

**Minutes of Crestwood Village Five
Board of Trustees Open Quarterly Meeting
May 12, 2025**

I. The meeting was called to order by President Steve Berwanger with the Pledge of Allegiance at 2:00 PM.

II. Attendees: Trustees: Steve Berwanger, President; Mary Ann Payne, 1st Vice President; Betsy Gordon, 2nd Vice President; Steve Carroll, Treasurer; Nancy Eldridge, Secretary; Ed Kirkwood Sergeant at Arms; and Administrator, Cathleen Blackwood and 30 Residents and/or Homeowners

III. Minutes: Mary Ann Payne made a motion to accept the minutes of May 7, 2025, Ed Kirkwood seconded the motion. All approved.

IV. Trustee Reports:

A. Steve Carroll presented a financial report: The total of chargeable work orders for the Quarter is \$7666. The total for the Fiscal Year is \$27,631. The end of month report shows an surplus of \$57,134.04. This number may increase or decrease depending on the timing of expenses to be paid. The Reserve fund balance is \$2,787,936. On the advice of UBS, the matured CD's were invested in short term Treasury Bills at 4% for 60 days.

B. Nancy Eldridge reported on the Community Cleanup and the Firewise Program: Thanks were given to everyone who was involved with the Community Clean up last Saturday and a special thank you to the Manchester Girl Scouts and the Firewise Committee: George Pezet, Rich Packowski, Arlene Franzke, Dolores Johnson, and Dottie Caswell, and to all residents who were able to help in their areas. Lowes was not able to assist for this cleanup because it is their busy season but they said they will help in the Fall. The process to decide where the volunteers will work, was explained. Each Firewise member walked the Common area to prioritize. It seemed all Common areas have dead trees and branches and tons of pine needles and leaves. The area selected for the Girl Scouts was actually the one with the least amount of downed trees, so that they girls would not have a tripping hazard. When the Mayor and the Fire Chief came out last month, they advised that the downed trees were not the key fuel for wild fire and to let nature takes its course. The mulch around the houses, and vegetation reaching the roofs were more of a hazard. However, we will continue to work on the Common areas, but it is a very costly project. The Firewise Grant of \$4,000 does not cover much. The 2025 grant application will be sent to us on June 2nd.

C. Mary Ann Payne reported:

1. Bus Service: A Committee comprised of representatives from Villages 2 through 7, met to discuss the bus services and with the intent to try to mitigate the cost due to low ridership. The Committee will prepare a proposal to consolidate the Villages bus services and present it to Harry Stout. It is our fiduciary responsibility to save money where possible.

2. Thank you to the Residents Club for the donation to beautify the Clubhouse and for all the previous contributions resulting in new furniture for the lobby, automatic doors, lobby welcome mat, and new entrance signs, to name a few.

3. Thank you to Jules and Roxanne Diaz for their work to support the CV5 Food Pantry. Please encourage people you may know that are in need. The application is completely confidential.

D. Ed Kirkwood reported:

1. The Set-up Crew, Kitchen and the Residents club is in need of volunteers.

2. The Men's bocce league has begun. There is room for more players. Just come join us on Tuesday nights at 6:00 PM.

F. Steve Berwanger reported:

1. There is a new, New Jersey Fire Code regarding mulch. Mulch is fuel for fire. All one and two-family homes which are owner occupied are exempt from the new code. The code states Quads, Six-plexes and all rental units cannot have flammable mulch within 18 inches of the unit. The flammable mulch must be removed.

2. The Manchester Zoning Board is enforcing permit requirements for patios, 3 season rooms, sheds, etc. CV5 allows sheds 3 x 5 x 6 abutted to the building and on a firm foundation. The Manchester Mayor has gone to the Town Council to re-look at the rules regarding sheds and is asking for an easement.

3. Mark Poyner was thanked for volunteering to run this year's Trustee election.

4. All residents are reminded to stop at Stop signs. Speed studies are being conducted throughout CV5. Manchester Township is loaning CV5 an electronic speed sign. The current Speed limit is 20 mph. The first Speed Study was on Penwood and involved 11,000 vehicles over 6 days: there was only 1 speeder and 1 going less than 10 mph. Four more streets will be studied: Sunset, Deerfield, Milford and Canton.

5. A Road Paving Project was identified as a requirement in the Capital Reserve Study. The Reserve Study called for \$4.8M for the Road Project. Three bids were solicited. One would not provide a bid. Eosso Paving bid \$3.8M over a 4-year project. Swift Paving bid \$2.5M over a 3-year project. Steve Berwanger made a motion to accept the Swift paving bid of \$2.5 M. Steve Carroll seconded the motion. All Trustees voted in favor. The project timeline will be worked out with Swift and the Board. The Reserve Account has been building for a couple of years to fund this project as required by the Capital Reserve Study. The savings in costs can go toward other projects, e.g. cleaning the Common Areas.

6. Dates to Remember:

a. May 13th, 2:00 PM Resident Club Meeting

b. May 21st Ceramics Club will provide free classes (for up to 10 people)

c. May 21st 7:00 PM: Budget Meeting

d. Monday, June 9th Resident Club Meeting (Changed from June 10th due to the Primary Election)

e. June 2nd, Sticks Alive will be held on both Mondays and Wednesdays at 10 AM. The Monday Sticks Alive will not be held on the 4th Monday of each month due to the Manchester Community Council Meetings.

f. June 28th, 1 – 4 PM CV5 BBQ. Tickets will be \$10 per person. Residents or homeowners only. The Cutoff date for reserving a ticket is June 18th.

g. June 19th the Office will be closed, but the Clubhouse will be open for Bingo.

V. Questions:

A. Sandra Stolman, 68C Milford: Would like to be involved in the Bus Service Committee. Somebody Cares no longer provides service and there is a service for CV5 on Monday, Wednesday and Friday, even though it only picks up at the Clubhouse. R/Mary Ann Payne: Ridership is not adding up to what we pay. The Villages are trying to consolidate to save money. Put your ideas in writing and they will be brought to the Committee for consideration.

B. Laura Daus, 4A Pembroke: Is there a bag limit for cleanups? R/Steve Carroll: about 5 to 6 bags and/or 2' x 3' brush piles can be picked up monthly. Nancy Eldridge: We warn the contractor when the Firewise Community Cleanups will be done so they are prepared for the larger quantities.

C. Wendy Webster, 7 Valley:

1. Will the Association be fining for the new mulch restrictions? R/Steve Berwanger: The State will enforce as it is their requirement.

2. Can the Community Cleanup be done after tick season to help in safety of volunteers? R/ Steve Carroll: The Cleanups are scheduled in the early Spring and Fall, before and after tick season.

3. Regarding the process of snow removal and salting: It is the responsibility of all people to notify neighbors of slippery conditions existing on the roadways. Wendy suggested using Facebook.

D. Mark Poyner, 1B Winthrop: Regarding the Proposed Bylaw changes, where do we stand?

R/ Steve Carrol: the proposed changes will include an update for the Bylaws to meet the laws and other projected changes that will requiring residents' approval. A mailing did go out with a sample ballot, however, the CV5 attorneys advised that the Resolution must be drafted before the mailing. The Attorneys are drafting the Resolution and will attend the Executive Workshop Meeting next Tuesday. When the Bylaws are updated, the Rules and Regulations will also be updated.

E. Julie Velez, Resident Club President:

1. Thanked everyone for their support and announced that she will be moving to New York in the next month. Julie mentioned she has lived here 6 years and loves everyone here, the Residents, the Board and the Administrator, Cathleen Blackwood. She noted that the Residents Club has donated so much to the Community to make it as beautiful as it is.

2. She congratulated Mark Poyner, currently Treasurer of the Residents Club, for his acceptance to step up as President. Now, a volunteer for Treasurer is needed. Also, volunteers are need for the Kitchen. Resident Club meetings are quarterly and only a couple of hours per week is needed for either position.

3. Upcoming event: Roy Orbison Tribute on May 20th at 7 – 10 PM.

Mary Ann Payne thanked Julie for her dedication to CV5 and all her hard work.

Meeting adjourned at 2:50.

Nancy Eldridge

Secretary