



JANUARY 2010

The Glenmont Commons Gazette

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

Our next Homeowners Association Meeting will be held on
Wednesday, January 27, 2010 at 8:00 PM at
84 Continental Road, Morris Plains
(Powder Mill Village Clubhouse beside the pool).

SECURITY ALERT! RECENT BREAK INS!

There has been a rash of break ins in our complex, with burglars gaining entry by climbing onto decks and kicking in the sliding glass doors. Please take heed for your own safety and keep all exterior lights on through the night. You can install an energy efficient CFL bulb in your rear deck fixture and the cost would be approximately \$11/year to keep it lit all night every night-a cheap security feature worth investing in! For added convenience an automatic timer could be installed on the back deck switch to ensure the light comes on every day at dusk and turns off at dawn.

2010 Budget & Maintenance Fees

The 2010 Budget has been approved by the Board of Trustees and is proud to announce monthly fees will remain the same for the fifth consecutive year at \$105/month. A copy of the budget is available upon request, please contact Cedarcrest.

New Payment Options

You recently received a mailer from our office explaining all of the new, free, convenient maintenance fee payment options we are now able to offer to you as a result of our relationship with our new bank, Smartstreet RBC, **mandatory to be used beginning with your January 1st, 2010 payment. All prior payment systems have been terminated after your December 2009 payment was processed.** A copy of the option & instruction letter is also available for you to view & download from our website, www.glenmontcommons.org. After reading the payment option & instruction letter, you can click on the pay my monthly Association dues at the top of the home screen and you will be directed to the www.mysmartstreet.com website to pay your fees. If you want to continue mailing your fees, it will be mailed directly to Smartstreet RBC Bank's secure automated lockbox service for quicker & safer processing, located in Atlanta, Georgia.

We Have Moved Our Office

Please take notice and change your records, we have moved our office to 91 Clinton Road, Suite 1E, Fairfield, NJ 07004 as of September 1st, 2009. The only change is our mailing address, all other contact information (phone #'s, email, etc.) remain the same.

Snow Shoveling

Hate to shovel the snow? The Board has arranged for our landscaping contractor, JJW Landscaping, to offer private snow shoveling for your property at a discounted rate. If you are interested please contact John from JJW directly for the cost at (973) 335-2905 and leave a message.

This is a friendly reminder, each Owner/Resident is responsible for clearing the snow from their own driveway, steps, and walkway, FYI it is illegal to push/dump your snow onto the public street. Parking on the street during or directly after snowstorms is prohibited by the Township. Our streets are public and therefore plowed & salted by the Township. Please help and move your car to your garage or driveway before a storm starts to help the town plows do a good job, and do not park next to mailboxes during the winter. If you choose to leave your vehicle parked on the street during or directly after a storm you risk possible fines and towing.

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Money Saving Tip-Radon Remediation

This is a friendly factoid from your Board of Trustees. If your unit has high radon levels and you need to install a radon remediation in your unit, we have a money saving tip for you. The Developer/Builder has confirmed the fact that each and every unit built in Glenmont Commons has a pre-installed PVC exhaust pipe running from the unit's basement sump pit running all the way through the roof, to be utilized for radon remediation systems.

Board of Directors Vacancy

We thank Ed Peia for his time and the valuable contributions Ed gave to the Board and the community. Ed has now sold his unit and the Board has a vacancy. Interested parties please contact Cedarcrest or attend our January 27th meeting.

Selling Your Unit?

FYI-it is the Unit Owner's responsibility to make sure that you inform the closing attorneys that you are a Member of a Homeowner's Association, and they must contact Management regarding the Unit sale and inquire about any outstanding dues & membership fees to be paid to the Association at closing.

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.

No Toys, Slides and Other Large Objects on Grass in Winter

All objects must now be removed from grass areas until the Spring. Keeping objects on the grass through Winter damages the grass. Thank you for 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: 1/27/10, 2/24/10, 3/24/10 & 4/28/10, 5/26/10, 6/23/10, 7/28/10, 9/15/10, 10/27/10, 12/8/10, 1/26/11, 2/23/11. Remember, it is now being held at 84 Continental Road, Morris Plains, NJ – the clubhouse beside the pool.

Please 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:
91 Clinton Road, Suite 1E, Fairfield, NJ 07004
(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