



The Glenmont Commons Gazette

www.glenmontcommons.org

Trustees: Lorne Potash, Nancy DiEdwardo, Bill Clark

Our next **Homeowners Association Meeting** will be held on
Wednesday, March 23, 2011 at 8:00 PM at
84 Continental Road, Morris Plains
(Powder Mill Village Clubhouse beside the pool).

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. Friendly reminder, each Owner/Resident is responsible for clearing the snow from their driveways, steps, and walkways. 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. *Also-remember to ask your neighbor or hire JJW to shovel your car & driveway during winter months if you plan to be on vacation so that your home looks lived in as a deterrent to would-be thieves.

Board Vacancies & Board Meeting Schedule Changes

Note to all Owners: There are currently two (2) vacant Board seats available, we urge for your assistance and volunteer to serve on the Board as this places an unfair burden on the current three (3) volunteers. The Board has decided that Association Board meetings will only be held quarterly starting in 2011 due to the lack of Unit Owner meeting attendance and shortage of Board members.

VEHICLE SAFETY

Many cars riding through the community do not always obey the traffic rules and it would be terrible to have something happen to one of our children. Please keep your children safe and supervised at all times. All residents driving in the community are urged to drive slowly within the community as children are sometimes unpredictable and it only takes a split second to change the rest of your life, or someone else's.

RADON INSPECTIONS

As you may be aware, New Jersey does have many areas of the State that have high levels of Radon. Unit owners should take it upon themselves to have your unit inspected for radon whether you are selling or not. Winter is a good time to conduct this test as units are closed up tighter than any other time of the year.

PARKING OF VEHICLES

Some owners/residents are not parking in their respective driveways or garages, or are continually parking/storing their vehicles in the designated "visitor" parking space cutouts. Please be aware that each unit has its own garage and driveway to park a minimum of two (2) vehicles, and the "visitor" parking spaces should be used solely for the intended purpose, visitors.

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BEING A "GOOD" NEIGHBOR

All owners are urged to recognize that you are living in a community where your actions impact others and specifically your direct neighbors. Owners are reminded to treat your neighbors as you would want to be treated. Be aware of the noise that you, your family, visitors or your pets (where applicable) make and how it impacts your neighbors. If applicable, do not throw any cigarette butts in any location other than your own ashtray. **In general, PLEASE be aware of your actions and PLEASE be a THOUGHTFUL NEIGHBOR!**

CLOTHES DRYER VENTS

Unit Owners should clean the dryer vent run for your unit from the back of the dryer to the outside wall. A lint clog could potentially cause a fire, it is recommended by Fire Departments nationally to perform this dryer vent cleaning every two (2) years with normal usage.

PUBLIC OFFERING STATEMENTS

If you are an owner who is selling your unit, you are required to supply a copy of the Association's Public Offering Statement (POS-which includes the Master Deed and By-laws of the Association) to the buyer of your unit. If you do not have a copy of your POS and need to purchase one, please contact Melissa De Lorenzo, Property Administrator of Cedarcrest Property Management at 973-228-5477 extension 15 and she will inform you of the procedure to secure a copy.

CLARIFICATION-GUTTER DOWNSPOUT EXTENSIONS

The Association would like to clarify the statement regarding gutter downspout extensions included in the September 2010 Gazette. This recommendation applies only to the back of units to divert water from your foundation. Downspout extenders are not recommended to be utilized at the front of units onto driveways.

UPCOMING BOARD MEETINGS.....MARK YOUR CALENDARS FOR 2010

The next 4 Meeting dates are: 3/23/11, 5/25/11, 8/24/11, 12/7/11. Remember, meetings are now being held at 84 Continental Road Morris Plains, NJ – the clubhouse beside the Powder Mill Village pool. Please contact Tom 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 TO SOMEONE ABOUT OUR COMMUNITY?

Our Management Company is: Cedarcrest Property Management, Inc.

91 Clinton Road Suite 1E

Fairfield, NJ 07004

(973) 228-5477 voice (973) 228-5422 facsimile

www.CedarcrestPropertyManagement.com

Please contact Tom Chilenski with any questions or concerns

Office (973) 228-5477 ext. 12 or Email: Tom@cedarcrestpropertymanagement.com