

Minutes of Crestwood Village Five

Board of Trustees Meeting

October 7, 2025

Open Session:

Trustees in attendance: Steve Berwanger, Betsy Gordon, Maryann Payne, Ken Freeman, Eileen Ringen

Trustees absent: Steve Carroll, Ed Kirkwood

Administrator: Cathleen Blackwood

Guests present: George Elliott, Linda Baumann

The meeting was called to order at 10:00 AM with the Pledge of Allegiance

Steve B made a motion to accept the minutes from 9/30/25. Betsy G seconded the motion.

All approved.

Steve B distributed Trustee manuals as well as the CV5 Code of Ethics copies and the copies of the

Trustee Oath. The oath was verbally sworn and signed by all and notarized by Kelly Crick.

Ken Freeman suggested that certain official CV5 documents and/or forms may not conform to CV5 Bylaws and/or Covenants and requested a review of the matter. Cathleen B displayed two CV5 books: Collection of Legal Matters and the Read and Initial Correspondence Book.

Cathleen B noted that we had received correspondence from a resident who requested that a bike rack be installed near the clubhouse entrance. Cathleen B stated that we previously

had a bike rack which had been stolen because it had not been secured properly. All

trustees present agreed that the installation of a new bicycle rack was a good idea provided

that measures were taken to make the installation theft-proof. And all trustees present

signed the correspondence book, voting yes and noting that it was a great idea and beneficial

purchase. Ken Freeman suggested that response letters be sent to all residents whose

communications are received and placed in the Read and Correspondence Book.

George Elliott asked for clarification regarding the type of vehicles that may NOT be parked overnight in any driveway, specifically what legally constitutes a “commercial” vehicle.

Cathleen B stated that she understood commercial vehicles to be those with commercial plates, vehicles with a business name emblazoned on them or transport vehicles.

Ken F suggested the board treat each case on an individual basis since certain residents’ livelihoods may be dependent on having immediate access to their vehicles. George Elliott strongly disagreed and Steve B said that he would look into the issue.

Linda Baumann requested that the clubhouse be made available from 6-9 every first Tuesday of the month for Karaoke Night, She stated that previous Karaoke Nights were very popular, attracting thirty plus participants and that she expected the event to grow in popularity. She said that there would be an admission charge of \$5 and that she expected that those present would be interested in food being available. Betsy G stated that, due to the current unavailability of volunteer cooks, that we should consider hiring a cook since Bingo and Flea Market patrons have also come to expect food service. Cathleen B stated that the evening janitor’s hours ended at 8:00 PM and suggested possibly changing the time from 6-9 to 5-8. Since many people may be coming from work, Linda B felt that 5PM might be a bit early. It was suggested that the evening janitor might change her hours on those nights to accommodate the preferred 6-9 timing. Cathleen B said that she would look into the matter.

Steve B brought up the issue of failure to observe the speed limit and stop signs. He stated that although there are many complaints about speeding on our private roads, The Association has little authority to police the regulations. Eileen Ringen asked if we had ever asked the municipality to help with enforcement. George Elliott stated that while Title 39 of the NJ Municipal Services Act allows enforcement of private roads, he did not think that we would have much success with the application. Eileen Ringen also added that to be eligible we would have to change all of our signage and pavement markings to MUTCD standards which

would be cost prohibitive. Betsy G stated that she has privately researched the problem and possible solution to preventing traffic violations and found that, in the end, very few solutions consistently work. She added that she also spoke to a woman who adversely affected her neck fusion surgery after driving over a speed bump.

George Elliott and Linda Baumann departed the meeting at 11:00.

Eileen Ringen

Secretary