



**JULY 2011**

# **The Glenmont Commons Gazette**

[www.glenmontcommons.org](http://www.glenmontcommons.org)

Trustees: Nancy DiEdwardo, Bill Clark, Frank Yany

Our next **Homeowners Association Meeting** will be held on  
**Wednesday, September 14, 2011 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 25<sup>th</sup>. Unfortunately, not enough Owners attended the meeting or sent in their ballots & proxies, so the meeting was adjourned due to a lack of quorum. Since no one offered to run for the vacant seats, the Board was advised by counsel to re-appoint themselves to fill the seats. Please contact Management if you are interested in filling the vacant seats, we need your help!

## **Important Garbage & Recycling Info**

FYI-for those who could not make it to our Annual Meeting last month, Greg Schneider, Parsippany Recycling Code Enforcement Officer made a presentation to all. To summarize, he said that our community has been found to be regularly disposing of recyclable materials (mandated by law to be recycled-fines will be issued going forward) in our regular household garbage. This costs you the taxpayer money because the Town is paid \$ for recyclables, and pays \$ for garbage disposal-both figures are calculated by weight. Hence, the recyclables placed in the garbage decrease the recyclable weight and \$ collected, and increase the garbage weight and \$ spent. Bottom line, the more you recycle the lower your taxes will be. \*Also-there are new rules-you may put commingled recyclables in clear or white plastic bags secured inside your recyclable container, this will eliminate a lot of mess due to wind blowing the cans over. Also, the Parsippany Recycling Center now accepts TV's & electronics and fluorescent bulbs.

## **Pool Hours & Information**

The pool's daily hours of operation are: Weekdays 12:00 PM – 8:00 PM; Weekends & Holidays 11:00 AM – 7:00 PM. If you have not received Please report any complaints regarding the pool operation including the lifeguards to the pool Management Company Supervisor, Kent Doyle at (973)851-9927, or your Senior Property Director, Tom Chilenski. 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.

## **Deer Ticks**

Several residents have reported their children having deer tick bites. It is no secret that we have many deer in our area spread throughout the woods, and they are common carries for ticks. Please heed this warning and check your carefully check your children daily at night after they play outside.

## **Wood Decks & Aluminum Railings Maintenance**

The Association's painting contractor, Elite Painting from Fairfield, has been approved by the Board to provide deck and railing maintenance to Glenmont Commons at group discount pricing. Deck power-washing, re-nailing of loose boards, and applying one coat of solid decking stain primer and one coat of latex solid deck stain(natural wood color) will be \$240 for a small deck (8'x8') and \$300 for a large deck (8'x12'), to prep, prime & paint the front & deck handrails will be \$8.50/linear foot, and \$40/front column. All prices include all supplies, but does not include sales tax. This work is every Owner's responsibility to schedule and pay for, the Association strongly recommends all Owners to care for their deck & railings to maintain the beauty & value of the Association & your investment, if your deck and/or railings are found in disrepair you may be found in violation of the Associations regulations concerning external uniformity and the Parsippany property maintenance codes. You can contact Elite Painting directly at (973)227-9887 or [tony.elitepainting@gmail.com](mailto:tony.elitepainting@gmail.com) to schedule your work.

## **Violations, Violations...**

In an effort to maintain & improve upon our property values and aesthetic beauty of Glenmont Commons, we have placed a renewed emphasis identifying violations of the Association's Rules & Regulations. The most popular violations include exterior lighting(either missing or non-conforming), garbage & recycling(cans must be kept inside the house except p/u day), and parking. Please visit our website, [www.glenmontcommons.org](http://www.glenmontcommons.org) to

# The Glenmont Commons Gazette

July 2011

view & familiarize yourself with the current Rules & Regulations and various resolutions which govern how you must maintain your unit to avoid any possible violations.

## Free Advertising Newspapers

Everyone knows what we are talking about-they are delivered weekly, thrown onto the end of every unit's driveway, causing a huge littering problem which affects our community's aesthetic beauty. If you have no interest in receiving this free newspaper, please pick it up and recycle immediately, and Email [donotdeliverme@ansnewspapers.com](mailto:donotdeliverme@ansnewspapers.com) for the Morris Star Ledger Extra, and include your complete address. For the Daily Record's weekly free newspaper, you may call Hal Donnelly at (973) 428-6717 and request deliver to be stopped. FYI-if you leave your papers on the driveway for 2+ consecutive days fines may result-it is a violation of the Association's external uniformity regulations.

## Gutter Downspout Extensions

The Association strongly recommends all Owners installing gutter downspout extensions which help keep water away from your foundation, preventing possible water seepage and foundation damage.

## Painting Update

Elite Painting has completed all of the Units scheduled to have their garage & front doors painted, if your unit was painted this year and you have a concern/complaint please contact [tony.elitepainting@gmail.com](mailto: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, this year's phase completes the entire complex.

## 2010 Audited Financial Statements

The Board approved 2010 audited financial statements are now available upon request. Please contact Cedarcrest if you would like a copy sent to you.

## 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.

## Upcoming Board Meetings.....Mark Your Calendars for 2011 & 2012

The next 4 Open Meeting dates are: 9/14/11, 12/7/11, 2/22/12, 5/23/12. 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 With Someone About Our Community?

Our Management Company is:

**Cedarcrest Property Management**

91 Clinton Road Suite 1E, Fairfield, NJ 07004 ~ (973) 228-5477 voice (973) 228-5422 facsimile

[www.CedarcrestPropertyManagement.com](http://www.CedarcrestPropertyManagement.com)

Please contact Tom Chilenski with any questions or concerns

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

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