



The Glenmont Commons Gazette

Glenmont Commons Homeowners Association, Inc.
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February, 2008

Happy New Year!!!

Our next **Regular Homeowners Association Meeting** will be held on **Wednesday, February 27, 2008 at 8:00 PM at 5 Wiley Court.** *The meeting will start on time, so please be prompt. See you there!*

Violation Amnesty Period: Reminder-the amnesty period for non-conforming satellite dish and exterior light installations expires May 31st. Any violators not in compliance by June 1st will be fined retroactively to the notification date in 2007.

May Board Elections: There will be 2 trustee positions up for election-the Association needs Volunteers. Please contact Cedarcrest if you are interested.

Snow/Street Parking: Parsippany-Troy Hills Township Ordinance requires all vehicles be parked off the street to facilitate snow plowing. **Violators will be towed at their own expense.** Please be sure that your vehicle is parked in your driveway and/or garage during inclement weather. Also, a friendly parking request. Please do not park on the street corners where your car blocks visibility.

Dog Waste; The Board of Trustees has received several complaints regarding dog waste and garbage. Please be sure to pick up after your dogs – violators can be fined by both the Township and the Association. Please report all violators to the Parsippany Health Dept. & Management at 973-263-7160.

Garbage Cans: Garbage should not be placed curbside prior to 6:00 PM the evening before the scheduled pick-up. If you miss a garbage pickup, please put your garbage back in your garage until the next scheduled pickup. Cans must be stored in the unit except on pick up day, no exceptions.

Signage: The *Political Season* has begun with elections right around the corner. Please **DO NOT** display **ANY** political signs in your yard. The Rules and Regulations state that **all** signage must be placed in the window of each unit (**For Sale signs are allowed in your mulch bed closest to your unit entrance**). We have received complaints from homeowners, and the signage interferes with our landscapers. Failure to remove the signage may result in a fine.

Toys and Sporting Equipment: such as portable basketball hoops and children's toys (swings/playhouses/bicycles, etc.) should not be left on the lawns, driveways, or any other common areas overnight. Please store them inside the home or garage.

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.

2008 Meeting Dates:

Regular Homeowners Association Meetings are held at 8:00 PM, 5 Wiley Court, the fourth Wednesday every month.

Next 3 Meetings are: Wed., February 27th
Wed., March 26th
Wed., April 23rd

Contact Mike at Cedarcrest if you have an item you wish added to the Agenda

REMINDER:

Glenmont Commons is a Homeowners' Association, not a Condominium, therefore, you must have homeowner's insurance which covers your unit inside and out, including the property. Please read back page for more info.

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Newspapers: Please remove all delivered papers from your driveway promptly, they are unsightly and detract from the overall appearance of our Association. Thank you

***INSURANCE REQUIREMENTS – FEE SIMPLE PLANNED UNIT DEVELOPMENT (PUD) HOA VS. CONDOMINIUM:**

Glenmont Commons Homeowner's Association is a fee simple Planned Unit Development, and you belong to a Homeowner's Association, not a Condominium Association. The major differences being you as owners, own and are responsible for your townhouse inside and out, the structure, and the property directly in front and behind your units, which are deeded to you.

The responsibility for the insurance, repair and replacement of your roof, siding, decks, doors and windows, snow removal, trees and shrubbery which lie on your property are all each individual homeowner's responsibility.

This means you are required to obtain and keep up to date homeowner's insurance to protect your property. Condominium insurance does not cover the items listed above. Verify your coverage with your insurance provider. The Association maintains insurance which covers the Association common grounds, and the pool recreation area.

All of the above information can be substantiated in **the ECR's and bylaws, which should be presented at closing to the buyer.** If you need a copy of the E.C.R.'s and bylaws of Glenmont Commons HOA, please contact Cedarcrest Property Management.