



# The Glenmont Commons Gazette

Trustees: Lorne Potash, Eric Schultz, Bill Clark, Ed Peia, Skip Levine

**\*Our next Homeowners Association Meeting has been changed to Thursday, February 5, 2008 at 8:00 PM at 84 Continental Road, Morris Plains due to scheduling conflicts.**

*The meeting will start on time, so please be prompt*

## **The Official Glenmont Commons Website**

The official website of Glenmont Commons HOA is open for business! Please check it out and register for the mailing list at [www.glenmontcommons.org](http://www.glenmontcommons.org). The Association is "going green", all Owners who prefer to "go green" please sign up for the mailing list, you will be omitted from future paper mailings, which in turn will save the environment and save the Association money.

## **Verizon FiOs**

To clear up any misconceptions you might have about the recent Verizon FiOs installation and the memo we sent, it is an extra optional service. It is an addition to the choices (cable & satellite) you already have. Also the numerous red, yellow and orange marking flags they have placed on your property can now be removed by the individual property Owners, Verizon is not authorized to remove them.

## **2009 Budget & Maintenance Fees**

The 2009 Budget has been approved by the Board of Trustees and is proud to announce monthly fees will remain the same for the fourth consecutive year at \$105/month.

## **The Snow Will Soon Be Here**

Hate to shovel the snow? The board has arranged for JJW Landscaping to offer private snow shoveling for your property at a discounted rate. If you are interested please inquire with JJW directly for cost and billing options at (973) 335-2905 and leave a detailed message.

This is a friendly reminder, 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.

## **Parsippany Mayor Luther Attended Our October Meeting**

Mayor Luther and his personal aide attended our October meeting and he addressed a variety of issues brought to his attention by everyone in attendance. His responses were very informative, and his input was appreciated by all who attended.

One issue that was addressed was the lack of street lighting. Since this meeting, a street lighting survey has been completed by the Township of Parsippany, and the Township engineer is currently reviewing the information. We will keep you posted. The Board is dedicated to making this a safe and family orientated community.

## **April Showers Brings May Flowers**

Want to spruce up your mulched area with flowers? Want to plant flowers but do not know what works best?

JJW Landscaping will be providing a menu listing appropriate plantings and pricing. This information is expected to be posted on our web site by the end of February.

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## **SEASON'S GLEN ILLEGAL DUMPING**

It has been reported to Management that several instances of illegal dumping have occurred in the Season's Glen open space and across the street over the embankment. Please be aware and call the Parsippany Police immediately if you witness any illegal dumping. Thank you.

## **New Board Resolutions**

A resolution was passed that provides for minimum fiduciary duties for board members that will protect the community's financial well being into the future. This includes, for example, requirements such as the performance of basic reviews of expenses and cash budgets.

A resolution was passed for a proxy form by owners that designates other owners to vote on their behalf.

Copies of each resolution are available on the community website or by requesting a hardcopy from Cedarcrest.

## **Safety First**

In the interest of safety, please obey all traffic laws. We have had a problem with speeding cars in the community. Also be aware of all parking rules & regulations, so parking does not become an issue in our community.

## **Upcoming Board Meetings....Mark Your Calendars for 2009**

The next 12 Meeting dates are: 1/28/09, 2/25/09, 3/25/09, 4/22/09, 5/27/09, 6/24/09, 7/22/09, 8/26/09, 9/23/08, 10/28/08, 12/9/08 & 1/27/10. 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?**

Our Management Company is  
Cedarcrest Property Management  
295 Bloomfield Avenue  
Caldwell, NJ 07006

Please contact Mike Freda with any questions or concerns at (973) 234-8527, ext. 16 or email [Mike@CedarcrestPropertyManagement.com](mailto:Mike@CedarcrestPropertyManagement.com)

## **Do I Have The Right Insurance For My Home?**

Glenmont Commons is a Homeowners' Association, not a Condominium, therefore, you must have homeowner's insurance which covers your unit inside and out, including the property. Please check with your insurance agent that you have the correct coverage.

*January 2009*