

## **Minutes of Crestwood Village Five**

### **Board of Trustees Meeting**

**4/7/2026**

#### **Open Session:**

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

Administrator: Cathleen Blackwood

Guests present: Gerry Gontarz

The meeting was called to order at 10:00 AM with the Pledge of Allegiance followed by a moment of silence. Maryann Payne made a motion to accept the minutes from 3/31/2026; Ed Kirkwood seconded the motion and all approved.

Steve Berwanger shared that the Manchester Department of Public Safety has issued a controlled burn notification. He added that the notification will be posted on the CV5 Facebook pages: CV5 Residents & Owners and CV5 Neighbors Helping Neighbors.

Steve Carroll stated that he will be meeting with Steve B, Cathleen Blackwood and Kelly Crick to go over the CV5 annual budget. He added that the budget should be ready for the board to review in approximately ten days.

Betsy Gordon distributed a community pricing proposal from S & G Aqua Pressure Washing which she requested in an effort to offer residents affordable exterior cleaning services. Betsy G explained how the pricing structure and payment terms would work and described the range of services offered.

The schedule for the removal of the snow stakes was discussed. Cathleen B stated that she was awaiting confirmation of a new date and pricing for cleaning the clubhouse air ducts. She added that Stanley Contracting will be curb-painting the rear steps and the lines for the bocce courts, cleaning gutters and working on the new roof project. Cathleen B shared information regarding upcoming speaking engagements: Tom Fishkin of the Daven Insurance Agency will make himself available to host an upcoming insurance workshop event; we are awaiting confirmation from Senator Amato's office about the mobile MVC event that is scheduled to be hosted on 5/26/26; the township-sponsored Tech Class is confirmed for 5/1/26 and we are waiting to hear back from NJ Natural Gas and the County Connection. Cathleen B stated that a common area on Pembroke will need to be addressed once a new Firewise Committee has been

formed. The pros and cons of participating in the Firewise program were discussed. Cathleen B also noted that the potential damage to the main hall floor and chairs still needs to be addressed with Priscilla who hosts the Stix classes. The bocce club's schedule was reviewed and the maintenance of the courts was discussed. It was decided that the District Reps Committee startup will be postponed until the number of participants is confirmed.

Gerry Gontarz asked the board to answer a variety of questions regarding the covenants, bylaws and about the general operations of the HOA. It was decided that Mr. G meet with the board in closed session once he has submitted a specific list of questions he would like to have addressed. Gerry G departed the meeting at 10:35

The meeting ended at 12:15.

Eileen Ringen

Secretary