

Powder Mill Village Association, Inc.



91 Clinton Road Suite 2D

Fairfield, NJ 07004

(973) 228-5477

(973) 228-5422 fax

November 3, 2017

Dear PMV Owners,

I am writing this letter on behalf of the Board of Trustees to let you know what PMV was like before Cedarcrest Property Management and Tom Chilenski came on the scene. I moved to PMV in February of 1999. During the next 2 years, I learned that the property management company hired by the original builder/owner Mr. Mosberg was incompetent and unresponsive to any requests. The grounds were getting overgrown, and my sprinkler system had broken heads in half of my back yard, so my grass was dying. The pool was not in good shape. The concrete deck had cracks in it and the kiddie pool had a leak. The pool motor broke down a few times during the summer and the pool had to be closed. There weren't enough chaise lounges or chairs, and there were no tables or umbrellas. The lifeguards hardly checked the pool passes, and we had people from the apartment buildings and private houses using the pool by showing their driver's license. The clubhouse was a mess with linoleum floors that got very slippery when they were wet. It also had cheap wall coverings, and no cabinets or closets to store supplies except for a metal locker. The tennis courts needed repair and were not locked. In short, not a plus for our property values.

When I joined the Board in 2001, I found that most of the members were as dissatisfied as I was. We decided to do some research and find a new property management company. We chose 5 companies both big and small to interview. We interviewed Taylor Management Company, but decided they were so big that we wouldn't get the attention we wanted. We also didn't go with the smaller companies who didn't have enough resources. We picked a young company named Cedarcrest Property Management owned by 2 young men that impressed us, Tom Chilenski joined their staff and was assigned to us, and we had finally found our man. He was enthusiastic, receptive to new ideas and most importantly, he was proactive. He found problems we didn't know about and always found a solution. The first thing we addressed was our antiquated sprinkler system which was costing us a fortune. Tom found a new company, and they replaced the broken sprinkler heads and dug up the leaking sections of pipes and replaced them. In addition, we hired a new pool company for the upcoming season. When Tom bought Cedarcrest

Property Management in 2004, we were delighted and signed a new contract with him. He promised that he would always personally manage PMV.

Take a good look at our complex now. We have a lovely new pool area, new filters and heaters, and a refurbished clubhouse. The tennis courts have been resurfaced and are kept clean and locked. We hired a separate company to supply our lifeguards and the rules are enforced and the new identity passes are checked and renewed every year. It was Tom's idea to start a beautification project for our grounds to be done in phases. He works closely with our landscaper John Wach to keep expenses down. He also keeps a close eye on our painting companies who seem to need replacing about every 3 years. Because of Tom and the Board working closely together, we have been able to keep our maintenance fee at \$115 a month, one of the lowest in Morris County, and our property values have soared. Please take a look at what some units are selling for currently.

The PMV Board members would like to thank Tom and the staff at Cedarcrest Property Management for all their hard work. We believe the majority of residents are very happy living here, and we will continue to strive to make PMV a sought-after place to live.

Sincerely yours,

On behalf of the PMV Board of Trustees

Sharon Rothe, Secretary
Powder Mill Village Association, Inc.

CC: PMV Board of Trustees
Bob Spinosa, President
Suzanne St. Germain, Vice President
Addie Rufino, Treasurer
Kathy Ossandon, Trustee