

Powder Mill Village Association, Inc.

C/O Cedarcrest Property Management

www.cedarcrestpropertymanagement.com

91 Clinton Road, Suite 1E

Fairfield, NJ 07004

(973) 228-5477

POWDER MILL VILLAGE VOICE

www.PMVNJ.com

OCTOBER 2011

PROPERTY MANAGEMENT: Cedarcrest Property Management should be contacted regarding common area maintenance, safety, quality of life or bylaw/regulation violation issues. CPM can be reached 9am-5pm at: (973) 228-5477 voice/ (973) 228-5422 fax. Our website is www.CedarcrestPropertyManagement.com. Association Board meetings are held on the third Thursday of every month at 7:00 pm in the Association's clubhouse. Please contact Tom for your issue to be added to the meeting agenda.

Primary Contacts are: **Thomas Chilenski**, ext. 12 E-mail: Tom@CedarcrestPropertyManagement.com & Maria Lopez ext. 10 E-mail: Maria@CedarcrestPropertyManagement.com for **property issues**; and **Zina Timoney**, ext. 14 E-mail: ZinaT@CedarcrestPropertyManagement.com for **financial and maintenance payment issues**.

True emergencies after normal business hours can be reported via our emergency pager number (973) 613-0069. A true emergency is defined as **extreme danger or damage to life and property**. To successfully page us, dial (973) 613-0069, wait for the tone, key in your area code & phone number, press the # key, hang up, keep the line open and wait for our call. If no one responds within 10 minutes, please repeat the process.

Governing Document Revision Vote: To date out of a possible 327 Unit Owners, we have received 191 yes votes back. We are currently 46 votes short of approval. If you have not sent in your ballot, additional information and a new voting ballot is included with this mailer. It can be mailed, faxed, emailed, etc. to our office, please do so at your earliest convenience. Thank you for your time and consideration, please remember this measure is for your benefit and protection. **Remember every vote counts and we need yours!**

JUNE ANNUAL OWNER'S MEETING & BOARD OF TRUSTEES ELECTION: The Annual Owner's meeting and Board of Trustees Election was held on June 16, 2011. An election was not held as there were no Board Member's 3 year terms expiring this year. Greg Pavlik, Parsippany Recycling Code Enforcement Officer, addressed the Owners in attendance regarding the proper handling of garbage & recycling. His main & most important message was this: **A lot of recyclable materials are being put into the regular trash which ultimately costs you money. If you recycle more, it increases revenue for the Town (lower taxes for you); excess recyclables in the trash increases the weight, which increases expenses for the Town (higher taxes for you).**

2010 BOARD APPROVED AUDITED FINANCIAL STATEMENTS: The final Board approved 2010 Audited Financial Statements are available upon request. Please contact Cedarcrest if you would like a copy sent to you.

DOOR & TRIM PAINTING: The door & trim painting has begun and will be completed by the end of October for stage 2, the second third of the complex (132-209 Patriots, Valley Forge, Guilford & 57-67 Continental). Village Painters from Denville is the Board selected vendor. This is year/phase 2 of the 3 year contract. Notices have already been sent to Patriots Rd., and the other streets will receive notices in the mail shortly.

TENANTS/RENTERS: You may be aware that there are more than a few rental units in PMV. Monitoring/Regulation of the rental units are becoming increasingly difficult. The Board of Trustees requests your help. Please keep an eye out and call Cedarcrest to report any rental units changing tenants, as rental leases are required to be for a period of not less than one year. Also, our units are zoned as single family homes. It is prohibited by Parsippany & PMV to rent out less than an entire unit (i.e., bedroom, basement, etc.). Please read the newly amended PMV Lease Regulations blurb at the bottom of this page for further information.

BEING A "GOOD NEIGHBOR": All owners are urged to recognize that you are living in a community where your actions impact others, especially your direct neighbors. Owners are reminded to treat your neighbors as you would like to be treated. Be aware of the noise that you, your family, visitors or your pets (barking dogs too late at night or early in morning) make and how it impacts your neighbors. If applicable, do not throw any cigarette butts in any location other than your own ashtray. Make sure you clean up after your pets when you walk them. **In general, PLEASE be aware of your actions and PLEASE be a THOUGHTFUL NEIGHBOR!**

Violations, Violations...: In an effort to maintain & improve upon our property values and the aesthetic beauty of Powder Mill Village, we have placed a renewed emphasis on identifying violations of the Association's Rules & Regulations. **The most popular violation is garbage & recycling. You must use cans w/secure lids which must be kept inside the unit/garage except for pick-up day.** Other popular violations include improperly placed satellite dishes, exterior lighting (either missing or non-conforming), and general external uniformity (i.e. do not hang your pool towels on your front railing or keep your child's toys out overnight in plain view). The Parsippany do's and don'ts of garbage & recycling, and the calendar can be found on our website at www.pmvnj.com or on Parsippany's website at www.parsippany.net.

Free Advertising Newspapers: Everyone knows what we are talking about. They are delivered weekly, and thrown onto the end of every unit's driveway, causing a huge littering problem which affects our community's appearance. If you have no interest in this free newspaper, please either pick it up and recycle it immediately, then email 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 due to violation of the Association's external uniformity regulations.

PARSIPPANY TRAFFIC ADVISORY COMMITTEE: For those Owners & Residents who are concerned about the safety of our streets, there is someone who cares and can help. The Township of Parsippany has a traffic advisory committee which meets on the third (3rd) Thursday, at 7:00 PM, of each month at the main branch of the public library on Halsey Road. The committee encourages all residents to attend. Please do so and voice your concerns. Maybe they can help with the speeding on Continental or the dangerous parking situation on Patriots.

PET LIMIT: To clarify for all Members and residents: The Board of Trustees of Powder Mill Village would like to remind all that, per the Governing Documents of the Association, the maximum allowable household pets (dogs/cats, etc.) is two (2). Any Unit Owner or resident in violation will be formally warned, via certified letter, by the Association, with 60 days notice to comply with regulations before daily fines are assessed to the Unit. If you have absolute knowledge/proof that another Unit is housing more than two (2) pets, please contact Management, and the claim will be investigated. Thank you for your anticipated cooperation. Also, the feeding of feral cats/wild animals is prohibited, and should be reported to the Township of Parsippany Health Department at (973) 263-7160.

TRAVELING GARBAGE CANS/BROKEN PLASTIC BAGS: Recently numerous complaints have come in regarding unidentified garbage cans, recyclables, and trash blowing around the neighborhood. Please label your cans with your address, and make sure to follow the following rules: **GARBAGE & RECYCLABLES SHOULD NOT BE PUT AT THE CURB BEFORE 6:00 PM THE EVENING PRIOR TO PICK UP, AND MUST BE RETURNED TO YOUR UNIT THE SAME EVENING OF PICK UP. IF YOU CHOOSE TO USE A PLASTIC BAG, PLEASE PUT IT OUT THE SAME MORNING OF PICK UP TO ELIMINATE ANIMALS TEARING THROUGH THE GARBAGE/RECYCLABLES. VIOLATORS WILL BE FINED.** Please refer to the Township of Parsippany 2011 calendar for the garbage pickup schedule. Call (973) 263-7273 if you need one. Please be sure **not** to store your empty garbage cans in front of your unit. **They must be kept inside the home or garage.** **Reminder: There is no service on holidays.** Please put your garbage/recyclables out the next regularly scheduled day. If put out by mistake, please bring them back into the home.

CHECK OUT OUR WEBSITE!: Check it out at www.PMVNJ.com. It contains newsletters, general community information, recent activities, frequently asked questions, recommended contractors, and Parsippany Township links. Most of your questions regarding the day to day operations of Powder Mill Village can be answered here. **Please register for the email list, to receive important updates and newsletters.**

PMV LEASE REGULATIONS: Any unit Owner currently leasing or wishing to lease his unit must understand and comply with the following regulation, which can be found in the governing documents of PMV special resolution # 2006-01. *"No unit shall be leased by the Owner for transient purposes (any rental less than 365 consecutive days, if occupants are provided customary hotel services, temporary residence of employees, agents, or invitees of the Owner). No Owner may lease less than an entire unit. An Owner may lease his unit only pursuant to a written lease, a copy of which must be supplied to the Board of PMV within 30 days of execution, and which incorporates the Rider to Unit Lease (available from CPM), executed by the Owner and occupant. Violations are subject to fines."* The new fines applicable are \$50 per day with no limit or maximum.

Front Landscaping – We have received complaints regarding the landscaping/shrubbery and trees directly in front of the units. Some of the shrubs and trees have fallen or died in recent years, and been removed but not replaced. This detracts from the aesthetics and beauty of our community, lowers our property values, and is not acceptable. **It is each owner's property, and thus their responsibility to maintain the property's appearance, and make sure all units remain the same or similar to the other units in PMV, as was originally intended.**

To help residents implement the replacement of these trees and shrubs, the Board hired a Landscape Architect. She has provided a plan that lists the trees, shrubs, and flowers that will thrive for each townhouse's location and exposure. Residents can obtain a copy of the plans from our website, www.PMVNJ.com. Residents must choose their replacement plants from this plan.

ALL plantings must be approved by the Board prior to installation. Bylaws, page 5, section 13.

***INSURANCE REQUIREMENTS - PLANNED UNIT DEVELOPMENT (PUD) VS. CONDOMINIUM:**

PMV is a Planned Unit Development, and you belong to a Homeowner's Association, not a Condominium Association. The major differences being you as owners, own your townhouse and structure, and the property directly in front and behind your units. **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 require regular homeowner's insurance to cover everything listed above. Condominium insurance covers only the interior structure, from the sheetrock in, and interior contents. The Association only maintains insurance which covers the common grounds between units and wooded areas, and the clubhouse and recreation areas. 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, contact CPM.

OUTLINE OF PMV BYLAWS:

Despite numerous attempts to inform the community, a few households continue to ignore the following bylaws:

Garbage & Recycling Cans must be stored inside the unit garage except for pick up days, no exceptions!

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

Signs/Real Estate Signs are permitted **only** directly in front of your unit, as close to the entrance walkway as possible. They **are not permitted** to be placed near the street.

***The PMV Bylaws prohibit all signs, including political signage. The Board has allowed real estate signs for your convenience. Garage sale signs must be removed the same evening as the sale.**

***Reminder- Homeowners are as responsible as the Board of Trustees for upholding and enforcing the by-laws of our community. If anyone notices any violations, please notify Cedarcrest, and we will investigate, and then follow the proper procedures.** The Board is on your side, always looking out for the best interest of the Community. Please adhere to the Powder Mill Village Association's by-laws, as the Board of Trustees reserves the right to warn and fine any continuous offenders.

Other Items of Interest Concerning Powder Mill Village

TV Recycling Information- You can not place your TV at the curb. The township will not pick them up; TV's are considered hazardous material. Call the Morris County MUA (973) 829-8006 to schedule an appointment to bring your TV to them.

Roof & Deck Repair/Replacement and Exterior Modifications – The bylaws of PMV, page 5 section 13 state, "No owner of a Unit shall permit to be made any structural modifications or alterations in such Unit without first obtaining the written consent of the Board of Trustees of the Association", and furthermore, "No owner shall cause any improvements or changes to be made to the exterior of Powder Mill Village Townhouses, or in any manner change the appearance of any portion of the buildings without first obtaining the written consent of the Board of Trustees of the Association. This restriction shall run with the land". The homeowner must also obtain all necessary permits for this work. The contractor must file their certificate of insurance with CPM, and the external appearance, including the color and texture of the roof shingles, shall match, as nearly as possible, the pre-existing roof shingles of the units adjacent to the unit of the affected owner. Any violators will be fined by the Association.

Trees/Stumps - located within 10 feet from the curb, are Parsippany's responsibility. Residents must contact the Parsippany Parks Dept. for service at (973) 263-7254, and they will remove the dead/fallen tree and grind your stump. If the tree/stump lies further than 10 feet from the curb, on your property, it is your responsibility to replace/remove the tree/stump in question. Depending on the size of the tree, the Association landscaper, John Wach, will offer favorable pricing for replacements. Contact him directly at (973) 335-2905