



September 27, 2016

To: All Residents of Powder Mill Village Association

Re: Annual Owner's Meeting-Discussion Points/Review

Dear Powder Mill Village Residents:

The June Annual Owner's meeting concentrated on the subjects below. Main topics of discussion were relative to quality of life issues at Powder Mill Village. Listed below are the issues we discussed.

*** Pets:** There have been numerous complaints about people who own pets, and who are not taking responsibility for picking up their pet's waste. This essentially leads to a health epidemic if not controlled immediately. It is also important to note that a percentage of the people who are not picking up after their pets are also trespassing on others property. It's important to understand that the above mentioned issues are not only against the rules and regulations of the Association; they are in violation of the Municipal Ordinance, which can be read at www.Parsippany.net, Part II, Chapter 91. At the Parsippany web-site rules and regulations for picking up waste and disposal, designated areas to walk pets, and the violations and penalties set forth by the Municipality can be found. If everyone in the community were to cooperate on these issues it would ensure a healthy, scenic and environmentally friendly community for all residents. ***Remember dogs should always be on a leash not more than (8 ft.) in length and never should be allowed to run free through the community.**

*** Trespassing/Vandalism:** It has been observed that children have been playing on other unit Owner's property, which is trespassing, and in some instances there has been damage left behind. While there are rules being broken, it is also important to realize the danger involved for all. Each resident is asked to make sure they know where their children are, and where they are playing. Children playing in the street is dangerous. Following the above mentioned rules will enable a much safer community. When driving, please pay attention to the speed limits posted around our community for obvious reasons of safety.

*** BBQ Grills/Fire Pits:** Most importantly, BBQ grills and all propane/charcoal/open fire pits are prohibited by the NJ Uniform Fire Code Section 308.3 for all multiple dwelling communities. Please be advised - if your unit is found in violation by the Township or NJ State Fire Inspector you will be issued fines. Electric and legally plumbed natural gas BBQ grills are the only type allowed by law and the Association.

We all agree that every resident should take pride in our community. So keep your property clean, and place debris and garbage in containers. Place bulk pick-up at the curb on the days designated for pick-up (schedule can be found at www.parsippany.net). When

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entertaining and having visitors, please direct them to park in the appropriate places for visitors and do not block a neighbor's driveway or parking area.

Please report any cars left unattended, or any other impediments left on the streets that can cause accidents to the Parsippany Police and Management. Be advised that any car, toy, garbage cans left impeding traffic is against the law.

There are many people in the community who adhere to the rules and regulations and it is appreciated. Therefore, if anyone sees someone trespassing, damaging or committing violations that will cause the community harm in anyway, report it as soon as possible to the proper authorities and Management.

To keep our community clean and safe we have to report any rules or regulations broken that can harm the community in any way. We all strive to make Powder Mill Village a role model community with high property values, one that people would love to come home to and want to live in. If each homeowner does their part, these issues will be eliminated and each of us will have the quality of life everyone strives for.

If you have any questions or concerns regarding the above information, please contact us in the management office. Your dedicated Property Administrator is Donna Malanga, donna@cedarcrestpm.com, or extension 25 in the office.

Thank you for your understanding and anticipated cooperation,

The Board of Trustees, Powder Mill Village Association & Cedarcrest Property Management