



PROPERTY MANAGEMENT, INC. • 91 Clinton Road • Suite 1E • Fairfield, NJ 07004 • 973-228-5477
FAX: 973-228-5422

September 28, 2010

Glenmont Commons Homeowners Association
Morris Plains, New Jersey 07950

Re: Safety & Trespassing Issues in Upper Summerhill Drive Section

Dear Residents of Upper Summerhill Drive and F. Huston Taylor Court:

We need your help with several serious issues that have been brought to the attention of the management company and the board and occur starting at the intersection of Summerhill Drive and F. Huston Taylor Court and continuing up the hill to the cul-de-sac.

Issue #1 – Speeding

Cars have been observed speeding up and down these streets. As a reminder, the speed limit is 25mph on all of our streets. Speeding may not allow you to stop in time if a child darts out into the street or may not allow you to avoid people walking on the street. **Avoid injuring or killing your neighbor – please slow down and obey our speed limits.**

The board has requested a police presence in the past for speeders and for drivers who do not obey stop signs in other parts of our community. If speeding continues on this stretch, we will request that the police monitor vehicle speed and issue appropriate summonses on the upper section of Summerhill Drive. Anybody observing speeding can call the Parsippany Police Department at 973-263-4300 and request on their own that the street be patrolled – it doesn't just have to come from us.

Issue #2 – Impediments Placed In Street

The streets inside of Glenmont Commons are public streets, which are governed and patrolled by the Township. **It is against the law to place any impediments (strollers, cones, signs, etc.) in the middle of a public street or anywhere on a public street.**

Unfortunately, it has come to our attention that such impediments are frequently placed in the street in your area. This causes cars to swerve unnecessarily, putting the residents of our community, and especially the children, at risk.

If a car were to get into an accident because of an impediment that was intentionally placed in the street the people placing the impediment could be held liable





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Anyone witnessing said activities please call the Parsippany Police Dept. at 973-263-4300 and Cedarcrest at 973- 228-5477 ext. 12 and report it immediately. Please observe the person and unit number of individuals placing impediments in the street and include it in your report.

Issue #3 – Children Playing In Street

Children have been observed playing in the streets. It is extremely unsafe for parents, guardians or caregivers to allow children to play on the street. As a reminder, the cul-de-sacs at the top of Summerhill Drive and the end of F. Huston Taylor Court are part of the streets! Kids should only play on your private lawns and in the common area in the center of our community. If kids want to practice riding a bicycle they should consider using the pool parking lot as it is chained off to prevent cars from entering and is a safer place. Of course, parents should always supervise their children. Do not allow them to roam the community on their own.

Keep your kids safe! Keep them off the streets!

Issue #4 – Trespassing on Private Property

Children have been observed on numerous occasions playing across multiple driveways and lawns. Please remember that the driveway, together with the lawn area in front of and behind each unit, is private property – these areas are not common area property. **If the lawn and driveway that your children use is not your property they are trespassing.** A unit owner has the right to call the police to report trespassing by anybody using their property. Owners and their guests should make it a point of common courtesy to respect the common areas adjacent to their units and not allow themselves, children or guests to cause any act to interfere with the privacy of the other owners.

As a final reminder, owners and occupants of all units must exercise extreme care about making noises or playing loud music that might disturb other owners.

If you have any further questions regarding the above, please contact the Cedarcrest management office. Of course, everybody is welcome and invited to attend our monthly meetings. Our next scheduled meeting is for 8pm on Wednesday, October 27th at the Power Mill Village clubhouse located at 84 Continental (beside the pool), just behind the Power Mill Plaza.

Thank you in advance for your cooperation in resolving the above issues,

Glenmont Commons Board of Trustees and Cedarcrest Property Management

