

***Minutes of Crestwood Village Five  
Board of Trustees Meeting  
January 6, 2026***

**Open Session:**

**Trustees in attendance:** Steve Berwanger (via phone), Steve Carroll, Betsy Gordon, Maryann Payne, Ed Kirkwood, Ken Freeman, Eileen Ringen

**Administrator:** Cathleen Blackwood

**Guests present:** George Elliott, Gerald Gontarz

The meeting was called to order at 10:00 AM with the Pledge of Allegiance followed by a moment of silence. Betsy Gordon made a motion to accept the minutes from 12/16/25; Ed Kirkwood seconded the motion and all approved.

Steve Berwanger shared that Mayor Hankins has requested the use of the Crestwood Village 5 Clubhouse to host a meeting with JCP&L on Friday 1/9/2026 at 10AM. The Mayor and a JCP&L representative will be available to speak with residents to address the cause of the most recent power outage at this meeting. Steve B added that he reached out to Judy Noonan to encourage her to make arrangements to have a police detail present in the event that rising tensions escalate. Cathleen Blackwood pointed out that a dance was also scheduled for that evening and stated that she has advised Debbie of the Residents Club that she could not set up until the JCP&L meeting concluded. Cathleen B added that a setup crew would need to break down the tables Saturday morning as the floors are being done on the weekend. Steve B stated that Linda Baumann wanted to set up a date for the next Karaoke Night (preferably 2/3/2026 from 5-7:30) and he asked if her request was sanctioned through the Residents Club. Ed K stated that he would find out at the upcoming Tuesday meeting and confirm. Steve B stated that all necessary arrangements for the hall *must be* made through the Residents Club. Cathleen B questioned whether a deposit had been given to the Karaoke jockey who had cancelled the previously scheduled event and Ed K agreed to find out.

Steve Carroll shared that there is a variance of minus \$32,551.85 for the period of July 1, 2025 through November 30, 2025. Steve C stated that until we catch up in a month or two we will be running a little bit of a deficit but we should be caught up by the end of the next quarter. Because this is due generally to that fact that costs have recently been going up more than has been budgeted, we will take this in consideration when we take another look at the budget later this year. Steve C stated that everything is static with investments and that there is \$2.18 million total in the Association account.

Maryann Payne shared that an invitation to attend a "Meeting of Associations" has been sent out and that the next meeting will take place at The Meadows of Lake Ridge on Wednesday, 1/14/2026 at 10AM at the Meadows clubhouse. Betsy G pointed out that the idea of successfully combining bus service originated from such a meeting and that it is a good opportunity to share helpful ideas. Cathleen B asked who planned to attend the meeting so that she could RSVP to Donna Lambert. Maryann P stated that the bus service was still running well and told Ken Freeman that she would get him the information regarding ridership which he requested.

Betsy G stated, that other than a little hiccup regarding salting, snow removal has been going well. Ken F asked who determines whether salt or sand is being used on the roads, noting that salting sometimes leads to melting and subsequent refreezing. Betsy G explained that she determines the material used on the roads after personally driving the streets and observing road conditions. Betsy G was thanked for her conscientiousness in overseeing the snow removal and road cleanup.

Ken F shared that he has requested estimates from electronic sign companies and that to date he has received one estimate of approximately \$29,000 and is awaiting several other prices. He explained that, because of the size, age and condition of our existing sign, a new sign will need to be constructed. Cathleen B stated that Pemco Electric was currently working to determine if the sensor could be moved to facilitate easier programming of the current sign. Steve B requested that the sensor be moved to the parking lot side of the post in the event that it can be successfully moved. Cathleen B added that she would locate an older proposal from KC Sign & Awnings for approximately \$29,700 and add it to the other vendor quotes for future comparison. Steve B pointed out that purchasing a sign with lower resolution would not require the additional cost of stepping up the voltage.

George Elliott asked if anyone has encountered vendors trying to sell solar services and mentioned a roofing contractor who was soliciting. This led to a brief discussion regarding how solicitors of any kind are not allowed in the Village and the legality of restricting solar.

Cathleen B requested that Ed K set up a meeting with the Residents Club to go over pertinent business and Steve B requested an audit report.

Cathleen B shared that Eric Thaler of The County Connection has requested to meet with residents to discuss the various county programs offered such as passport assistance, veterans cards and help getting senior services. Cathleen B stated that she would put Mr. Thaler's written request in the R & I book and asked that all board members consider whether the Residents Club or the Association could possibly host an informative event. Cathleen B asked Ed K if he could discuss the possibility of hosting the event at the next Residents Club meeting and

Ed K agreed. A brief discussion followed regarding the importance of making residents aware of the senior services that are available to them, especially in light of skyrocketing living costs. Cathleen B stated that Jules and Roxanne will no longer be running the food pantry and asked for volunteers to take over.

Mr. Gerald Gontarz asked how to proceed with three prior requests: 1) permission to add to his driveway and 2) permission to add stepping stones to his patio and 3) permission to trim a tree. Cathleen B recalled that Mr. Gontarz had previously met with the board and that he had been asked to provide a survey of his property. Cathleen B instructed Mr. G to provide a copy of his survey and informed him that his requests would then be considered by the board in an upcoming closed session meeting. It was agreed that a meeting with Mr. G be put on the agenda for closed session on 1/13/2026 at 11:00.

Gerald Gontarz and George Elliott departed the meeting at 11:15

The meeting concluded at 12:05

Eileen Ringen

Secretary