



June 26, 2018

Re: Safety Issues in Our Community

Dear Powder Mill Village Residents:

We need your help with several issues that have been brought to the attention of Cedarcrest Property Management and the Powder Mill Village HOA Board of Trustees.

First and foremost, please understand that we acknowledge that there are many conscientious and responsible unit owners, parents and children in our community where these issues are not applicable – we thank you for helping us ensure our community is a safe and enjoyable place for all residents. We have many small children residing in our community, and their safety is our utmost concern.

Issue #1 – Trespassing on Private Property/Damaging Private Property, Association Common Property and Utility Equipment

It has been reported that children have been playing in individual unit owner's private driveways, trees, landscape areas and lawns, climbing on and damaging common area trees and landscaping, as well as climbing and playing on telecommunications, cable and electrical boxes resulting in multiple repairs that the Powder Mill Village HOA, individual unit owners, as well as the utility companies have had to address.

Residence driveways, together with the lawn areas in front of and behind each residence, as well as the end unit side lawn areas 5 feet from the foundation are private property, not common area property. We ask that you please keep this in mind as owners, tenants and their guests should respect the privacy of unit owner's personal property as well as common areas adjacent to their units.

No one should be climbing on any of the trees, through landscaping, on or around telecommunications, cable and electrical boxes. Not only could this result in residents being held liable for personal property damages, association property damages or utility company property damages, it could result in serious injuries. In addition, there should be no playing on the landscaped portions of the common areas.

Individuals are also removing the landscaping rocks from unit owner's private property under their back decks and are putting them in the sprinkler system irrigation boxes (a very expensive recent repair!) and spreading them all over unit owner's private lawns and common grassy areas creating a safety hazard for the landscapers cutting the lawn as well as anyone who happens to be in the immediate area when the landscapers are mowing.

Trash is also being left throughout the community. Please be mindful and be sure to dispose of trash items properly at all times and especially on garbage and recycling days where items may be blown into the streets or onto your neighbors property.



Issue #2 – Speeding

Cars have been speeding up and down the streets in our community. It is a major concern on Continental and Heritage with drivers running the stop sign at Continental, then continuing to speed. Speeding drivers going up Heritage are also a problem. As a reminder, the speed limit is 25 mph throughout the development. Driving over the speed limit will not allow you to stop in time if a child darts out into the street or to avoid people walking their pets. Compounding the matter is the fact that we have many cars parked in the streets throughout the development impeding visibility for pedestrians and drivers. To avoid injury – please slow down and obey our speed limits and stop signs.

Residents observing speeding or failure to stop at a stop sign can call the Parsippany Police Department directly at 973-263-4300 and request that the street be patrolled.

Issue #3 – Impediments Placed In Street

We have also had several reports of items being left in the streets particularly in the area of Continental. These items include but are not limited to strollers, cones and signs. Not only is this against the law, these items could cause accidents. Please be sure that your personal items are kept out of the roadways.

Issue #4 – Children Playing Unsupervised In Street

We have had reports of unsafe situations with regards to children playing in the street. In particular, the cul-de-sac on Heritage and open cul-de-sac on Guilford are problematic areas. To ensure the safety and well-being of our children, as well as the safety of people who are trying to travel on the roads within the development, parents should encourage their children to play on their private lawns or in the common area adjacent to their home. Please make sure young children are supervised when playing outdoors.

If you have any further questions regarding the above, please contact Melissa Natoli, Property Director, Cedarcrest Property Management at 973-228-5477 ext. 150, melissanatoli@cedarcrestpm.com. Or Brittany Mohrbutter ext. 240, brittany@cedarcrestpm.com.

If we all make a conscious effort to keep these points in mind when out in the community, we know they can be resolved. Thank you in advance for your cooperation and support all of which helps to keep our community a beautiful place to live.

Powder Mill Village Association Board of Trustees and Cedarcrest Property Management