



**MARCH
2012**

The Glenmont Commons Gazette

www.glenmontcommons.org

Trustees: Nancy DiEdwardo, Bill Clark and Frank Yany

Our next **Homeowners Association Meeting** will be held on
Wednesday, March 28, 2012 at 8:00 PM at
84 Continental Road Morris Plains
(Powder Mill Village Clubhouse - beside the pool).

Unit Modifications

There have been several recent incidents where Management has found units who have modified the exterior of their townhome without obtaining Association approval. These violations have included: non-conforming garage doors, front doors, windows, bars on windows, etc. Please be aware, if you wish to modify the exterior of your unit in any way, as required by the Association's governing documents, you must first submit a modification request form to Management for Board review & approval before proceeding. Any units found in violation of this regulation or any other external uniformity violation will be subject to fines of \$25 per day.

Insurance Coverage-Common vs. Private Property

Glenmont Commons is a Planned Unit Development, and you belong to a Homeowner's Association, not a Condominium Association. The major difference between the two is that you, as owners, own your townhouse and structure, as well as the property directly in front and behind your units, which is also deeded to you. **The responsibility for all interior and exterior maintenance & repairs/replacements, snow removal, and landscaping repairs & replacements of trees and shrubbery which lie on your property are all each individual homeowner's responsibility.** This means you require regular homeowner's insurance to cover everything listed above. Condominium insurance covers only the interior structure, from the sheetrock in, and interior contents. The Association only maintains insurance which covers the common grounds between units and wooded areas, and the pool house. The Glenmont Commons Board recently discussed these issues related to children playing on Association common ground-and would like to advise all residents to play at your own risk.

****Please also be considerate of your neighbor's property and adjacent common areas, when walking your dog-you must pick up after it (severe Health Dept. & HOA fines will be assessed), and children playing on side yards must also be respectful, any disturbances/nuisances are also strictly prohibited.***

Snow Shoveling and Street Parking Rules

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. Please refer to Town Ordinance N.J.S.A. 39:4-198. (1) Whenever snow has fallen and the accumulation is such that it covers the streets and highways, an emergency shall exist and no vehicle shall be parked on any street or highway or portions thereof. (2) The above parking prohibitions shall remain in effect until after the snow has ceased and the streets have been plowed sufficiently and to the extent that parking will not interfere with the normal flow of traffic. B. Any unoccupied vehicle parked or standing in violation shall be deemed a nuisance and a menace to the safe and proper regulation of traffic, and any police officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of the removal and storage which may result from such removal before regaining possession of the vehicle.

****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.***

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Community Safety Tips

As you may know, there was a recent burglary in the community. In an effort to prevent this from happening in the future, the Parsippany Police Department has provided the following very useful information with regards to security tips & burglary prevention.

Here are some helpful tips shared by the Parsippany Police - 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. 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.

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

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.

Our Management Company is:

Cedarcrest Property Management, Inc.

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

Please contact Tom Chilenski with any questions or concerns in office extension 12

Email: Tom@cedarcrestpropertymanagement.com

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