

# Powder Mill Village Association, Inc.

C/O Cedarcrest Property Management

295 Bloomfield Avenue

Caldwell, NJ 07006

(973) 228-5477

## POWDER MILL VILLAGE VOICE

www.PMVNJ.com

### MAY 2009

**PROPERTY MANAGEMENT:** Cedarcrest Property Management should be contacted regarding common area maintenance, safety, quality of life or bylaw/regulation violation issues.

- 1 CPM can be reached 9am-5pm at: (973) 228-5477 voice/ (973) 228-5422 fax. [www.CedarcrestPropertyManagement.com](http://www.CedarcrestPropertyManagement.com)
- 2 Contacts are: Thomas Chilenski, extension 12 E-mail: [Tom@CedarcrestPropertyManagement.com](mailto:Tom@CedarcrestPropertyManagement.com) for property issues and Vickie Dixon, extension 14 email: [Vickie@CedarcrestPropertyManagement.com](mailto:Vickie@CedarcrestPropertyManagement.com) for financial issues, or Elaine Petrerera at extension 10 for maintenance payment issues.
- 3 **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, repeat the process.

**POOL BADGES:** CPM was at the Powder Mill Clubhouse located at 84 Continental Road distributing your 2009 pool badge renewal stickers Saturday, May 9<sup>th</sup> and Sunday, May 17<sup>th</sup> from 10:00 am – 2:00 pm. **If you weren't able to get your 2009 stickers, you can contact Gina in our office at extension 15 or email [gina@cedarcrestpropertymanagement.com](mailto:gina@cedarcrestpropertymanagement.com) for further instructions.**

\* Several Unit Owners who reside alone have complained that although they pay the same maintenance fee as everyone else, they only receive 3 pool badges (1 Owner, 2 guest), while couples with children may receive as many as 8 badges. In an effort to be fair, the Board has voted to issue 3 guest badges to those Unit Owners residing alone for a total of 4 badges.

\* **Reminder: only Members in good standing with the Association will be issued renewal stickers/badges.**

\* **The new rules established in 2008 pertaining to visitors will be enforced vigorously:** The owner **MUST BE PRESENT WITH/ACCOMPANY** their visitors at all times, as stated in our pool rules. The Board of Trustees has voted and approved unanimously to enforce this regulation. Any Owner found supporting/condoning breaking of the rules will immediately lose their pool/recreation privileges for the season, and be fined \$25 per incident. **NO EXCEPTIONS.** This will be monitored closely by the lifeguards and Management. Also, please note that owners of rental units must sign the form which transfers their pool privileges to their tenants before the tenants can be issued their badges. **Pool badges will not be issued to both owners and tenants of the same unit.**

**EXTERIOR DOOR & TRIM PAINTING/DECK WASHING & STAINING SCHEDULE REVISION:** In an effort to keep PMV's monthly maintenance payments at \$100 per month, the Board of Trustees has voted & approved to extend the door & trim painting to every four years instead of every three years, and the deck washing & staining to every three years instead of every two years. This will save us thousands of dollars each year, and is still more frequent than the nationally accepted standards of painting/staining every 5 years.

**PARSIPPANY CITIZEN POLICE ACADEMY:** The Parsippany Police has asked the Association to pass this information along: The Parsippany Citizen Police Academy is a 10 week program with classes held once per week. The classes are designed to educate Parsippany Residents on police procedures, training, crime prevention techniques, neighborhood watch programs, motor vehicle stops, traffic enforcement, school resource officers and other important topics. If you are interested, please download the notice and application form from our website at [www.pmvnj.com](http://www.pmvnj.com). There is **NO COST** to attend the academy. It is provided as a service of the Police Department.

**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 (3<sup>rd</sup>) Thursday, at 7:00 PM, of each month at the main branch of the public library on Halsey Road. The committee welcomes 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) 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.

**DRYER VENT FIRE HAZARD:** Dryer vents have been recognized nationally as needing routine maintenance (bi-yearly cleaning), as they can become clogged with lint which could easily result in a fire. Several PMV Owners have used and recommend Advent Duct Cleaning, they are licensed, bonded & insured indoor air quality experts. call them at (888) 280-8368. The cost of the service will save you money, shorter dryer cycles = less energy!

**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. 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 on page 2 for further information.

**CHECK OUT OUR NEW WEBSITE!:** We have created a new Powder Mill Village website for our resident's convenience. Check it out at [www.PMVNJ.com](http://www.PMVNJ.com). It contains newsletters, general community information, recent activities, frequently asked questions, 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.**

**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 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 2009 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 to the home.

**COMMON MAILBOXES/PARKING:** Please be considerate of your neighbors when parking on the street. **Do not park** in front of the mailboxes. **If you have a rusted/original steel mailbox,** call your Postmaster at (973) 538-3666 and request a replacement. They are the property of the U. S. Postal Service, not the Association. That also means we do not have anything to do with the keys or repairs of the mailboxes. **ALSO, IT WOULD BE A VERY GOOD IDEA NOT TO PARK ACROSS FROM DRIVEWAYS TO ELIMINATE THE POSSIBILITY OF A RESIDENT BACKING INTO YOUR VEHICLE WHILE EXITING THEIR DRIVEWAY. THANK YOU FOR YOUR COOPERATION.**

**NEWLY AMMENDED 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 # 2002-01. *"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** – Recently 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](http://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.*

**RESPECT THY NEIGHBOR:** Several complaints have been reported recently regarding PMV residents not respecting their neighbor's property. Complaints have included pet owners allowing their dogs to urinate and defecate on other resident's lawn areas, or rowdy children playing and disturbing their neighbors while trespassing on their property. That is inconsiderate and illegal. Owners own the property in the front and rear of their unit. It is not common Association property. The offenders can be prosecuted for trespassing, and violations can be issued for not picking up your dog's waste. **The Association can not get involved with these types of incidents, but the township's Police and Health Departments can.** Please be considerate of your neighbor's private property in the future to help promote a harmonious living environment for all PMV residents.

**\*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:*

**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, then follow the proper procedures.** The Board is on your side, always looking out for the best interest of the Association. 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.

**Pet Owners** - are responsible for **leashing and cleaning up after their own pets.** It is mandated by the Township of Parsippany, as dog waste can transmit disease. Persistent offenders should be reported to the Dept. of Health at (973) 263-7160 immediately. Please be sure to confine your dog to your own lawn while it is relieving itself. It is trespassing and violates town ordinance, as well as the PMV bylaws, to allow your pet to relieve itself on someone else's property. It also damages the lawns, which invariably negatively affects the Association's budget.

**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