

Powder Mill Village Voice

Morris Plains, NJ – www.pmvnj.com

November 2017

PROPERTY MANAGEMENT: Cedarcrest Property Management can be reached 9am-5pm at: **(973) 228-5477 voice/ (973) 228-5422 fax**. Our website is www.CedarcrestPM.com. CPM should be contacted regarding common area maintenance, safety, quality of life or bylaw/regulation violation issues. The PMV Board meets in the PMV clubhouse monthly for closed working session meetings, please contact Tom from CPM for your issue to be added to the meeting agenda for Board discussion.

Primary Contacts are: Thomas Chilenski ext. 120 E-mail: tom@cedarcrestpm.com

Brittany Mohrbutter ext. 240 E-mail brittany@cedarcrestpm.com

****True emergencies** that occur after normal business hours can be reported via our main phone line.

*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.*

2018 OPERATING BUDGET: The PMV Board of Trustees has called an Open session meeting for Tuesday November 21st 8:00PM in the PMV clubhouse, 84 Continental Rd. The purpose of the meeting is to present and ratify the proposed 2018 Operating Budget, with no increase over 2017 maintenance fees.

2017 LANDSCAPING IMPROVEMENTS: The PMV Board is listening to your complaints & concerns! Several landscaping improvement projects were undertaken this year, with the focus on aesthetically pleasing improvements complex-wide which benefit all Owners and help increase property values. Recommendations from CPM and JJW Landscaping included grinding the many old tree stumps littering the front yards of many Homeowners, from trees originally planted by the Town's Shade Tree Commission further than 10 feet from the street curb contradicting their regulations, and planting grass. Many rear yards and Common areas suffered from compacted soil, lack of grass, and water runoff issues-which were core-aerated and over-seeded. Many Common area dangerous tree issues were addressed by Steve's Tree Service, throughout the year. Several very visible Common areas near USPS mailboxes were improved by removing/shaping old shrubbery and replacing with new. Management has been in direct contact with the Town's Parks & Forestry Dept. advocating for stump grinding and dead tree removal for Units with trees which were planted within 10 feet of the street curb. Management has also been in direct contact with Verizon Fios and their installation Sub-contractor J Fletcher Creamer-ensuring disturbed Common areas and unit Owner front lawns were repaired correctly, and holding them responsible for damages caused to the Association's irrigation system during their operations.

PMV WEBSITE BOARD CONTACT BUTTON: Upon request, in order to provide a direct communication option to the PMV Board, we have added a "Contact the Board" button to the PMV website. It can be found on the Board of Trustees tab at www.pmvnj.com.

KIDDE FIRE EXTINGUISHER SAFETY RECALL!: ALERT! Over 37 million Kidde Fire Extinguishers have been recalled in the United States. Please visit www.kidde.com to check if your Kidde Extinguisher has been recalled for disposal and replacement instructions/information.

PARKING: With Winter approaching, please be thoughtful and considerate neighbor, and do not park your vehicle adjacent to the common mailboxes throughout the community. With our narrow streets it is already dangerous accessing the mailboxes. Traffic and parked cars limit the visibility of oncoming traffic for pedestrians. When the snow accumulates the problems will be magnified. Please do not block the common mailboxes with your parked car, for your and your neighbor's safety! Also, people backing out of their driveways carelessly can 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 of unit driveway locations and park courteously. Please try not to park across from driveways or next to the mailboxes when possible. Thank you for your anticipated cooperation!

***INSURANCE REQUIREMENTS - PLANNED UNIT DEVELOPMENT (PUD):** 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, snow removal, trees and shrubbery 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 Association's ECR's and bylaws, which should be presented at closing to the buyer**. If you need a copy, please contact CPM or visit the website www.pmvnj.com.

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 ☺*

BBQ 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.).

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/replace if/when they fail. American Water Resources of NJ offers a protection program for around \$12/month, please go to AWRUSA.com/SAVE and use code NJCOM144 for additional enrollment savings.

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. Popular violations include garbage & recycling cans being left outside or at the curb, 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 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.

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, etc.) is two (2), and they must be registered with the Association. 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 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.

TRAVELING GARBAGE CANS/BROKEN PLASTIC BAGS: 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. Please call (973) 263-7273 or visit the website www.parsippany.net 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.