



PROPERTY MANAGEMENT, INC. • 91 Clinton Road • Suite 1E • Fairfield, NJ 07004 • 973-228-5477
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GLENMONT COMMONS HOMEOWNERS ASSOCIATION Morris Plains, NJ 07950

February 8, 2010

Re: Security Tips/Burglary Prevention

Dear Unit Owners & Tenants:

This notice is being sent to all Unit Owners and Tenants who reside in the town home section of Glenmont Commons in an effort to educate all residents with simple tips on keeping our homes and neighborhood safe and to provide guidance on how to prevent your home from being burglarized.

As you may know, the recent burglaries in the Parsippany area, especially those in our development, have become an alarming problem. Parsippany Police Chief Michael Peckerman, Det. Sgt. Mongiello, and Sgt. Christiano attended our 1/27/10 Open Board of Trustees meeting and addressed the Board and approximately 50 residents in attendance covering the recent break-ins, and provided very useful information with regards to security tips & burglary prevention.

The information shared was that the recent burglaries were old-fashioned “smash & grab” break-ins where the back sliding glass door was broken/shattered to gain entry into the units. The burglarized units had several characteristics in common: no lights on [inside or outside], no signs of internal noise or activity, no alarm system, and no security laminate on the rear sliding glass door, sending a clear signal to the burglars that no one was home. The break-ins were done at dusk just before families returned home from work/school, primarily between 5:00-7:00pm.

Here are some helpful tips shared by the Parsippany Police at the meeting:

1. Back to Basics

- Keep your front porch, garage & rear deck exterior lights on at night, preferably on a timer. If cost is a concern, using a compact fluorescent (CFL) keeps the expense very low.
- Keep at least one light/lamp on in your house (preferably on a timer) especially when you are not at home.
- Have a radio/tv on a timer that turns on from before dusk until you arrive home from work each day to give the appearance that someone is in the house.
- **Vacations and/or extended absences:** Ask your immediate neighbors to collect & hold your newspapers or temporarily suspend your newspaper service while you are away. Make sure your neighbors collect the free



newspapers left at the end of the driveway as well. Also, especially in the winter months, arrange for someone to shovel the snow off your car, walkway and driveway to make your home appear lived in/occupied.

- If you see ANYTHING even slightly suspicious, call the Parsippany Police Department immediately at 973-263-4300 or 911 for real emergencies (in progress break-ins).
- **If you are reporting a suspicious vehicle, using caution, please try to take down the license plate as well as make and model of vehicle.**
- Contact Sergeant Christiano at the Parsippany Police Department 973-263-4300 for a free home security evaluation.

Most thieves will not attempt a burglary if they think someone is home. Home invasions (where the purpose is to commit a burglary/crime while people are in the home) are rare. If thieves think that someone may be home they are likely to move on to the next house that is dark/unoccupied.

2. Security Window Films

- Recent burglaries have all been committed by breaking/shattering the back sliding door glass.
- Deter and frustrate burglars by adding a security window laminate to your sliders and critical/reachable from ground level windows.
- This cost effective crime prevention technique comes recommended by the Parsippany Police Department and your Board of Trustees.
- With the help of residents the Board has been in contact with APG, an authorized 3M dealer in security window films-they are offering reduced pricing specifically to Glenmont Commons residents. See attached for details.

3. Neighborhood Watch

- Sgt. Yvonne Christiano will be sending information on how to start a Neighborhood Watch Program in Glenmont. Our goal is primarily aimed at bringing the Glenmont Commons community closer together, encouraging residents to meet and know their neighbors and to work as a community to keep our development safe.

If you have any questions regarding the above information, please contact your Senior Property Director, Mike Freda at Cedarcrest Property Management 973-228-5477 ext. 16.

Sincerely,

Board of Trustees
Glenmont Commons HOA

Enclosures

3M Window Films

- Sun Control
- Privacy
- UV Protection
- Safety & Security
- Energy Conservation
- Interior Design
- Architectural Design
- Anti Graffiti



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Authorized Window Film Dealer
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3M Authorized Dealer #10267



February 3, 2010

To the property owners at Glenmont Commons:

I appreciate your interest in our products and services. I understand the circumstances surrounding your interest, and realize that it's unsavory and unsettling, and I hope that our services can help you feel more comfortable in your homes. Safety film is cost effective and proven to deter "smash and grab" style break-ins on a dramatic level.

APG Energy & Security Solutions is a full service 3M window film installation company based in Lake Hopatcong, NJ. While the focus of our residential market has historically been solar control films, to reduce damage from the sun in your home, safety film has been a growing need for many, especially in this economy. Safety and Security films were originally designed for government use as a blast resistant, fragment retention film. In its anchored state, the same film we propose to use on your home will retain the glass and protect from harm, those who may be in the way of flying glass otherwise. We have completed some very large scale and high profile installations, including two National Guard Armories in NJ, 200 Armed Forces Recruiting Centers in the northeast, including the Times Square Location that was later bombed without resulting injury! We've installed many high profile banking headquarters in NYC from complete high-rises to simple branch lobbies. We've installed safety film on many high profile individuals homes as well, who's names we are tied to confidentiality.

In 2007/2008, APG was asked by Lion Entertainment to feature in a Discovery Channel program named "It Takes a Thief". We were tasked to add safety film, or as they called it, "security laminates" to exactly the vulnerable areas of homes, ground floor, basement level, and any windows or doors associated with a patio area where an intruder could potentially climb to. Safety film was always offered as a cost effective, viable solution to other types of security measures, and in conjunction with other measures. We were featured in six episodes, which can easily be located on Youtube and probably still on the Discovery Channel website. This opportunity was widely recognized as the actual market development for safety film, on a residential level for protection against home invasion. The show created work and developed work nationally for the entire industry, while 3M credited us at their national dealer meeting for such a contribution.

APG services installations commercially on a national level, and residentially from CT to VA. Because of the locale of Glenmont Commons and the sheer volume potential of work, I have offered a cost structure that is consistent with large scale commercial projects as though your community is one large facility. The attached proposal outlines a standard middle unit and should give everyone a good idea where they stand cost wise. This is the easiest way for me to explain potential cost for your individual homes as opposed to a cost per square foot, which tends to be vague and difficult for people to understand. We have already installed ground floor and basement applications to 5 units with two more scheduled at this cost structure, and all clients have found the cost agreeable.

Scotchint™ Sun Control • Scotchint™ Night Vision
Scotchshield™ Safety & Security • Fasara™ Interior Design
Scotchgard™ Anti-Graffiti • Scotchcal™ Blockout & Electrocut
3M™ Prestige Series

3M Window Films

Sun Control

Privacy

UV Protection

Safety & Security

Energy Conservation

Interior Design

Architectural Design

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We're willing to work this two ways with either a consultation from APG or without. If you'd prefer individual consultations, we will offer individual proposals like the one attached. If you're comfortable with the pricing structure, then you can call to schedule application, and our installation team will measure and price the job on location, to the exact specifications we have laid out. Our installation team is 100% in house and all certified by 3M and the other governing bodies of the window film industry. They have installed literally millions of square feet of these products all over the country, and are unrivaled in skill.

Thank you for your interest, and I look forward to working with each of you soon.

Best regards,

Stephen Walloga
Executive Vice President
APG Energy & Security Solutions
stephen@apgwindowfilm.com

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Scotchshield™ Safety & Security • Fasara™ Interior Design
Scotchgard™ Anti-Graffiti • Scotchcal™ Blockout & Electrocut
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