

## Minutes of Crestwood Village Five

### Board of Trustees Meeting

3/31/2026

**Open Session:** began at 10:23

Trustees in attendance: Steve Berwanger, Steve Carroll, Betsy Gordon, Maryann Payne, Eileen Ringen, Ed Kirkwood

Administrator: Cathleen Blackwood

Guests present: Wendy Webster, Gerry Gontarz, Joan Comanado, Diane Denino

Maryann Payne made a motion to accept the minutes from the 3/24/26 meeting; Ed Kirkwood seconded the motion and all approved. Steve Berwanger shared that the April Hilltopics will soon be delivered and noted an error on page 13: the calendar indicates that the clubhouse is closed on Memorial Day. This is incorrect since the new fob system will now allow entry into the building. Only the office will be closed on 5/25/26. Steve B asked Steve Carroll to think about the format of the Quarterly Treasurer's Report and suggested adding a notation indicating that all questions regarding the Report be addressed to Steve C.

Betsy Gordon stated that the landscapers will be working throughout the week doing leaf and branch pickup, noting that there will also be a Manchester Township leaf and brush pickup on 4/5/26.

Ed Kirkwood shared that there will be a Resident's Club dance on Friday 4/3/26 at 7PM.

Cathleen Blackwood asked if there were any followups about topics mentioned at the past MCC meeting. Steve C reported that Judy Noonan had discussed a bill regarding restricting ages of ownership. Steve B stated that the bill really doesn't affect CV5 as we have an age restriction *on occupancy, not a restriction on age of ownership*. Cathleen B shared that a cellphone and tablet tech class would be taking place at the CV5 clubhouse on 5/1/26 from 10:45 – 12:45. The students from the township high school national honor society will be offering their assistance to all in attendance. Cathleen B pointed out that decorating for the residents club dance would need to be done after 1:00 since both events are scheduled for 5/1/26. Cathleen B added that Senator Amato will be hosting a mobile MVC event on 5/26/26 (time to be determined) at CV5 where services such as Real ID, license renewals and registrations will be available. Cathleen B asked the board members for their opinions regarding the proposals which she submitted for air duct cleaning. After a brief discussion, **Steve B made a motion to accept the proposal from Advanced Air Duct Cleaning for \$4,960.00 ; Eileen Ringen seconded the motion and Betsy G, Maryann P, Steve C & Ed K approved.** Steve B asked that the board revisit the roofing proposal

from Stanley Contracting (approximately \$143,000). **Steve B made a motion to move forward with the replacement of the failing 3-tab & overlay roofs to prevent further roof leaks and avoid the expensive damage to home interiors & personal belongings that roof leaks cause. Eileen R seconded the motion and all other board members approved.** Cathleen B stated that she would be having a flyer inserted into the Hilltopics reminding residents to make appointments to have their water meters replaced.

A resident expressed concern about the excessive contents of her attached neighbor's home & garage. She believed it might pose a dangerous fire hazard to her unit and asked if the Board could send a letter and conduct a followup to address the situation. Joan Comanado asked if the contractor replacing our roads would be meeting with residents and offering discounted rates for driveway replacement. Steve C advised that the road project has been postponed but that the contractor most likely would be offering discounted pricing if the driveway was done at the time of the road replacement. Steve C also explained how the road project would be coordinated with the residents & the township to mitigate any problems that might arise. Joan C also asked about getting affordable rates on powerwashing and Cathleen B stated that she has been actively looking for contractors who might offer discounted rates for multiple customers. Betsy G offered to get competitive pricing from a powerwashing vendor she was familiar with as well. Joan C asked if homeowners will be getting an assessment because of the snow removal. Steve C explained that there would not be an assessment since it was covered by the reserve. Joan Cominado expressed her gratitude to Cathleen B, Kelly Crick and board members for working to keep CV5 in such good financial shape.

Gerry Gontarz asked to discuss past and current property modification requests he has submitted. It was decided that Gerry G meet with the board in closed session on 4/7/26 so his questions and concerns can be addressed privately.

Wendy Webster shared that her tree and branches were removed and that the job was well done. She asked when a downed tree at her Milford property would be inspected to determine who is responsible for it's removal. Wendy W also asked for clarification regarding how the fob system works and which doors required fob access. She asked if District Rep or open meetings could be attended via Zoom access. Steve B advised that we are looking into Zoom access for open quarterly meetings at this time.

Wendy Webster, Joan Comanado, Diane Denino and Gerry Gontarz exited the meeting at 10:40

The meeting adjourned at 11:20

Eileen Ringen

Secretary

