might were I personally present thereat and to the full extent allowed in the Association's governing documents, giving to the proxy designated above full power of substitution and revocation, and I hereby revoke any other proxy heretofore given by me.

GLENMONT COMMONS HOMEOWNER'S ASSOCIATION, INC.
Official Proxy Form for 2009 Annual Meeting and
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Page 2

If no agent is authorized, the President of the Board of Trustees is hereby authorized to act as my proxy.

Owner

Unit Owned

Date

Owner

Unit Owned

Date

OFFICIAL BALLOT

Glenmont Commons Homeowners' Association Annual Meeting and Election, May 27, 2009

INSTRUCTIONS

1. Please read this ballot carefully before marking.
2. Checkmark the name(s) of the candidate(s) of your choice. You may vote for LESS than two (2) candidates, but your vote will be VOID if you vote for MORE than two (2) candidates.

NOTE: You may only vote for OFFICIALLY NOMINATED CANDIDATES.

3. You Must Sign Your Name(s) and enter your Unit address to cast a valid vote.

NOMINEES

INDICATE VOTE BY CHECK MARK

- | | |
|---------------------|-------|
| 1. Nancy Di Edwardo | _____ |
| 2. | _____ |
| 3. | _____ |
| 4. | _____ |
| 5. | _____ |

7. Write in candidate(s):

_____	_____
_____	_____
_____	_____

Owner(s) Signature: _____

Print Name: _____

Unit Address: _____

YOU MUST SIGN THIS BALLOT FOR YOUR VOTE TO BE COUNTED