

## **Powder Mill Village Townhome Association**

**c/o Cedarcrest Property Management**

**91 Clinton Road, Suite 2D**

**Fairfield, NJ 07004**

**(973) 228-5477**

### **2/20/17 Open Meeting Minutes**

Attendees: Board Members: Ms. Sharon Rothe, Ms. Suzanne St. Germain, Ms. Addie Rufino, Mr. Bob Spinosa, Mr. Thomas Chilenski, Cedarcrest PM.  
Numerous Unit Owners-sign in sheet on file in management office.

7:35 pm Mr. Spinosa, PMV Association President calls the meeting to order.

Mr. Spinosa provides an update on his unit 31 Stockton Ct. fire situation to the Owners, states that his Insurance company NJ Manufacturers has approved the unit cleanup and reconstruction, cleanup to begin in 1-2 weeks and reconstruction ASAP.

Mr. Banko states he has filed 3 official concerns with the Parsippany Mayor's office. 1. Frequent vehicles speeding on Continental and Patriots Rd. 2. Illegal parking on curves on Patriots and Stockton. 3. Request to add speed bump/table to Continental Rd.

67 Stockton reports water issues coming from the wooded area behind her unit-constant water flow into basement she has 2 sump pumps which run continuously when weather/season is wet. It does not affect her neighbors in the same building they do not have the issue. Management will check the issue and communicate with the Owner to see if Association is responsible/can help remediate.

An unnamed owner reports a large tree in the common area behind 81 Continental Rd., is leaning and possibly dangerous it should be checked by a tree expert. Same Owner reports a unit on Continental, corner of Stockton which has shiny aluminum on the side of the unit? Possible violation management will check.

An unnamed owner asks about the rail road tie dividers between unit driveways, who is responsible? Board responds it is shared responsibility between owners, they should work it out between each other, it does not have to remain/be replaced the area can be paved over if Owners agree.

Owners in attendance suggest additions for the upcoming Spring newsletter, including regular dryer vent and gutter cleaning suggestions with information. Also suggest installing a community bulletin board somewhere on common property central to the community.

8:56 pm meeting adjourned.

Submitted by: Thomas Chilenski, Cedarcrest Property Management