



February 2, 2016

RE: Garage Door Maintenance/ Replacement

Dear Glenmont Residents and Unit Owners:

Many of you have inquired about painting, maintaining and/or replacing the builder's grade garage doors (wood) with an insulated steel model. Please be advised, all maintenance and repairs to the exterior of your unit are the unit owners responsibility. If your door is in disrepair you have two options; 1. Maintain/Paint your original garage door, 2. Replace the garage door with an energy efficient maintenance free steel insulated Clopay Garage Door model approved by the HoA.

We would like to advise you the Board reviewed and approved the Garage Door Resolution and Glenmont Commons HoA Unit Owners can now move forward with their Garage Door replacement with the approved Clopay Garage Door Model noted as follows:

The Glenmont Commons HoA Approved Garage Door Model Details:

Manufacturer: Clopay

Model: #4050

Color: White

Grill: Sunset 603 decorative windows (consistent with our existing garage door)

Each of the following contractors noted below provided a reduced price point for Glenmont Commons HoA unit owners for purchasing and installing the HoA approved Clopay Garage Door Model #4050, including replacing the existing metal garage door tracks, as well as removal of the old garage door. Please mention you are a Glenmont Commons HoA resident and provide your address to obtain special pricing directly with the contractor. All of these contractors also offer garage door opener installation as an option for an additional fee.

Special Pricing Contractors:

- **All Jersey Garage Door-30 Ridgedale Ave. East Hanover, NJ 07936 (973) 884-4555**
- **J.W. Shuster & Sons, Inc. - 1007 South Ave Plainfield, NJ 07062 (908) 756-8541**
- **Precision Overhead Garage Door Service- 220 West Parkway Unit 9 Pompton Plains, NJ 07444 (973) 283-3555**

Please note: you are free to use any vendor or contractor you wish to purchase and replace your garage door. However, the Clopay Model #4050 detailed above is the only model approved by the HoA for any unit owner's choosing to replace their garage door.

The official resolution is currently being drafted and will be sent to all Glenmont Residents and posted on the website www.glenmontcommons.org when it is officially approved and filed with the County.

91 Clinton Road, Suite 2D
Fairfield, NJ 07004
P (973) 228-5477
F (973) 228-5422



As a reminder, residents and unit owners cannot alter the appearance of the exteriors of their units without first contacting the HOA Board of Trustees via your Property Director Tom Chilenski for permission to do so – including replacing your garage door as noted in this communication. Residents and unit owners must adhere to the guidelines set forth in the Public Offering Statement as well as the resolutions adopted by the HOA Board of Trustees. Key examples are:

- Replacement of Garage Door
- Replacement of Front Door
- Installation of Storm Doors
- Replacement of Windows
- Deck and/or patio installations
- Front walkways
- Uniformity of landscaping in the front of the unit (trees, shrubs, etc.)

Please feel free to contact me if you have any questions regarding this or any other Glenmont Commons HoA topic.

Best regards,

Thomas Chilenski, CMCA
Senior Property Director
Cedarcrest Property Management
91 Clinton Road Suite 2D Fairfield, NJ 07004
(973)228-5477 ext. 12 F (973) 228-5422
Tom@cedarcrestpm.com