

Minutes of Crestwood Village Five

Board of Trustees Meeting

3/3/2026

Open Session:

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

Administrator: Absent

Guests present: Drew Baumgardt, Maureen King, Wendy Webster, Donna Setaro

The meeting was called to order at 10:00 AM with the Pledge of Allegiance followed by a moment of silence.

Ed Kirkwood made a motion to accept the minutes from 2/17/2026. Steve Carroll seconded the motion and all approved.

Steve Berwanger commended Betsy Gordon for her efforts overseeing the snow removal during the last snow storm.

Steve Carroll summarized the income/expense statement for the period of 1/1/26 – 1/31/26: At the end of January 2026 we had a deficit of \$49,463.00. The added expense of snow removal, tree cleanup and fuel costs comprised approximately \$37,000.00 of the total deficit. Even after taking steps to reduce energy costs and getting rebates from the township, fuel prices were significantly higher this winter so we will need to investigate further ways to reduce costs in the future. Securities will be maturing this month and will be either rolled over or invested in other CDs to generate as much income as possible.

Betsy G recounted events of the last snow removal: Plowing began at 6AM and continued every 3 hours until snowfall concluded; snow was measured at 30" at three separate flat surfaces; complaints were addressed by sending employees out to correct issues. Ken Freeman pointed out that some driveways were not plowed out at all while numerous others were not plowed close enough to the garage doors. Ken F suggested that we consider having walkways shoveled as part of the snow removal service since many senior residents are aging in place. A discussion followed regarding various snow removal procedures and complaints. Betsy G stated that Bill Kline, owner of KC Greenscapes would be meeting with the board again in the near future to address complaints.

Ken F shared that he felt that the board was not addressing issues discussed at past meetings such as moving forward to purchase a new programmable LED sign. Steve B commented that he did not believe that buying a new sign was a priority in light of the budgetary challenges caused by recent snow removal and tree cleanup expenses. Steve C agreed and suggested revisiting the sign purchase after the budget is balanced in the coming year. Ken F asked if multiple estimates had been secured for the roof replacements or if we were moving forward with only Stanley Contracting's quote. Ken F added that even if we feel that we are getting the best price possible, it is our responsibility to watch the bottom line. Steve B stated because Stanley's pricing was always favorable, he did not think that getting competitive quotes was necessary. Steve B added that since Stanley is the HOA's contractor for roof repair, we would be creating problems by having another vendor install the roofs. Steve C agreed, stating that having different contractors install roofs would lead to future confusion and finger pointing. Ken F asked if the roofs to be installed marked the beginning of the next roofing program. Steve C explained that the next roofs to be installed were the replacement roofs for the failing 3 tab and overlay roofs and that the next roofing program was likely to start in approximately 5-6 years. Ken F reasserted his belief that additional estimates should be secured and asked for an update on the results of the multiple bidding process. Ken F shared that the District Rep letter went out bulk mail (which saved approximately \$347.00 in postage) and it should arrive by Wednesday 3/4/2026 or Thursday 3/5/2026.

Maureen King stated that she had a plumbing problem with her toilet which required her to contact Mr. Rooter Plumbing on 1/16/2026. Unable to correct the problem on the 16th, Mr. Rooter returned the following day with special equipment and diagnosed the problem (tree roots) with an underground camera. Maureen K added that she does not have any trees on her property. She stated that she believes that the HOA should refund the \$1,894.62 which she paid Mr. Rooter because the pipe that was damaged underground was not located on her property. Maryann P explained to Maureen K that the board will get back to her as soon as possible after reviewing the information and speaking with Cathleen B. Maureen K departed the meeting at 10:35.

Drew Baumgardt stated that he was following up on a packet of information he provided for the trustees regarding the NJ Municipal Services Act (the Kelly Bill). Drew B indicated that he was familiar with this Act and was surprised that anyone with a knowledge of NJ community associations would not be aware that reimbursements were available from the township for costs incurred for services such as street lighting and trash removal. Betsy G stated that the township *does* pay us and that it is reflected in the yearly budget. Steve B shared that it is listed as "street lighting reimbursement" and Steve C added that he would investigate the matter further in an attempt to maximize the reimbursement CV5 can receive. Drew B also stated that he felt the KC Greenscapes should have secured a guaranteed supplier of salt to prevent running

out during the storm. Betsy G addressed this by explaining that the state and county prohibited the sale of additional salt until the state and county roads were cleared. Drew B concluded by stating that he felt that the snow removal service had noticeably improved by the second storm and that residents should exit and enter their homes through automatic garage door access (if they had garages with automatic openers)

Wendy Webster stated that she had several issues that needed to be addressed: During the first "ice" storm the fingers that led to the doors of the units (in a quad without garages) were not shoveled and residents were stuck inside for 4 days. During the last snow storm, the parking spots were not cleared (Wendy W distributed photos of snow covered spots) A large section of a tree needed to be removed from 7 Valley Court (Wendy submitted a work order for its removal) Maryann P explained that these issues would be addressed with the snow removal contractor in an effort to improve future service.

Donna Setaro stated that she also experienced snow removal issues: A parking spot at 17A Sunset (with no car in it) took four days to clear. (and a downed tree needs removal) On day three of the storm Donna S spent two hours helping a neighbor clear snow from behind their car. Donna S commented that she felt that better communication was needed to help solve some problems. She suggested creating a zone map of the village and communicating to residents the route the contractor would be following to clear snow from roads/driveways/pathways so that residents could schedule their time accordingly. Steve B shared that Ken F would be hosting a kick off meeting on March 14/2026 to enlist the services of District Representatives and asked if anyone present was interested in volunteering. Steve B explained that district reps will be very instrumental in creating better communication between the board & the residents.

Ken F commented that he felt that visitor parking spots should be reserved only for the residents of that property. Wendy W shared that several of her tenants had encountered problems because they were unable to secure parking for their guests because people from blocks away were in the guest spots. Steve B stated that guests spots are not assigned and that any visitor can park in any visitors spot. Ken F suggested that the rule stating that guests spots are not assigned should be changed. A discussion followed regarding the difficulty of parking due to insufficient guest spots and inability to park on streets at night. Steve C suggested getting a parking permit for overnight guests as a work-around solution until a more permanent remedy is established. Donna S, Wendy W and Drew B were thanked for coming and departed the meeting at 11:20.

The meeting concluded at 12:15.

Eileen Ringen, Secretary

