



June 17<sup>th</sup>, 2022

**Re: Safety, Vandalism and Trespassing Issues in Our Community**

Dear Glenmont Commons Residents and Tenant Residents:

We need your help with several serious issues that have been brought to the attention of Cedarcrest Property Management and the Glenmont Commons HOA Board of Trustees.

First and foremost, please understand that we acknowledge that there are many conscientious and responsible unit owners, parents and children in our community where these issues are not applicable – we thank you for helping us ensure our community is a safe and enjoyable place for all residents. However, in parts of the community the following scenarios noted below have been occurring on a daily basis for quite some time now and need to be addressed. They are most prevalent and serious on Autumn Ridge Road, Pinfold Court, the intersection of Summerhill Drive and F. Huston Taylor Court, and continuing up the hill to the Summerhill Drive cul-de-sac. We have a lot of small children residing in our community, and it would be tragic if it took someone's child being injured to get the message across.

**Issue #1 - Trespassing on Private Property/Damaging Private Property, Association Common Property and Utility Equipment**

Children have been playing in individual unit owner's private driveways, trees, landscape areas and lawns, climbing on and damaging common area trees and landscaping, as well as climbing and playing on telecommunications, cable and electrical boxes resulting in multiple repairs that the Glenmont Commons HOA, individual unit owners, as well as the utility companies have had to address.

Please remember that individual unit driveways, together with the lawn areas in front of and behind each unit, as well as the side lawn areas of end units with no adjacent units are **private property** – these areas are not common area property. **If the lawn and driveway that your children are playing in is not your unit's private property - they are trespassing.** Unit owners have the right to call the police to report trespassing by anybody accessing their private property without permission. Owners, tenants and their guests should make it a point of common courtesy to respect the privacy of unit owner's personal property as well as common areas adjacent to their units and not allow themselves, children or guests to cause any act to interfere with the privacy of their neighbors.

No one, especially children, should be climbing on and damaging individual unit owners and common area trees and landscaping, as well as climbing and playing on telecommunications, cable and electrical boxes. Not only could this result in parents



and/or unit owners being held liable for personal property damages, association property damages or utility company property damages, it could result in serious injuries or worse. Anyone observing individuals damaging personal property, common area property or utility equipment should report it immediately to the Parsippany Police Department as well as Cedarcrest Property Management.

Children are also removing the landscaping rocks from individual unit owner's private property under their back decks and are throwing them at people's homes and cars, putting them in the sprinkler system irrigation boxes (a very expensive recent repair!) and spreading them all over unit owner's private lawns and common grassy areas creating a safety hazard for the landscapers cutting the lawn as well anyone who happens to be in the immediate area when the landscapers are mowing. **This has got to stop immediately.** Reparation for any/all damage to an individual homeowner's property, sprinkler irrigation system, landscaping equipment or personal injury will be pursued.

Children are also leaving their empty snack wrappers, juice boxes, water bottles and other garbage all over the community where they are playing. Please remind kids to pick up their garbage when playing outdoors.

### **Issue #2 - Speeding**

Cars have been speeding up and down the streets in our community on a daily basis, an issue we have been trying to address for many years now. It is a major concern on Season's Glen, with drivers repeatedly running the stop sign at Seasons Glen and Summerhill Drive, then continuing to speed down Summerhill to Old Dover Road. Speeding drivers going up Summerhill are also a major problem. As a reminder, the speed limit is 25 mph throughout the development. Driving over the speed limit will not allow you to stop in time if a child darts out into the street or to avoid people walking their pets. Compounding the matter is the fact that we have many cars parked in the streets throughout the development impeding visibility for pedestrians and drivers. **Avoid injuring your neighbor - please slow down and obey our speed limits and stop signs.**

In the past, Cedarcrest Property Management and the HOA Board have requested a police presence for speeders and for drivers who do not obey stop signs in our community. If these issues continue to be a problem, we will once again request that the police intervene and monitor vehicle speed and stop sign infractions, and issue the appropriate summonses. Anybody concerned individual observing speeding or failure to stop at a stop sign can call the Parsippany Police Department directly at 973-263-4300 and request on their own that the street be patrolled - it doesn't just have to come from the Management Company or the HOA Board.



### **Issue #3 – Impediments Placed In Street**

The streets inside of Glenmont Commons are public streets, which are governed and patrolled by the Township of Parsippany. **It is against the law to place any impediments (strollers, cones, signs, etc.) in the middle of a public street or anywhere on a public street to control traffic. It is also against the law to let your children play in the middle of the street impeding traffic.**

Once again it has come to our attention that these types of impediments are frequently placed in the street in the upper Summerhill Drive area. This causes cars to swerve unnecessarily, putting the residents of our community, especially the children, at risk.

If you are concerned about speeding cars, call the Parsippany Police Department – do not take matters in to your own hands by placing obstacles in the street. If a car were to get into an accident or hit a pedestrian because of an impediment that was intentionally placed in the street, the individual placing the impediment could be held liable for their actions. This could include charges of criminal mischief and a civil obligation to pay amounts due to the injured party for repair of vehicle, personal injury, etc.

Anyone witnessing speeding cars or individuals placing impediments in the street should immediately call the Parsippany Police Dept. at 973-263-4300 as well as report the matter promptly to Tom Chilenski, President, Cedarcrest Property Management at 973- 228-5477 ext. 12. Prior to contacting the Parsippany Police and Cedarcrest, please note the make, model and license plate of the speeding car or the name of the person and/or unit number of individuals placing impediments in the street to include it in your report.

### **Issue #4 – Children Playing Unsupervised In Street**

It is extremely unsafe for parents, guardians or caregivers to allow children to play in the street, especially unsupervised. As a reminder, the cul-de-sacs at the end of Pinfold Court, Wiley Court, Autumn Ridge, the top of Summerhill Drive and the end of F. Huston Taylor Court are part of the street and are not any safer than playing in the middle of the road. To ensure the safety and well-being of our children, as well as the safety of people who are trying to travel on the roads within the development, parents should encourage their children to play on their private lawns or in the large common area in the center of our community. As in the case of the Glenmont Commons Pool, common sense dictates that children under the age of twelve should be supervised when playing outdoors. For their safety and well-being do not allow kids to roam the community on their own.

**Keep your kids safe - keep them off the streets! If you feel a child is in a dangerous situation, please call DYFS (877) NJ-ABUSE to report it.**

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If you have any further questions regarding the above, please contact Tom Chilenski, President, Cedarcrest Property Management at 973-228-5477 ext. 120, or [tom@cedarcrestpm.com](mailto:tom@cedarcrestpm.com).

Thank you in advance for your cooperation and support in resolving the above issues and keeping our community a safe and enjoyable place for all residents.

Glenmont Commons HOA Board of Trustees and Cedarcrest Property Management