



November 3, 2017

Re: Powder Mill Village Association, Inc.

Dear Powder Mill Village Homeowners,

I am writing to you today as the Senior Property Director for Powder Mill Village Association, Inc. My company, Cedarcrest Property Management, has successfully managed the PMV property for the past 14+ years, since January 2003. I personally began managing PMV in January of 2003. I took over sole ownership of CPM in March 2004 and continued personally managing PMV to the present day. I have been privileged to work with a duly elected and dedicated Board of Directors who consistently serve the homeowners of PMV with their best interests at heart both professionally, ethically, and fiscally, and who are unpaid volunteers.

The PMV Board and CPM Management have experienced a healthy, pro-active working relationship through many years of hard work, dedication, and concentrated efforts to turn Powder Mill Village into one of the most popular locations to live in Morris County. PMV property values have never been higher, monthly maintenance fees which were set at \$100/month 15 years ago in 2002 are now set at \$115/month, which is less than a 1% annual increase in a 16-year span. This is incredible when you consider national inflation rates have been steady at 3% annually for many, many years.

Since this past January, the nature of this relationship has changed for a small cadre of Homeowners. Their dissatisfaction with Cedarcrest Property Management and the PMV Board Members has been shared in Open PMV Meetings, negative texts, emails, and recent Facebook postings-to which CPM employees, including myself, have been denied entry.

We have attempted to be proactive and cooperative on all levels with the group, to provide transparency in monthly Open PMV meetings, discussions, sharing of documents, and meeting one on one with them and CPM office personnel to address their concerns and questions. Yet accusations of misconduct and the spreading of misinformation on social media continues. At their request, we added a contact button to the PMV website for anyone to contact the PMV Board directly via email. To date they have not used it. The small group of Homeowners continue to claim the Association's by-laws are being breached, including the claim that monthly PMV Association Open Meetings must be held. Please be advised there is absolutely no such requirement in the PMV by-laws, the NJ Condominium Act, the recently enacted PREDFA Radburn election procedures, nor are they required by any other local/county/state/federal government entity. PMV's complete set of Governing Documents, by-laws, rules & regulations, and much more Association information is posted on the PMV website for all PMV Homeowners to read and review at www.pmvnj.com.

I am sincerely asking all PMV Homeowners to reach out directly to me and my CPM staff if you have any questions regarding PMV by-laws, property management issues, neighborhood concerns, or anything having to do with PMV Association home-ownership. We will be happy to provide you with correct, clear, concise information based in fact, not conjuncture or fiction. Our direct contact info can be found on page 2 of this letter.

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Our next Open PMV meeting is scheduled for Tuesday, November 21st, 2017 at 8:00 PM in the PMV clubhouse. The 2018 Budget will be presented to the Owners for ratification, with no increase in maintenance fees for 2018 over 2017 maintenance fees.

Please be advised, all open meetings will begin promptly at 8:00 PM.

Respectfully yours,

Thomas Chilenski, Senior Property Director

Powder Mill Village Association, Inc.

Cc: PMV Board of Directors

Your Property Director is:

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Your Property Administrator is:

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