

**APPROVED
MEETING
MINUTES**
Date: 10/13/26

Minutes of Crestwood Village Five

Board of Trustees Meeting

September 29, 2026

Open Session

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

Administrator: Cathleen Blackwood

Guests: Drew Baumgarten, Tim Marazita

The meeting was called to order by Maryann Payne at 10AM with the Pledge of Allegiance followed by a moment of silence. Betsy Gordon made a motion to approve the minutes from September 22nd, Ed Kirkwood seconded the motion and all approved.

The Manchester Coordinating Council holds regular meetings at the CV5 Clubhouse at 1:30 on the fourth Monday of every month. The Council represents senior communities in Manchester township and meets to discuss local concerns, utilities and services. All residents are welcomed and encouraged to attend. Steve Carroll, CV5's MCC representative, shared his overview of the 9/28/26 meeting: Senator Amato and Mayor Hankins were the speakers in attendance (Assemblyman Myre and Assemblyman Rumpf were not in attendance because they were legislating in Trenton). Senator Amato spoke on the topic of affordability stating that he was working to maintain the ANCHOR program which helps to allow seniors to stay in their homes. He also spoke about the length of time needed for new power plants and mini generator stations to be completed and the impact on residents' energy bills. Mayor Hankins shared about the effort being taken to redevelop the Oyster Creek Nuclear Generating Station due to rising power needs. He added that the upgrading of JCP&L's system will be instrumental in rerouting electricity to prevent complete blackouts in our communities. Senator Amato stated that he was working to pass legislation by the end of the year which would help to prevent human trafficking by increasing penalties and fines. The topic of Data Centers was discussed and Mayor Hankins stated that they are now banned in Manchester. Senator Amato shared that he is willing to speak to other groups within the villages. Judy Noonan stated that she had met with the DCA via Zoom and discussed reserve account requirements. In an attempt to improve communication between public safety services, an emergency communication tower is going to be erected in Roosevelt City. The tower will be put up by Manchester Township and maintained by the State Police. The Council is looking into setting up a grief assistance for seniors program.

Maryann P suggested that CV5 return to alternating day/evening times for open board meetings to allow employed residents the opportunity to attend meetings after work. It was

determined that the May and August meetings will be held at 7PM and the November and February meetings will be at 2PM.

It was decided that the CV5 Winter Holiday party take place on Saturday, December 12th from 1-4. There will be a \$5 per person admission charge and the party will be open to both residents and their guests. Anthony Ziccoli shared that the Residents Club will be happy to assist with the cost. The event will be advertised in the November Hilltopics.

Betsy Gordon stated that she recently spoke with Bill Kline, owner of KC Greenscapes, and he confirmed that he does not edge where the grass meets the asphalt. Maryann P suggested that this restriction be noted on the CV5 website and the CV5 Facebook page. Cathleen B added that Bill K will be meeting with the board on October 20th to discuss grass and snow services and procedures.

Anthony Z shared that he and Betsy G hosted the recent Chat with a Trustee session. Due to the bad weather, only one resident was in attendance. Anthony Z stated that he has ordered 10 new tables to replace those in very bad shape. He added that the 10 old tables will be disposed of after the next Bingo Extravaganza. Anthony Z reported that some progress was made at the last Residents Club meeting and that a procedure has been instituted that will ensure that all information in Resident Club ads is accurate. He also suggested that Julie Velez be included on the Fundraising Committee since the kitchen is a source of revenue. The next Residents Club meeting is on October 13th at 2:00.

Cathleen B shared the following: A flyer announcing the next October 13th Residents Club meeting and the 2026 Trustee election results will be inserted in the October Hilltopics. A No Dumping sign will be installed on Sunset Road where people have been illegally disposing of old furniture and other large items. There will be CV5 branch pickup Thursday, October 1st and Manchester leaf and brush pickup on Tuesday, October 20th.

Drew Baumgarten suggested that steps be taken to make residents aware of the restrictions to grass edging and gutter cleaning services, noting that his personal landscaper does weekly edging without damaging the asphalt. He also suggested that the HOA request that Anchor pest control identify issues such as mold in addition to termite activity as a courtesy during their inspections. Drew B added that he feels that not enough time is being allotted to answering residents' questions at MCC meetings. Tim Marazita asked why gutters are not cleaned on roofs with solar panels. Cathleen B explained that the contractor declines to clean gutters on roofs with solar panels due to heightened liability risks due to potential panel damage.

Open session ended at 10:45

Eileen Ringen, Secretary