



The Official Newsletter of
Crestwood Village V Community Association

JANUARY 2025

IMPORTANT DATES TO REMEMBER

Wed 1/1- New Years Day- Clubhouse Closure

Thu 1/2- BINGO Cancellation

Wed 1/8- Sticks Alive Exercise Class Cancellation

Wed 1/8- Karaoke Night

Thu 1/16- Manchester Twp Bulk Pick Up

Mon 1/20- Martin Luther King Day- Clubhouse Closure

Mon 1/27- Manchester Coordinating Council Meeting



Hilltop Hall, 325 Schoolhouse Road, Whiting, NJ 08759 • (732) 350 - 0700
www.crestwoodvillage5.com

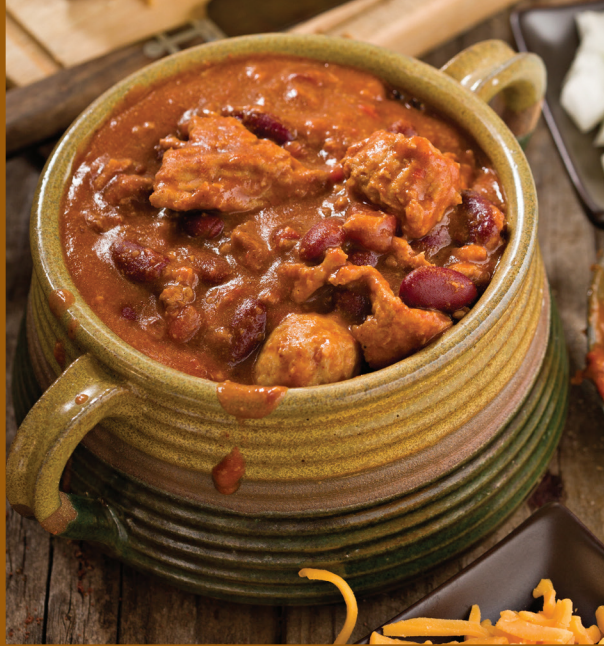
Clubhouse Open

Monday - Friday 9:00 am - 8:00 pm
Saturday 9:00 am - 1:00 pm

Office Hours

Monday - Friday 9:00 am - 4:00 pm
(Office Closed 12:00 - 1:00 pm for Lunch)

Chili & Chat Winter Luncheon



Join us for a cozy lunch featuring our famous chili and baked potato bar. Discover how life at Crestwood Manor can bring comfort, connection, and convenience to your retirement.

Choose your preferred date:

Wednesday, January 22

or

Wednesday, January 29

RSVP by January 17 to 877-490-2160



CRESTWOOD MANOR

A SPRINGPOINT COMMUNITY

A Life Plan Community

crestwoodmanoronline.org

50 Lacey Road, Whiting, NJ 08759

This event will include an informational presentation about our community that will last at least 10 minutes.



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*Our experienced staff specialized in the early diagnosis and treatment of skin cancer, including **MOHS micrographic surgery** - the most advanced technique for removing skin cancers*

Santiago Centurion, MD, is a board-certified dermatologist, dermatopathologist, and Mohs surgeon. Over the course of his distinguished career, he has performed several thousands Mohs, dermatologic, and laser surgeries. His expertise is documented in numerous published scientific papers, as well as in his contributions to scores of dermatology textbooks.



Cynthia Gelnow, PA-C is a board-certified Physician Associate with over 15 years experience in providing high quality patient care. Cyndi likes to treat each patient as she would her own family and friends to be treated and brings thorough and compassionate care to the patients of Dermatology Associates of Central NJ Toms River location.



**WE HAVE A
NEW LOCATION!**

Toms River, NJ
**780 RT 37 W
SUITE 100**

Please Call Our Office to Schedule an Appointment

732-679-6300

<https://www.dermatologyassociatesnj.com/>

A QUOTE FOR JANUARY

“January is the perfect time to re-set, recharge and renew your focus on what truly matters.”

- Unknown



**VISIT OUR
COMMUNITY
WEBSITE**

**To FIND: FORMS, NEWS, CONTACTS,
SCHEDULES AND MORE!**

www.crestwoodvillage5.com

BOARD OF TRUSTEES ROLES AND RESPONSIBILITIES

Steve Berwanger - President

Communications, MCC Representative

Maryann Payne - First Vice President

Inspections, Trees & Violations, Resident Liaison Representative

Betsy Gordon - Second Vice President

Grass and Snow Coordinator, Inspections, Trees & Violations backup

Nancy Eldridge - Secretary

Property Modifications, Vacancy & HOPA Enforcement, Clubs, Clubhouse & Office Liaison backup

Steve Carroll - Treasurer

Work Orders & Maintenance, Communications & MCC Representative backup, Grass and Snow coordinator backup

Karen Pedersen -Sergeant of Arms

Clubs, Clubhouse & Office Liaison, Vacancy & HOPA Enforcement backup

Ed Kirkwood –Trustee at Large

Resident Liaison Representative, Property Modifications backup, Work Orders & Maintenance backup

Additional responsibilities in which the entire Board is responsible: Annual Budget; Contract Negotiations and Review; Ad hoc Meetings as Needed.

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Phone: (732) 240-6611 · Fax: (732) 240-6618
Email: Info@seniorcommunitymedia.com

**Feel free to contact any or all of our Board members using our email address:
Trustees@CrestwoodVillage5.com**

**Join our Facebook Page:
[Crestwood Village Five - Residents & Owners](#)**

MESSAGE FROM THE BOARD

Dear residents and homeowners of Crestwood Village 5,

The Board of Trustees, management and staff wish one and all a very happy, healthy 2025!

There are many activities held in our beautiful clubhouse, and we encourage you to take advantage and come out to meet your neighbors. There is a Fitness Center, Library and even Pool Tables for your enjoyment.

Monthly Dances, Flea Market, Bingo weekly, Ceramics, Artist Guild, Technology Workshop, Bocce and a very active Residents Club! There is something for everyone... join one, join all.

Volunteers are always welcomed by any club for any activity. Pick your own schedule. If interested contact the front desk and leave your name and number and someone will get back to you.

This is your home, your clubhouse, get involved and make new friends. Discover all that is available to you.

Don't forget our food pantry for residents that need a helping hand. Donations are always accepted.

Once again, Happy New Year and keep your Hilltopics handy for many more exciting events to enjoy throughout the coming year.

Maryann Payne, First Vice President

CV5 Board of Trustees 2025 Schedule

All Meetings are at 10 AM unless stated otherwise

2025

January 7, 14, 21, 28

February 4, 10, 11, 18 (Mon, 2 PM), 25

March 4, 11, 18, 25

April 1, 8, 15, 22, 29

May 6, 12 (Mon 2 PM), 20

June 3, 17

July 1, 15, 29

August 11 (Mon, 2 PM), 26

September 9, 16, 23, 30

The Board of Trustees meets every Tuesday morning at 10 AM, biweekly during the summer months (between Memorial & Labor days). All members are welcome to observe the beginning, open part, of these meetings.

If a member has an issue or problem that they feel needs to be discussed with the Board they should make an appointment. We will meet with them during the later Executive session of the meeting. Additionally, our bylaws require quarterly open Board meetings on the second Monday of February, May, August, & November.

TREASURER'S REPORT

FISCAL PERIOD ENDING 11/30/2024

Description	Current Month Actual	Year-To-Date			RESERVE FUNDS
		Actual	Budget	Diff	
Total Income	209,725.00	1,110,998.00	1,061,042.00	49,956.00	
Total Expenses	205,051.00	1,066,976.00	1,061,042.00	(5,934.00)	Operating 73,548
Net Income/(Loss)	4,673.00	44,022.00	0.00	44,022.00	Replacement 2,488,925
					Deferred Maint 131,569
					Total Reserves 2,694,042

THURSDAY IS

BINGO DAY

AT CRESTWOOD VILLAGE 5!

DOORS OPEN 9:00 AM

Bingo Sheets Start Selling at 10:45 AM

BINGO CALLING STARTS AT 12:30 PM

TO ALL RESIDENTS:

We are in need of volunteers for the following positions:

- **SET UP CREW** — tables and chairs are set before and after all functions. Contact Carmine 908-235-2936
- **BINGO CALLER** — 12:30pm to 3pm on Thursdays. Pick your own schedule.
- **BINGO FLOOR WALKER** — 12:30pm to 3pm on Thursdays. Verify numbers on winners' sheets. Pick your own schedule.
- **BINGO 50/50 SELLERS** — 10:30am to 12:30pm on Thursdays. Pick your own schedule.
- **KITCHEN HELPERS** — all functions that require food service. Pick your own schedule.

For more info call: Ronnie 908-303-7377

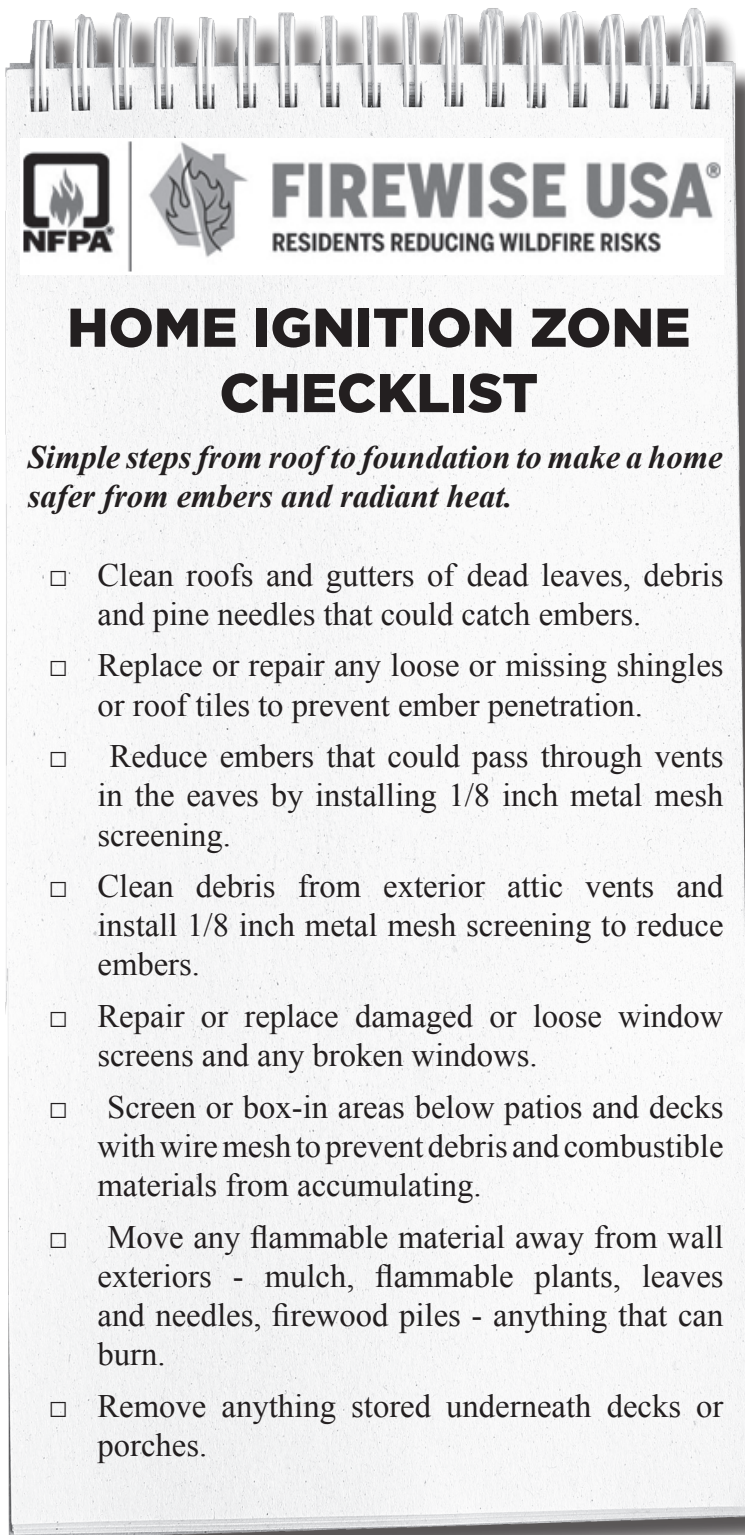
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RESIDENTS REDUCING WILDFIRE RISKS

HOME IGNITION ZONE CHECKLIST

Simple steps from roof to foundation to make a home safer from embers and radiant heat.

- ❑ Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- ❑ Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- ❑ Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- ❑ Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers.
- ❑ Repair or replace damaged or loose window screens and any broken windows.
- ❑ Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- ❑ Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn.
- ❑ Remove anything stored underneath decks or porches.

**15 MONTHS
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<p>\$100 OFF</p> <p>STORM DOORS</p> <p style="font-size: x-small;">Not valid with any other offers or discounts. Must book by 01/31/25.</p>	<p>\$1500 OFF</p> <p>COMPLETE ROOFING JOB</p> <p style="font-size: x-small;">Min. of 20 sq. of roofing. Not valid on partial jobs or repairs. May not be combined with any other offers or discounts. Must book by 01/31/25.</p>
<p>\$100 OFF EACH WINDOW (Min. of 3 Windows)</p> <p>\$300 OFF</p> <p>ANY EXTERIOR DOOR</p> <p style="font-size: x-small;">Not valid with any other offers or discounts. Must book by 01/31/25.</p>	<p>\$1500 OFF</p> <p>COMPLETE SIDING JOB</p> <p style="font-size: x-small;">Min. of 20 sq. of siding. Not valid on partial jobs or repairs. May not be combined with any other offers or discounts. Must book by 01/31/25.</p>

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**CRESTWOOD VILLAGE FIVE ICE MELT REQUEST
\$8.00 PER BAG**

Crestwood Village Five, Inc.

Home is occupied by:
Homeowner _____
Tenant _____

RESIDENT

DATE

ADDRESS

YOUR PHONE NO.

****All snow melt is payable upon delivery.***

Delivered by:

Delivery date:

Payment amount _____

check or cash _____

of bags _____

total \$ _____

Snow Removal Guidelines

Below is a reminder of the procedures that all resident's in Crestwood Village V must adhere to during snow events.

- * Generally, snow removal will not begin until the snow has stopped falling.
- * Plowing will not start until snow accumulation has reached three (3) inches.
- * The main roads and finger streets will be plowed first.
- * Resident's that are on the medical plowing list (*for dialysis patient's only*) will have their driveways completed next.
- * Driveways will be plowed when main roads, finger streets and medical plowing is completed.
- * Any home without a garage will have their sidewalks shoveled. No other sidewalks will be shoveled by the contractor.
- * If your car is parked in your driveway at the time the plow comes along, your driveway will not be plowed. If you go out and move your car, the plows will not return.
- * If you have a paver driveway abutting your driveway, that portion will not be plowed.
- * The Resident is responsible for any snow remaining on the driveway after it has been plowed, this includes blowing or drifting snow.
- * Cars that are left on the street or finger street during a snowstorm may be towed, at the owner's expense, so that the streets can be adequately plowed.
- * Salting of roads will be based on conditions /temperature and at the discretion of the Trustees.

As with any other situation, if you have a medical emergency during a storm, do not call the Association office to be plowed out, please call 911.

PLEASE DO NOT CALL THE ANSWERING SERVICE AFTER HOURS BECAUSE YOU HAVE NOT BEEN PLOWED. THE ANSWERING SERVICE CANNOT PROVIDE ANY INFORMATION AND CANNOT DISPATCH THE PLOWS.

Issues/problems regarding the snow removal, as always should be in writing on a complaint form, available at the clubhouse. Complaints will not be taken over the telephone.

Recognizing that Crestwood Village V is not an assisted living facility, homeowner's have a responsibility to adequately prepare themselves and their homes in case of snow. Stocking up on food and emergency supplies is an extremely important safety step to take. Making sure that you are refilled on your prescription medication is also a vital step to take. When possible, rescheduling appointments is recommended. The Association Office sells ice melt and will deliver it to your door. The ice melt is \$8 for a 10 pound bag. Should you want a bag of ice melt delivered to you, kindly fill out a work order advising of how many bags of ice melt you would like and submit to the Association Office with your payment in cash or check. The Association's maintenance men will not lay the ice melt; that is the homeowner's responsibility. The Association's maintenance men will not shovel snow or clear paths due to melting or drifting snow (after the contractor does an initial clean up); this is a homeowner's responsibility. Although the Association recognizes that there are many elderly retired persons in the community who are no longer capable of these tasks, regrettably these tasks are beyond the Association's scope of services.

*Crestwood Village Five
Resident's Club presents:*

HOWIE'S

KARAOKE NIGHT

\$5

January 8, 2025

6:00 p.m. till 9:00 p.m.

Doors open at 5:30 p.m.

***Includes:
a snack and
a soft drink***

***Purchase Tickets every
Tuesday from 10:00 am till noon
at Village Five clubhouse***

Call Debbie: (201) 618-8514



Hilltop Hall, 325 Schoolhouse Road, Whiting, New Jersey 08759



JOIN US FOR LUNCH AND LEARN!

Are you curious about recent estate changes, reverse mortgages, or the legal-ins-and-outs of property transactions?

Informative session on February 1st, 2025 • 12:00 PM - 3 PM
Crestwood 6 Clubhouse, 6 Congasia Road, Whiting

COMPLIMENTARY REFRESHMENTS WILL BE SERVED!

This is your chance to learn valuable insights from the local experts:

Audrey Callahan, a knowledgeable realtor with over 35 years of experience to guide you through today's real estate market

Paulina Henderson, a specialized loan officer to explain reverse mortgages

Gerald Cioci, a trusted real estate attorney to answer your legal questions

RESERVE YOUR SPOT TODAY!

CONTACT AUDREY CALLAHAN AT (732) 580-1546

WE LOOK FORWARD TO SEEING YOU THERE!



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Crestwood Village Five Resident Club Dance

Featuring:
D.J. Brian

Friday, March 7, 2025

7:00 p.m. till 11:00 p.m.

Doors open at 6:30 p.m.

**Includes: snacks, soft
drinks, bottled water,
coffee (reg/decaf),
tea, dessert**

\$10.00 per ticket in advance.

\$12.00 per ticket at the door.

Non-refundable unless canceled

*Purchase Tickets every
Tuesday from 10:00 am till noon
at Village Five Clubhouse*

Call Debbie: (201) 618-8514

325 Schoolhouse Road, Whiting, New Jersey 08759



Crestwood Village Five decked out for the Holidays!



WINNERS OF THE HOLIDAY DÉCOR CONTEST ARE:

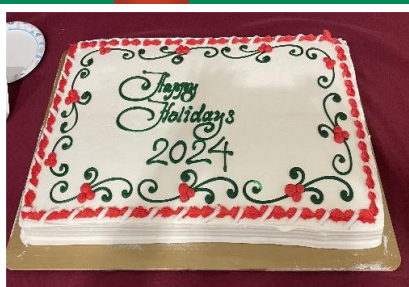
Most Traditional: 75 Birchwood

Most Creative: 21B Drake

Honorable Mention: 2B Canton

Happy Holidays from Crestwood Village Five

Thank you to all the volunteers who made the Holiday Party a huge success, especially the office and maintenance staff that came in on their day off to help.



<h1 style="text-align: center;">JANUARY 2025</h1>						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>Trash Removal is Every Tuesday & Friday Manchester Twp Recycling Every Other Friday Leaf & Branch Pickup is 1st Thursday</p>   			<p>1 <i>Happy New Year</i> OFFICE & CLUBHOUSE CLOSED</p>	<p>2 BINGO CANCELLATION</p> 	<p>3 Artist Guild 9:30 AM </p>	<p>4</p>
5	6	<p>7 Dance w/ Michelle 9 AM Trustee Meeting 10 AM </p>	<p>8 Sticks Alive Exercise CANCELLED Ceramics 10 AM Karaoke 6 PM</p>	<p>9 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM</p>	<p>10 Artist Guild 9:30 AM </p>	<p>11</p>
12	13	<p>14 Dance w/ Michelle 9 AM Trustee Meeting 10 AM </p>	<p>15 Sticks Alive Exercise 10 AM Ceramics 10 AM</p>	<p>16 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM TWP BULK PICK-UP</p>	<p>17 Artist Guild 9:30 AM </p>	<p>18 Flea Market 8:30 AM</p>
19	20	<p>21 Dance w/ Michelle 9 AM Trustee Meeting 10 AM </p> <p>MARTIN LUTHER KING JR DAY OFFICE & CLUBHOUSE CLOSED</p>	<p>22 Sticks Alive Exercise 10 AM Ceramics 10 AM</p>	<p>23 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM</p>	<p>24 Artist Guild 9:30 AM </p>	<p>25</p>
26	27	<p>28 Dance w/ Michelle 9 AM Trustee Meeting 10 AM </p> <p>MCC Meeting 1:30 PM</p>	<p>29 Sticks Alive Exercise 10 AM Ceramics 10 AM</p>	<p>30 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM</p>	<p>31 Artist Guild 9:30 AM </p>	

FEBRUARY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Tickets for the Resident's Club dance and/or Travel Bocce trips can be purchased on Tuesdays in the Activities Room from 10am-Noon					1
2	3	4 Dance w/ Michelle 9 AM Trustee Meeting 10 AM	5 Sticks Alive Exercise 10 AM Ceramics 10 AM	6 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM	7 Artist Guild 9:30 AM Resident's Club Dance 7 PM	8
9	10 OPEN BOARD OF TRUSTEES MEETING 2 PM	11 Dance w/ Michelle 9 AM Trustee Meeting / Lunch 10 AM	12 Sticks Alive Exercise 10 AM Ceramics 10 AM	13 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM	14 Artist Guild 9:30 AM	15 Flea Market 8:30 AM
16	17 PRESIDENT'S DAY OFFICE & CLUBHOUSE CLOSED	18 Dance w/ Michelle 9 AM Trustee Meeting / Lunch 10 AM	19 Sticks Alive Exercise 10 AM Ceramics 10 AM	20 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM	21 Artist Guild 9:30 AM	22
23	24 Manchester Coordinating Council Meeting 1:30 PM	25 Dance w/ Michelle 9 AM Trustee Meeting / Lunch 10 AM	26 Sticks Alive Exercise 10 AM Ceramics 10 AM	27 BINGO DAY Doors Open 9 AM Selling Starts 10:45 AM Bingo Starts 12:30 PM	28 Artist Guild 9:30 AM	

WORK ORDERS

The Management Office recognizes that it is not always easy for our residents to come in and fill out a work order, and because the office needs a written work order, below please find a work order that you can copy for your use. These work orders can be faxed to 732-350-2691 at any time (or dropped in the drop box in the clubhouse lobby or at the office). All works orders **must** be filled out by the homeowner; please check the box on the upper right hand corner for occupancy information. **WORK ORDER CHARGES ARE \$25 PER HALF HOUR PER MAINTENANCE MAN & ANY PARTS INCURRED.**

5 Crestwood Village Five, Inc.

Home is occupied by:

Homeowner _____

Tenant _____

RESIDENT _____

DATE _____

ADDRESS _____

YOUR PHONE NO. _____

WORK REQUIRED (DESCRIBE CLEARLY)

PLEASE PRINT—USE BALL POINT PEN

One Item Per Request

FOR OFFICE USE ONLY— DO NOT WRITE IN THIS SPACE

Time Spent	
Hrs.	Min.

The above work has been completed to my satisfaction

Work Performed By _____

Resident's Signature _____

Date Finished _____



Sticks Alive

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Low impact cardio workout for all levels and ages



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\$5.00 per class
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moving



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Crestwood Village 5



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CRESTWOOD VILLAGE 5

Please check with your doctor before beginning classes.

Classes are for all levels, especially beginners!

No previous dance experience required.

Join Anytime!

EVERY TUESDAY 9:15 - 10:15 AM
(Doors Open 9 AM)

LINE DANCING

Join us to learn old and new line dances. Get a fantastic workout while dancing to great music!

Learn how to line dance to all kinds of music. Partner not required.



EACH CLASS
\$5.00 WEEKLY
PAY AS YOU COME!



FLEA MARKET

EVERY 3RD SATURDAY EACH MONTH!
8:30 AM - 1:00 PM

We have 60+ tables every month with bargains to be had everywhere.

Please call Ronnie at (848) 674 - 1753 to rent a table.

If no tables are available you'll be put on the waiting list.



Food



Pantry



NEIGHBORS HELPING NEIGHBORS!

Our food pantry was created to help our residents that for whatever reason just need some help. We are not a substitute for all grocery needs, but we do provide some much-needed assistance during difficult times.

If you find yourself, or know of a neighbor, that needs our help just say so. There is no shame or embarrassment in asking for help. Just leave a private note with your (or your neighbor's) name, address, and phone number. Someone from the pantry will contact you.

At the same time, we ask our residents that can, to please donate to our pantry. We can rehome non-perishable food products, shelf stable milk, canned fruit, canned chicken, paper goods, pasta, etc.

You can simply drop these things by the food pantry door. We can also accept monetary donations and gift cards as we use them to buy things like eggs and bread, etc. Just leave them for the pantry at the office window.



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WHITING NJ!*

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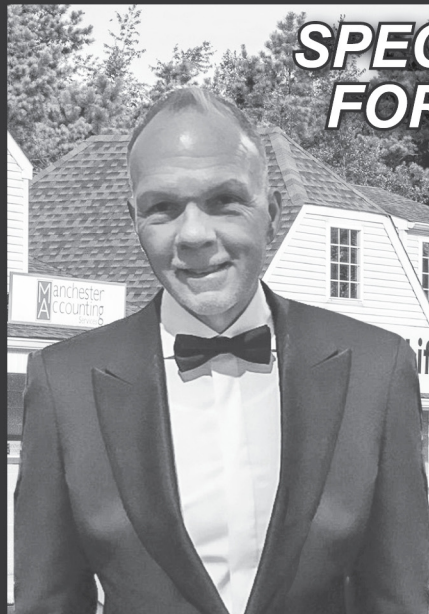
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<p>FREE HEAT CONTRACT For New Customers (Call For Details)</p>	<p>\$25 OFF SERVICE CALL <i>(with repair made while there)</i> <small>Not valid after 4pm weekdays or on weekend services. Coupon must be presented at time of service. Expires 01.31.25</small></p>	<p>\$150 OFF Central A/C &/or Gas Boiler/Furnace Replacement</p>
<p>\$500 OFF Gas Conversion</p>	<p>\$100 OFF or Tankless Gas Hot Water System</p>	<p>\$250 OFF New Install of Air Conditioning or Heating System</p>
<p>\$50 OFF Gas Water Heater</p>		

COUPONS MUST BE PRESENT WHEN SIGNING CONTRACT and may not be used for prior services/installations. Coupons do not expire except service call coupon.

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- Fall Shut Downs
- SUMMER Start Ups
- Line Repairs Due to Roots
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