

CRESTWOOD VILLAGE FIVE
By-Law Revision Meeting
Wednesday November 20, 2024
7:00 pm

Meeting was called to order at 7 PM with a Salute to the Flag and a Moment of Silence.

Trustees in attendance: Steve Carroll, Karen Pedersen, Nancy Eldridge, Betsy Gordon and Maryann Payne. Administrator – Cathleen Blackwood

Treasurer Steve Carroll provided a description of the mailing and items provided in that mailing to those in attendance. Steve clarified that the Dec 9 vote date has been delayed. TBD

Steve C explained that there were 3 categories of Proposed changes. Changes requiring a vote, changes required to bring the bylaws up to date as required by law, and general changes for clarity and formatting, e.g. gender neutral.

Item 1 pertained to Fencing, Item 2, Fines, Items 3,4 and 5 – pertain to Leasing of units, Item 6 Sales to LLC's and Item 7 – Congeniality.

The process was explained: The Board prepares a resolution and votes on the resolution in an open meeting, to approve it. Then the resolution and ballots will be mailed to homeowners. If homeowner disagrees with an Item, they have 30 days to vote no for that item. If 10% of all homeowners vote no, the original Item will not change. Steve C gave an example that if the fencing proposal is voted down, the original Bylaw of allowing a temporary 24" high rabbit fence during growing season must be enforced.

Questions:

1. Mary Ellen Romeres:
 - a. Do you need a PMF for planting bushes? R/ Yes

b. Fines: when does the date start for fines? R/ Depends, usually 10 days are given to correct violations. Betsy defined process, violation letter, days to correct, inspection.

c. Will the fine schedule be moved to the Rules and Regulations? R/Yes Will the schedule be communicated to the homeowners? R/Yes

d. If persons under 55 years old can own a unit, can beneficiaries rent out the inherited property. R/Beneficiary must own the unit for 12 Months before renting. If they do not wait, they will be fined \$10 per day.

e. Finger Parking restrictions are not addressed in the Bylaws. R/They are addressed in the Rules and Regulations. First notify the neighbor of the issue, last resort contact the Association for towing.

2. John Lawther & Dolores Johnson & Tim Marazita discussed parking issues in duplexes and quads. R/ Advised to try to resolve with the neighbor. As a last resort the Association can have it towed.

3. Ms Weglarz:

a. What is the big deal about fencing? R/ Fencing is getting out of hand. It can be used for decorative purposes and to protect personal gardens, not as a property border.

b. Why does the homeowner have to pay legal fees due to violations when the Association has a lawyer. R/ The CV5 attorney is budgeted for Association business, not for individuals use.

c. Why are there costs for renting a unit? R/ There are costs related to leasing, lease rider, Manchester Township costs, Hopa requirements and HOA Membership.

4. Mary Ellen Romeres: The vote is for the Bylaw changes not the Rules and Regulations. R/ Yes

5. Carmine Coppola: Clarfy "occupy" on Item #4. R/ Ownership or possesses.

6. Juan Dixon: If a unit that is already rented is left to a child, does the child have to pay fines for the rental. R/ Yes, it is under new ownership.

Steve C reiterated the process and noted that “district reps” have been removed from the Bylaws, due to repeated unsuccessful attempts to fill the positions.

Those in attendance were thanked for coming.

Meeting adjourned at 8:15 pm.

Nancy Eldridge
Secretary