



AUGUST 2009

The Glenmont Commons Gazette

Trustees: Lorne Potash, Eric Schultz, Bill Clark, Nancy DiEdwardo, Skip Levine

Our next **Homeowners Association Meeting** will be held on
Wednesday, September 16, 2009 at 8:00 PM at
84 Continental Road, Morris Plains
(Powder Mill Village Clubhouse beside the pool).

May Board of Trustees Election

The Annual Meeting & Election was held on Wednesday, May 27th. Unfortunately, not enough Owners attended the meeting or sent in their ballots & proxies, so the meeting was adjourned due to lack of quorum to the following month on 6/24/09 and another set of ballots had to be sent out costing the community unnecessary expense. Please be sure to vote in next year's elections and avoid the additional cost of mailing out a second round of ballots. It is your money-let's not waste it. We need 25% of the community or 67 votes for a valid quorum. Please consider volunteering for our community and consider running for election next year. Elections are held annually in May.

Fortunately, we achieved a valid quorum on 6/24/09. The election results were: out of 73 ballots cast, 5 were disqualified leaving 68 valid ballots. Nancy DiEdwardo received 68 votes and Bill Clark received 38 write-in votes, they were both officially elected to serve two (2) year terms on the Board of Trustees. Congratulations, Nancy & Bill! Thank you for volunteering to serve on the Board.

Pool Opening Social Event

The pool opening social event was held on Saturday, May 30th. The turnout was excellent, as was the food, drink, and entertainment (clown w/balloon art & bouncy house). Fun was had by one and all.

Pool Hours & Information

The pool is now daily hours of operation are: weekdays 12:00 PM – 8:00 PM; Weekends & Holidays 11:00 AM – 7:00 PM.

The Board is looking into installing unbreakable mirrors in the pool bathrooms. Stay tuned.

The Board has decided to allow Owners to purchase daily guest passes for a fee of \$5/day with a maximum of 4 guests per unit per day allowed. You must show a valid resident pass to the lifeguard and give a check for \$5 made out to Glenmont Commons.

Please report any complaints regarding the pool operation including the lifeguards to your Senior Property Director, Mike Freda. His contact information can be found on page 2.

Please be aware that the pool driveway is a fire zone and cars are not permitted to park in the driveway at any time in order to ensure access by safety vehicles. An ordinance has been passed by the Parsippany town council and the driveway is expected to be marked with yellow stripes soon.

Painting Update

Elite Painting has completed all of the Units scheduled to have their garage & front doors painted, with the exception of approximately 10 front doors which require an appointment with Elite so the door can be left open and painted properly. If you have not had your front door painted yet, you must contact Elite immediately to schedule an appointment via email at tony.elitepainting@gmail.com or via phone (973) 227-9887 and leave a message. The painting schedule is based on the build date of your unit, if your unit was built after 2002 it will be painted in 2010, after 2005 will be painted in 2011.

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2008 Audited Financial Statements

The Board approved 2008 audited financial statements are available upon request. Please contact Cedarcrest if you would like a copy mailed to you.

Landscape damage from Verizon FiOs Installation

Verizon FiOs installation sub-contractor, J. Fletcher Creamer returned this spring and repaired landscaping damage left from the Verizon FiOs installation which took place in December 2008. If you are not satisfied with the condition of your lawn area if damaged during the FiOs installation, please contact the J. Fletcher Creamer Project Manager Joe at (609) 548-0325 to voice your concerns and let Cedarcrest know as well.

Toys, Slides and Other Large Objects

Toys, slides and large objects such as portable basketball hoops and children's toys (swings/playhouses/bicycles, etc.) cannot be left on the lawns, driveways, or any common areas overnight, it is a violation of the Rules & Regulations. You must store them inside the home or garage. Thank you for your anticipated cooperation.

Developer Transition Update

The engineering study is complete and under review by the developer. Stay tuned.

Upcoming Board Meetings.....Mark Your Calendars

The next 12 Meeting dates are: 7/22/09, 9/16/09, 10/28/09, 12/9/09, 1/20/10, 2/24/10, 3/24/10 & 4/28/10, 5/26/10, 6/23/10, 7/28/10, 9/15/10. Remember, it is now being held at 84 Continental Road, Morris Plains, NJ – the clubhouse beside the pool.

Contact Mike at Cedarcrest if you have an item you wish added to the Agenda.

Sharing the Newsletter

Unit Owners: Please share all newsletters with your tenants (where applicable), as the information is as important to them, as it is to you. Thank you for your anticipated cooperation.

Need To Speak With Someone About Our Community?

Cedarcrest Property Management is our property management company.

Contact details are:

295 Bloomfield Avenue
Caldwell, NJ 07006
(973) 228-5477 voice/(973) 228-5422 facsimile
www.CedarcrestPropertyManagement.com

Please contact your Senior Property Director Mike Freda with any questions or concerns.

Direct (973) 234-8527

Office (973) 228-5477 ext. 16

Email: Mike@CedarcrestPropertyManagement.com