



**SEPTEMBER  
2010**

# The Glenmont Commons Gazette

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

Trustees: Lorne Potash, Nancy DiEdwardo, Bill Clark, Skip Levine

Our next **Homeowners Association Meeting** will be held on  
**Wednesday, September 22, 2010 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 26<sup>th</sup>. Unfortunately, not enough Owners attended the meeting or sent in their ballots & proxies, so the meeting was adjourned due to lack of quorum. Since no one offered to run for the vacant seats, the Board appointed Lorne Potash to fill one of the vacant seats. Please contact Management if you are interested in filling the other vacant seat, we need your help!

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

## 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 do 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 Association's 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.

## 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 this free newspaper, please pick it up and recycle it immediately, or email [donotdeliverme@ansnewspapers.com](mailto:donotdeliverme@ansnewspapers.com) for the Morris Star Ledger Extra, and include your complete unit address. For the Daily Record's weekly free newspaper, you may call Hal Donnelly at (973)428-6717 and request delivery to be stopped. FYI-if you leave your papers on your driveway for 2+ consecutive days, fines may result-violation of the Association's external uniformity regulations.

## New Parsippany-Troy Hills Water Rates

If you have noticed a large spike in your quarterly water bills this year that is because the Township of Parsippany-Troy Hills water rates were increased 37% across the board effective 1<sup>st</sup> quarter 2010. This will also mildly affect our operating budget, coupled with the necessary increased watering to address this year's very hot & dry summer season.

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## **\*BEAR SIGHTINGS\***

**FYI - a young brown bear has been spotted in the area on numerous occasions throughout the summer. Please exercise extreme caution, and call the Parsippany Police at 911 to report the sighting immediately.**

## **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, with the exception of 3 front doors which require an appointment with Elite so the door can be left open and painted properly. If you have not had your front door painted yet, you must contact Elite immediately to schedule an appointment via email at [tony.elitepainting@gmail.com](mailto:tony.elitepainting@gmail.com) or via phone (973) 227-9887 and leave a message, or else you will be rescheduled for painting in 2011. The painting schedule is based on the build date of your unit, units built after 2005 will be painted in 2011.

## **2009 Audited Financial Statements**

The Board approved 2009 audited financial statements are 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 2010**

The next 12 Meeting dates are: 9/22/10, 10/27/10, 12/8/10, 1/26/11, 2/23/11, 3/23/11, 4/27/11, 5/25/11, 6/22/11, 7/27/11, and 9/17/11. 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 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

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