

# Powder Mill Village Association, Inc.

C/O Cedarcrest Property Management

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[www.cedarcrestpropertymanagement.com](http://www.cedarcrestpropertymanagement.com)

## POWDER MILL VILLAGE VOICE

[www.PMVNJ.com](http://www.PMVNJ.com)

### April 2013

**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.CedarcrestPropertyManagement.com](http://www.CedarcrestPropertyManagement.com). Association Board meetings are held on the third Thursday of every month at 7:00 pm in the Association's clubhouse. Please contact Tom for your issue to be added to the meeting agenda.

**Primary Contacts are:** **Thomas Chilenski**, ext. 12 E-mail: [Tom@CedarcrestPropertyManagement.com](mailto:Tom@CedarcrestPropertyManagement.com) & **Sophia Crater**, ext. 13 E-mail: [Sophia@cedarcrestpropertymanagement.com](mailto:Sophia@cedarcrestpropertymanagement.com) for **property issues**; and **Zina Timoney**, ext. 14 E-mail: [ZinaT@CedarcrestPropertyManagement.com](mailto:ZinaT@CedarcrestPropertyManagement.com) for **financial and maintenance payment issues**.

**\*\*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.

**\*THE ANNUAL POWDER MILL VILLAGE OWNER'S MEETING AND ELECTION WILL BE HELD ON JUNE 20<sup>TH</sup>-SEE YOU THEN!**

**UNIT GAS LINES:** This is to inform you of a potentially serious condition with the gas lines originally installed in your unit. Several units, with gas meters installed inside their garage, have recently experienced gas leaks. Management has inspected the entire property and has found the only units with gas meters installed in the same manner inside the garages are 2-87 Patriots Road (inside units only; end units have meters mounted on the outside of unit.) Also, the even number units of 40-50 Patriots Road are exempt. After PSE&G inspection of the units with recent leaks they found the original high pressure gas line going to the gas meter may be compromised or corroded, and in need of replacement. The low pressure line, after the meter, may need some repairs, including sanding, priming, and re-painting. We urge you to closely inspect your gas supply line and meter. If you suspect your line is compromised, contact PSE&G immediately for inspection, to ward off any potential health/safety hazards. If there is excessive corrosion, a new high pressure line with protective coating will be installed by PSE&G. PSE&G is responsible for all gas lines from the street up to your unit and including your gas meter. Repairs to any gas lines after the meter would be the homeowner's responsibility. It is our understanding the PSE&G will be inspecting the entire community in late spring and/or early summer, but please do not wait, check your gas lines now.

**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](http://AWRUSA.com/SAVE) and use code NJCOM144 for additional enrollment savings.

**POOL BADGES:** CPM will be at the Powder Mill Clubhouse distributing your 2013 pool badge renewal stickers Sunday, May 5<sup>th</sup> and Saturday, May 18<sup>th</sup> from 10:00 am – 2:00 pm. \* **Reminder: only Members in good standing with the Association will be issued renewal stickers/badges.** \* **The following rules established in 2008 pertaining to visitors will be enforced rigorously:** The owner **MUST BE PRESENT WITH/ACCOMPANY** their visitors at all times, as stated in our pool rules. Any Owner found supporting/condoning breaking of the rules will immediately lose their pool/recreation privileges for the season, and be fined \$25 per incident. **NO EXCEPTIONS.** This will be monitored closely by the lifeguards and Management. Also, 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 weekends beginning Saturday May 25<sup>th</sup> 10:00 am – 8:00 pm, and will open daily through Labor Day weekend beginning on Friday 6/21/13, after Parsippany public schools close on Thursday

6/20/13. Have a safe & happy swimming season!

**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). Please see the included flyer from the Township of Parsippany-Troy Hills. Also, you may find this notice and the new 2013 Township Garbage & Recycling calendar posted on our website at [www.pmvnj.com](http://www.pmvnj.com) or [www.parsippany.net](http://www.parsippany.net).

**TENANTS/RENTERS:** You may be aware that there are more than a few rental units in PMV. 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.

**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. If applicable, 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!**

**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](http://www.pmvnj.com) or on Parsippany's website at [www.parsippany.net](http://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](http://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.*

**PARSIPPANY TRAFFIC ADVISORY COMMITTEE:** For those Owners & Residents who are concerned about the safety of our streets, there is someone who cares and can help. The Township of Parsippany has a traffic advisory committee which meets on the third (3<sup>rd</sup>) Thursday, at 7:00 PM, of each month at the main branch of the public library on Halsey Road. The committee encourages all residents to attend. Please do so and voice your concerns. Maybe they can help with the speeding on Continental or the dangerous parking situation on Patriots.

**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). 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/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 follow 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 2013 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 the next regularly

scheduled day. If you put out by mistake, please bring them back into the home.

**CHECK OUT OUR WEBSITE!:** Check it out at [www.PMVNJ.com](http://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. **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 days, 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.”* The new applicable fines are \$50 per day with no limit or maximum.

**\*INSURANCE REQUIREMENTS - PLANNED UNIT DEVELOPMENT (PUD) VS. CONDOMINIUM:** 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 directly in front and behind your units. **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. 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.

**OUTLINE OF PMV BYLAWS:** *Despite numerous attempts to inform the community, a few households continue to ignore the following bylaws:*

**Garbage & Recycling Cans** must be stored inside the unit garage except for pick up days, no exceptions!

**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.

### **Other Items of Interest Concerning Powder Mill Village**

**Township of Parsippany-Troy Hills information:** Log onto [www.parsippany.net](http://www.parsippany.net).

**TV Recycling Information-** You can not 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 to bring your TV to them.

**Roof & Deck Repair/Replacement and Exterior Modifications** – The bylaws of PMV, page 5 section 13 state, *“No owner of a Unit shall permit to be made any structural modifications or alterations in such Unit without first obtaining the written consent of the Board of Trustees of the Association”,* and furthermore, *“ No owner shall cause any improvements or changes to be made to the exterior of Powder Mill Village Townhouses, or in any manner change the appearance of any portion of the buildings without first obtaining the written consent of the Board of Trustees of the Association. This restriction shall run with the land”.* The homeowner must also obtain all necessary permits for this work. The contractor must file their certificate of insurance with CPM, and the external appearance, including the color and texture of the roof shingles, shall match, as nearly as possible, the pre-existing roof shingles of the units adjacent to the unit of the affected owner. Any 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 to replace/remove the tree/stump in question. Depending on the size of the tree, the Association landscaper, John Wach, will offer favorable pricing for replacements. Please contact John directly at (973) 335-2905.