

CRESTWOOD VILLAGE V

325 SCHOOLHOUSE ROAD

WHITING, NJ 08759

732-350-0700

732-350-2691 FAX

INFORMATION SHEET

- ❖ Crestwood Village V is a fee simple community of 1,113 homes, these homes can be mortgaged (including reverse mortgages). Taxes and water are paid directly to Manchester Township
- ❖ Crestwood Village V is an Age Restricted Community. Eligibility consists of: at least one, of the maximum three (3) occupants, must be 55 years of age at time of move in. One child of at least 19 years of age may reside with a parent (s) or legal guardian (s).
- ❖ Fees due the Association at time of closing are: \$400.00 one-time membership fee, \$400.00 processing fee and the first months' maintenance (which is credited to your account).
- ❖ A master insurance policy is maintained by the Association that would cover a devastating loss to a home. It is strongly recommended that the homeowner purchase a HO6 policy which would cover personal belongings, additions/upgrades to the original dwelling and liability.
- ❖ Monthly maintenance fees cover: the roof, grass cutting, snow removal (after 3 inches), bus service, insurance, mailboxes, in the ground garbage cans, garbage collection, light repairs to outside of dwelling if original and twice yearly gutter cleaning.
- ❖ Crestwood Village 5 has a 2-man maintenance staff. The Maintenance Men are handymen and can complete minor repairs to your home via a "Chargeable Work Order."
- ❖ All homes are all electric. Electric provider is JCP & L. Solar panels are permitted after submittal of a Property Modification Request and Board approval. There is an Association fee for this installation.
- ❖ The cable provider for this area is Comcast. Satellite dishes are permitted after submittal of a Property Modification Request and Board approval.
- ❖ The Community Rules and Regulations allow for one pet, the Association has passed a resolution to allow for a maximum of 2 pets.
- ❖ The feeding of wild/feral animals is strictly prohibited and subject to both Association and Township fines.
- ❖ **Homes in Crestwood Village V can be rented after one year of ownership. Rental of a home prior to one year of ownership will be referred to the Association Attorney for possible legal action and daily fines will be assessed to the maintenance account for that home.**
- ❖ Homes in Crestwood Village V can be "flipped"; there is no age requirement to own a home, just to reside in the home.
- ❖ Crestwood Village V does not have a pool or a gym.