



March 2011

# The Glenmont Commons Gazette

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

## **Board Vacancies & Board Meeting Schedule Changes**

**Note to all Owners:** There are currently two (2) vacant Board seats available with a third (3) seat becoming vacant in May out of a total of five (5) seats. We urge your assistance to volunteer and serve on the Board. These vacancies must be filled in the May Board Elections, or the Association will not be able to conduct regular business. To relieve the work burden the Board has mandated in person Open Association Board meetings will only be held quarterly starting in 2011, with monthly executive session conference calls in between to conduct normal business. Please consider volunteering your time. You will receive a mailing within the next month with more detailed information and candidate information forms and we will hold a special discussion about being on the board at our meeting on March 23. If you are interested in running for the Board, please stay tuned and fill out/return the candidate forms promptly after you receive them. If you have any questions regarding this info please contact Tom at Cedarcrest. Good Luck!

## **Garbage & Recycling Violations!**

Please help keep Glenmont Commons clean & beautiful! The problem is currently out of control with garbage & recycling blowing all over our community, due to some residents who continue to ignore the rules. Association fines are being assessed to all violators. Garbage left out overnight for pickup the following day must be in an enclosed container to prevent animals from ripping into it or the wind blowing it around. Only garbage put out the morning of scheduled pick up may be placed in dedicated green/black garbage bags, white kitchen bags are strictly prohibited. Regarding bulk garbage/recycling items, please do not leave them at the curb, you must call the town recycling department at (973)263-7273 to schedule the pickup and follow their bulk item rules listed on the website at [www.parsippany.net](http://www.parsippany.net). **This is a free pick up service.**

## **Pool Opening**

The Pool will be opening on Saturday, May 28<sup>th</sup>. A pool opening social event is scheduled for Saturday, June 4<sup>th</sup> (rain date June 11<sup>th</sup>). **We need a volunteer to pick up & transfer the food & beverages to the pool for the party, if no one steps up the party will be cancelled.** This function was previously performed by Board Members, but given the Board Member shortage they are stretched and are no longer able to perform this function. Anyone interested please contact Tom at Cedarcrest or attend the Open Session Meeting on March 23<sup>rd</sup>.

Pool badge applications will be sent to all Owners in good standing in April to register for the 2010 renewal stickers. If you are a new Owner, you will be provided with new badges if the previous Owner did not turn the badges over to you at your closing. ***Unit owners with outstanding balances are not entitled to pool badges, valid badges must worn/shown at all times in the pool area.*** The pool will be open on weekends only until public school closes on June 23<sup>rd</sup>. Hours of operation are: weekdays 12:00 PM – 8:00 PM; Weekends & Holidays 11:00 AM – 7:00 PM.

## **Irrigation Repairs**

This past Fall the Board had extensive repairs done on the irrigation system. If you notice areas that do not receive adequate water or have broken sprinkler heads, please report them to Cedarcrest.

# The Glenmont Commons Gazette

March 2011 - Page 2

## 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 this is a violation of the Association's Rules and 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 their intended purpose, visitors and workmen**. This is being monitored closely; fines, towing & vehicle impoundment will result if you are a violator. **No exceptions!**

## Additional Insurance Coverage

You may wish to consider contacting your homeowner's insurance agent to inquire about additional coverage your insurance carrier may offer to cover your unit's underground utility service & sewer lines. FYI-they are located under your lawn; hence they will be your responsibility to repair/replace.

## 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 either 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!**

## Spring Mulch

The community mulches all planting beds on a tri-annual basis and 2011 is a mulch year. Mulch will be laid in the spring by our landscaper, JJW, so please keep this in mind before planting flowers.

## 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 DeLorenzo, Property Administrator of Cedarcrest Property Management at 973-228-5477 extension 15 and she will inform you of the procedure to secure a copy.

## Upcoming Meetings.....Mark Your Calendars for 2011

The next 4 Open 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 This 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

Please contact Tom Chilenski with any questions or concerns at (973) 228-5477 ext. 12

Email: [Tom@cedarcrestpropertymanagement.com](mailto:Tom@cedarcrestpropertymanagement.com)

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