

Minutes of Crestwood Village Five

Board of Trustees Meeting

3/24/2026

Open Session:

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

Absent: Ed Kirkwood

Administrator: absent Guest present: Wendy Webster

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 3/17/2026; Maryann Payne seconded the motion and all approved.

It was decided that the followup District Representatives meeting will take place at the CV5 clubhouse on Saturday, April 11th at 3PM . Fob access will be required for all in attendance.

Steve Carroll stated that, after speaking with the financial advisor at UBS Financial Services, he rolled over \$1,219,876 at a rate of 3.461% maturing on 4/16/26. Steve C explained that he kept it short in the hopes that interest rates will go up in 30 days at which time he will invest the funds in a longer term. Steve C added that he attended the 3/23/26 MCC meeting which was held in the CV5 clubhouse and shared some of its content: Rutgers Master Gardener Georgina Price offered advice about raised bed gardening; Geraldine Vergona of NJ Coalition against human trafficking spoke about the elements of trafficking, vulnerabilities, grooming tactics, types of elder trafficking & fraud as well as why NJ is prone to trafficking; Mayor Hankins spoke about various preservation initiatives for land as well as the Master Plan.

Maryann P shared that Stouts bus service has agreed to add a stop to the Whiting post office *upon request* on the Friday route to Stop & Shop.

Ken Freeman asked if the termite inspection service offered to residents included both an inspection of the garage and an inspection of the crawlspace. A brief discussion followed regarding the scope and importance of the inspection service.

Wendy Webster asked to have the following items addressed: Snow Removal- *How will the issues that arose during the last storms be corrected?* Betsy G explained that the board will meet again with the owner of KC Greenscapes to discuss solutions to the problems that arose.

Branch Removal- Will the HOA be responsible for large branch removal? Steve Berwanger explained that the branches needed to be brought to the curb for removal. Betsy G added that a work order would need to be submitted if the homeowner was not able to bring the branches to the curb. Gutter Cleaning – Is the gutter cleaning service responsible for cleaning up the debris they throw onto the garden areas and/or lawns? Maryann P stated that the debris should have been cleaned up. Awaiting Property Modification Request approval – When can I expect approval of property modification request (to replace front shingles on front of Yardley model home)? - Maryann P suggested that Wendy check with the office on the status of the request on the way out. Visitor Parking Spaces- How do we ensure that residents of quad and six plex buildings have parking available for their guests? Steve B stated that the bylaws do not allow for assigned guest parking spots and that guests parking is available for all guests of all owners. Steve B added that those spots are available to all guests on a first come/first serve basis and that residents can get a permit to park at the clubhouse parking lot if guest parking is not available near them. After a discussion, it was suggested that the board consider adding a rule/regulation making visitor parking assigned spots .

Wendy Webster departed the meeting at 10:38.

The meeting adjourned at 11:00

Eileen Ringen

Secretary