

Powder Mill Village Association, Inc.

C/O Cedarcrest Property Management

91 Clinton Road, Suite 2D

Fairfield, NJ 07004

(973) 228-5477

www.cedarcrestpm.com

POWDER MILL VILLAGE VOICE

www.PMVNJ.com

April 2017

PROPERTY MANAGEMENT: Cedarcrest Property Management should be contacted regarding common area maintenance, safety, quality of life or bylaw/regulation violation issues. CPM can be reached 9am-5pm at: (973) 228-5477 voice/ (973) 228-5422 fax. Our website is www.CedarcrestPM.com. Association Board open meetings are held on the third Monday of the month at 7:30 pm in the Association's clubhouse, except for the months of August & December. Please contact Tom from CPM for your issue to be added to the meeting agenda.

Primary Contacts are: Kellie Mokrzycki, ext. 29 E-mail Kellie@cedarcrestpm.com; **Thomas Chilenski**, ext. 12 E-mail: Tom@cedarcrestpm.com

****True emergencies** after normal business hours can be reported via our main phone line (973) 228-5477. A true emergency is defined as **extreme danger or damage to life and property**. To successfully reach us, dial (973) 228-5477 and press 9, your call will be directed to the on-call Cedarcrest employee to assist you immediately.

***THE ANNUAL POWDER MILL VILLAGE OWNER'S MEETING WILL BE HELD ON MONDAY JUNE 19TH - SEE YOU THEN!**

HOUSE WATCH PROGRAM: If you are going on vacation and your unit will be vacant for 1-3 weeks, you may request the Parsippany Police Dept. to monitor your unit while you are away. Residents can ask for this service by completing a request form at the Parsippany Administration Office, in the Parsippany Police Dept. building located at 3339 US-46, Parsippany, NJ 07054.

DISPOSAL OF UNWANTED LEFT OVER PRESCRIPTION DRUGS: Residents can deposit unwanted prescription drugs at the Parsippany Administration office located in the Parsippany Police Dept. on any day at any time. There is a visibly labeled mailbox across from the Administration Office. On April 29th the Parsippany Police Dept. will be accepting unwanted prescription drugs at the Marshall's store in Parsippany located at 3101 US-46, Parsippany, NJ 07054. An email blast has been sent to all Residents with this information.

FIRE EXTINGUISHER TRAINING: Fire extinguisher training will be held at the PMV Clubhouse 84 Continental Rd. this Tuesday, April 25th at 7PM. The Mt. Tabor Fire Department will be on hand to demonstrate the proper use of fire extinguishers and safety steps residents should take in their home to prevent fires. People are requested to bring their fire extinguishers if they have any questions. An email blast has been sent to all Residents with this information.

POOL BADGES: CPM will be at the Powder Mill Clubhouse distributing your 2017 pool badge renewal stickers Saturday, May 13th and Sunday, May 21st, from 10:00AM to 2:00PM.

*** Reminder: only Members in good standing with the Association will be issued renewal stickers/badges. This means that all maintenance fees and fines must be paid in full.** Please be advised, any Unit Owner and/or Resident found supporting/condoning breaking of the pool rules will immediately lose their pool/recreation privileges for the season, and be fined \$25 per incident. **NO EXCEPTIONS.**

Please note that owners of rental units must sign the pool badge form transferring their pool privileges to their tenants before the tenants can be issued badges.

***Pool badges will not be issued to both owners and tenants of the same unit.**

POOL HOURS: The pool will open Memorial Day weekend, only on weekends, beginning Saturday May 27th 10:00 am – 8:00 pm. Parsippany public schools close for the Summer on Thursday 6/22/17. The pool will open daily Monday-Sunday through Labor Day weekend beginning on Friday June 23rd.

Have a safe & happy swimming season!

***INSURANCE REQUIREMENTS - 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 structure and the property it sits on, including your front and rear yards. **The responsibility for the insurance, repair and replacement of your roof, siding, decks, doors and windows, trees and shrubbery, and snow removal on your property rests with each individual homeowner.** This means you require regular homeowner's insurance to cover everything listed above, (an HO-3 Insurance policy). 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, 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, please contact CPM.

PARKING ISSUES: Please be advised that we have had an increase in minor fender benders. People backing out of their driveways carelessly, hit cars parked legally on the street. Please slow down and use extreme care when backing out. Conversely, when parking your vehicle on the street, please be aware and park courteously. Try not to park across from driveways or next to the mailboxes when possible. Thank you for your anticipated cooperation!

BEING A "GOOD NEIGHBOR": All owners are urged to recognize that you are living in a community where your actions impact others, especially your direct neighbors. Owners are reminded to treat your neighbors as you would like to be treated. Be aware of the noise that you, your family, visitors or your pets (barking dogs too late at night or early in morning) make, and how it impacts your neighbors. Do not throw any cigarette butts in any location other than your own ashtray. Make sure you clean up after your pets when you walk them.

In general, PLEASE be aware of your actions and PLEASE be a THOUGHTFUL NEIGHBOR!

BBO GRILLS: Please be advised, as regulated by the Township of Parsippany-Troy Hills & the State of New Jersey: Fire Prevention Code 169-14. Barbecue grills. "The following shall apply to all multiple single-family dwellings & buildings: A. Barbecue grills shall not be used on any porch, balcony or other portion of a building, within any room or space of a building, within five feet vertically or horizontally of any building in any way. B. Portable gas barbecue grills and/or propane tanks shall not be stored inside any building or structure".

TENANTS/RENTERS: You may be aware that there are more than a few rental units in PMV. Please be advised the Owner(s) of rental units are responsible for ensuring their tenants follow all PMV rules & regulations. Monitoring/Regulation of these rental units is 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, as rental leases are required to be for a period of not less than one year. 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 the next page for further information.

HOMEOWNER UTILITY LINE PROTECTION PLAN: In case you are not aware, the water and sewer lines running through your property, serving your unit are your responsibility to repair or replace if and when they fail. American Water Resources of NJ offers a protection program for around \$12/month. You can go to AWRUSA.com/SAVE and use code NJCOM144 for additional enrollment savings if you are interested.

SINGLE STREAM RECYCLING IS HERE!: This means that from now on, you can put all acceptable recyclable materials in the same recycling bin, every week (except Holidays). You may find this notice and the new 2017 Township Garbage & Recycling calendar posted on our website at www.parsippany.net. – PMV is District 1.

Violations, Violations...: In an effort to maintain & improve upon our property values and the aesthetic beauty of Powder Mill Village, we have placed a renewed emphasis on identifying violations of the Association's Rules & Regulations. **The most popular violation is garbage & recycling. You must use cans w/secure lids which must be kept inside the unit/garage except for pick-up day.** Other popular violations include improperly placed satellite dishes, exterior lighting (either missing or non-conforming), and general external uniformity (i.e. do not hang your pool towels on your front railing or keep your child's toys out overnight in plain view). The Parsippany do's and don'ts of garbage & recycling, and the calendar can be found on our website at www.pmvnj.com or on Parsippany's website at www.parsippany.net.

Front Landscaping – 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 who 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. Residents must choose their Board approved replacement plants from this plan. *ALL*

plantings must be approved by the Board prior to installation. Bylaws, page 5, section 13.

PET LIMIT: 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 ,etc.) 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 or wild animals is prohibited and should be reported to the Township of Parsippany Health Department at (973) 263-7160.

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 obey the following rules: **GARBAGE & RECYCLABLES SHOULD NOT BE PUT AT THE CURB BEFORE 6:00 PM THE EVENING PRIOR TO PICK UP, AND MUST BE 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 2017 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 on the next regularly scheduled day. If you put it out by mistake, please bring it back into the home.

CHECK OUT OUR WEBSITE!: Check it out at www.PMVNJ.com. It contains newsletters, general community information, recent activities, frequently asked questions, recommended contractors, and Parsippany Township links. Most of your questions regarding the day to day operations of Powder Mill Village are answered here. It also contains a copy of the PMV Governing Documents.

Please register for the email list to receive important updates and newsletters.

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 # 2006-01: *“No unit shall be leased by the Owner for transient purposes (any rental less than 365 consecutive day, 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.

Other Items of Interest Concerning Powder Mill Village

Neighborhood Watch Some of our residents have expressed an interest in forming a Neighborhood Watch. Anyone interested in more information about this can email Mike Banko directly at banko729@gmail.com.

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

TV Recycling Information- You cannot 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, you must bring it to them.

Township of Parsippany-Troy Hills information - Log onto www.parsippany.net.

Dryer Vent & Chimney Cleaning- The leading cause of home clothes dryer and chimney fires is failure to clean them. An estimated 2,900 home dryer fires happen every year, causing 5 deaths, 100 injuries, and \$35 million in property loss. Visit the U.S. Fire Administration's website at <https://www.usfa.fema.gov> for a few simple safety tips to help you prevent a clothes dryer fire. Professional cleaning is recommended every 2 years, at a minimum.

New PMV Board of Trustee Member- The PMV Board recently appointed Kathy Ossandon to fill the open Board seat left by John Palumbo, who recently sold his unit and moved. The PMV Board would like to thank John for his many years of dedicated service to PMV, and welcome Kathy to the Board-thank you for volunteering to serve PMV!

Roof & Deck Repair/Replacement and Exterior Modifications –Homeowners must apply for and obtain Association approval before proceeding with all exterior replacements and/or modifications. The modification form/info can be found on the website www.pmvnj.com or contact CPM. Violators will be fined by the Association.

Trees/Stumps – **Any tree or stump** 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.

Powder Mill Village 2017 Calendar

MAY	JUNE	JULY
*Trim/door painting Stockton Ct. & Continental Rd.	*Pool opens Daily on 6/24 Open every day weather permitting until Labor Day	*4 th of July there will be no garbage or recycling pickup
*Pool Badges 5/13 & 5/21 10am-2pm	*Owners Annual Meeting 6/19*	
*Pool Opens Saturday 5/27		
*No garbage or recycling pickup on Memorial Day Monday 5/29		
AUGUST	SEPTEMBER	OCTOBER
	*Pool closes for the season on Labor Day 9/4	*Columbus Day 10/9 there will be no garbage or recycling pickup
	*Labor Day 9/5 there will be no garbage or recycling pickup	
NOVEMBER	DECEMBER	JANUARY
*Thanksgiving 11/23 there will be no garbage or recycling pickup	*Christmas Day 12/25 there will be no garbage or recycling pickup	*New Year’s Day 1/1/17 there will be no garbage or recycling pickup