

NEWSLETTER

AUGUST 2022

# CRESTWOOD VILLAGE 1

92 Fairway Lane • Whiting NJ 08759

732-350-1818

[www.crestwoodvillageone.com](http://www.crestwoodvillageone.com)



## PHONE NUMBERS for Help or Service

Emergency –  
Police, Fire, First Aid .....911

Non-Emergency –  
Police, Fire, First Aid.....(732) 657-6111

Maintenance Dept. ....(732) 350-2202

Trustees Office .....(732) 350-1818

Maintenance Emergency –  
24 Hour Service .....(732) 350-2202

Crestwood One "Dial my Calls" –  
"Robocall" .....(732) 965-3501

*Emergency Services are those problems  
which CANNOT and SHOULD NOT  
be delayed.*

*They are as follows:*

- Broken Water Pipe
- Clogged Toilets & Drains
- Loss of Heat
- No Electric Power
- Unable to enter the unit due to lost or misplaced key or for any valid reason that entrance should be made for investigation.

### EMERGENCY FEE

Call out fee is \$100 for the first hour + parts.  
This includes unlocking doors for entry.

**Maintenance Hours: 8AM - 4PM**

**Call Information "HOTLINE"  
1 (848) 227-3082**

**This number is for information only.  
Do not leave a message as  
they are NOT retrieved**

**Clubhouse Open Schedule**  
Billiards • Exercise Room • Library

## CLUBHOUSE ACTIVITIES

### MONDAY

Exercise Class.....9:00 AM

Ladies Cards–  
"A" Room.....6-8:00 PM

Billiards /  
Pill Pool .....6-8:00 PM

Residents Club -  
2nd Monday .....6:30 PM

Movie Night -  
4th Monday .....5:30 PM

### TUESDAY

Ticket Sales -  
"Auditorium" .....9AM-11:00AM

Ceramics .....8:30AM-12 Noon  
\*\*Bocce.....5:30 PM

### WEDNESDAY

\*\*Ladies Golf.....8:30 AM

Mah-jongg .....1:00 PM

\*\*Bocce.....5:30 PM

### THURSDAY

Golf Club • Cards •  
Texas Hold EM' .....12:00 PM

Open / Reps Meeting–  
4th Thursday .....10:00 AM

**Except July and August**

\*\*Shuffleboard -  
Indoor/Outdoor .....5:30 PM

### FRIDAY

Exercise .....9:00 AM

\*\*Men's Golf.....9:00 AM

Mah-jongg .....1:00 PM

\*\*Seasonal Clubs that are NOT year round.

The Clubhouse is open to all from  
8:00 AM - 4 PM.

*After 4:00 PM you may enter with your  
FOB (available at the Trustees Office)*

**No Entry before 8AM or after 10PM  
Alarm will trigger Police response!**

# Trustees Notes...

Hello Everyone! I hope everyone is having a nice summer! With Labor Day just around the corner, we will be resuming our monthly Open Meetings on the 4th Thursday of each month at 10:00am. These are held in our "A" room, downstairs in the Clubhouse. We do try to have 2 evening meetings per year. Our next evening meeting will probably be in early 2023. Get involved! Come see what the plans are for the Village. There is always a question & answer session for any member. I hope to see you there!

The Board is currently gathering information on purchasing an AED (defibrillator) for the Clubhouse. With this, we would be offering a class for a fee to learn how to use this device along with basic CPR and other emergency situations. Even if you have been trained, it wouldn't hurt to take a refresher! Watch the newsletters for upcoming information.

With almost 190 acres of property in our Village, there is plenty of things that the Board members do not see. We do have approximately 30 representatives to assist with that. There are a lot of things they also do not see. We ask all of you to be our eyes and ears. Let us know in writing if you see violations. One of the hardest things for any of us to see is when there are children living in a unit. You must be over the age of 18 to LIVE here. Children can only visit for a maximum of 14 days. It's not fair to the children stuck living here and it's not fair to our Member's who came to our Community for a peaceful lifestyle. We ask if you know of children living here, you report this to your representative or to the Trustees office.

Everyone enjoy the rest of the summer and we will see you in the Fall!

**Jeannie Feola**  
*President*



## PLEASE DO NOT

**Put grease down the sink or toilet along with wipes, draino,  
or other caustic substances, call the Maintenance Department.**

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**The Board has no control or input  
over advertisers in the Monthly newsletter**

### BOARD OF TRUSTEES

**Jeannie Feola**.....President  
**John Leach** .....Vice President &  
Liaison for Community Relations  
**Maryann Riotto** .....Secretary  
**Jim Maloney** .....Treasurer &  
Liaison to Maintenance Dept.

**Kathe Pietz**.....Liaison to Clubhouse &  
Yard Sales  
**Maryann Gatti** .....Real Estate Re-Sales &  
Liaison to Golf Course  
**Anna Marie Russo**.....Liaison to Representatives &  
MCC Secretary

# Mark Your Calendar

## Garbage Collection

**Monday & Thursday mornings unless a holiday.**

**LIMIT 3 BAGS** Please do not place OUTSIDE of container until the MORNING of collection.

## Recyclables



Recycle Coach App

**August 12, & 26.**

**Put recyclables out the NIGHT before pick-up.**

Please put recyclables in containers, **not plastic bags** as it cannot be readily identified as garbage or recyclables. Please dispose of batteries in the garbage.

## Village –

### Light Bulk Pick-Up

**Last Wednesday of every month.**

Includes all electronics – **MUST BE OUT BY 7:00 AM!!!**

**NOTE:** Bulk pick-up is for oversize items – **NOT entire house clean-up.** We will pick up **special clean-ups**, but only by special arrangement with the Maintenance Dept.

## Yard Debris

**Every Thursday. Remember leaves, needles and pine cones ONLY!!! CANNOT be picked up in plastic bags.**

The refuse center will not let us dump plastic bags.

It **MUST** be in **BIO-DEGRADABLE PAPER BAGS ONLY.**

Available at maintenance dept. or local stores.

## Brush / Branches

**Every Thursday.** At the curb.

## Lawn Cut Dates (Tentative)

**August 1, 12, 23.**

### UPDATE: BATTERIES

Manchester Township no longer recycles batteries.  
Please dispose of them in the garbage.

### Please be aware...

Manchester Code Enforcement has been in our Village issuing fines for the feeding of wild animals. They are fining you up to \$2,000 per day and/or jail time. Please be sure to comply.

**Yes, \$2,000 is correct!**

### DO NOT FEED WILD ANIMALS

**FINES**

This newsletter is online at

[www.crestwoodvillageone.com](http://www.crestwoodvillageone.com)



## HARRY WRIGHT LAKE

Wednesday, August 10th, 2022

5:00PM – "WJRZ"

6:00PM – "Akua & Kavon"

7:30PM – "Legacy"

*Welcome*

### TO OUR NEW RESIDENTS

Theresa Cogliano

10C Valley Stream Drive

Sharon Haas

12C Valley Stream Drive

John Stibravy & Laura Micelli

40B Crestwood Court

Joseph & Patricia Nappi

53A St. John Place

Patricia Downie

78B Belhaven Court

Gwendolyn Lutzick

98B Hope Road

John Teresa

102A Sunrise Court

Kevin & Deborah Hanley

132C Rosewood Drive

Maureen Giglio

210A Laurel Place

Anthony Sterio

533C Lilac Terrace

Gerard W. King, Jr.

611B Willow Lane

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## MANCHESTER COORDINATING COUNCIL

Mr. Martin Lynch Manchester Tax Assessor introduced. What sets the values for the properties in town is: Assessed Value X Tax Rate = Taxes.

We have about 28,000 properties about 82 square miles. They just completed a re-assessment re-evaluation in the township which is done in-house. Values as of 10/1/19 were as close to 100% as the market value could be. Then COVID hit. No one expected the market to boom. So much higher than expected. Assessments at this time are well below market value. As of right now if you sold your house at the market value your taxes will not change. They feel there is no need to do another re-evaluation at this time. Property tax assessment is concerned with being fair and equitable. One model ex. BEDFORD and a similar model will be assessed the same. Some properties may be paying different taxes than the same model down the street. When they did the re-assessment this time there is a wide variance in the condition of the homes. Some homes are totally renovated, others in between, and some have no updates. They were very fair doing these evaluations. The condition was a big factor in the re-assessment. Taxes in Manchester are made up of 3 factors: School 60%, 40% split up between County and Municipal.

The Heritage Mineral project is still on hold. It could start being developed at any time. This will add 2450 homes. Our area is prominently residential.

Whiting is 91% senior. Some regional developers struggle with our demographics and what the medium income is. The commercial base is growing. Warehouse and apartment projects are happening. Our average residential property tax assessment before the re-assessment was 161,000; when completed it went to 200,000. Since they haven't done another re-assessment the average is going to creep up a little.

The average residential sale price is closer to 300,000 now, in 2019 it was 200,000. Since 2019 overall town-wide market value has gone up 50%. Senior and Veteran deductions are available if you are eligible. Peacetime veterans are now eligible. The veterans' exemptions, (100% disabled active duty veteran) you are eligible for complete exemption of your primary property resident taxes. Co-OPs are included.

There is the Senior deductible If you are 65+ or a disabled person and your annual income not counting social security does not exceed \$10,000 per year you are eligible for \$250.00 per year. Property tax freeze is handled by the state. The NJ property reimbursement program phone number is 1800-882-6597.

Question asked regarding Hasidic movement in Pine Lake park and parts of Manchester. There have been Positive effects on the selling price of houses in certain areas. No application for a tax exemption has been received for religious purposes.

September 26, 2022, next meeting.

**Anna Marie Russo**  
**MCC Recording Secretary**



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Broker of Record



Richard Buonomo  
Realtor Associate

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## Crestwood Village 1 Open Meeting - June 23, 2022

### **Bill A4106**



Mayor Robert Hudak at podium, police chief Robert Dolan sitting, both taking questions

Mayor Robert Hudak is asking everyone to contact our State Legislators to voice our opinion on the **Age Restricted Community Bill (Assembly Bill A-4106)**.

<https://www.njleg.state.nj.us/bill-search/2022/S2537>

**This bill requires association of age-restricted common interest community to permit dwelling owner to transfer property without regard to age of buyer.**

We are currently in the 10<sup>th</sup> district, Our State senator James Holzapfel, Assemblyman John Catalano and Assemblyman Gregory McGuckin can all be reached at **852 Highway 70, Brick, NJ 08724, 732-840-9028**

With redistricting, we will be in the 9<sup>th</sup> legislative district next year under Senator Connors, Assemblyman Rumpf, and Assemblywoman Gove.



**AUG  
1, 15, 29**

### **Creative Writing Club**

The Creative Writing Club will be having three meetings in August. They will be on Monday, August 1, 2022, Monday, August 15, 2022 and Monday, August 29, 2022 at 11:00AM at the Clubhouse in Room "A". All residents of Crestwood Village I are welcome to attend. If anyone has a question, they can give me a call at 732-642-1155 or contact me by E-mail at [Joseph.Stanick@Yahoo.Com](mailto:Joseph.Stanick@Yahoo.Com).

**AUG  
8**

### **Residents Club**

The next meeting is Monday, August 8 @ 6:30PM. Bus picks up at 6PM. Guest Speaker from "Beacon of Life". The center was established to deliver PACE (Program of All-Inclusive Care for the Elderly) services. Under PACE, participants must receive all needed health care, including primary care and specialist physician services (other than emergency services) from the PACE organization or an entity authorized by the PACE organization.

Upcoming Events:

Saturday, August 20th - Let's Dance Party (ticket sales Tuesdays 9AM-11PM).

**AUG  
13**

### **Golf Club**

SAVE THE DATES

August 13      Tournament & Meeting and 19th Hole

September 10      Starts Playoffs

October 12      Casino Bus Trip - Resorts (ticket sales Tuesdays 9AM-11PM).

*Congratulations to the July Tournament Winners*

JEAN FEOLA

JIM MALONEY

JOHN HUGHES

SCORE OF 25

CONGRATULATION TO JOHN HUGHES CLOSEST TO THE HOLE # 5

**AUG  
19**

### **Karaoke**

Friday, August 19 at 6PM. Karaoke is now the 3rd Friday of the month. Let's hear your voices. Come out for a fun night, sing, line dance and make some new friends. Bring your own food & drink.

See you  
in  
September

### **Women's Club**

The Women's Club will not be meeting in August. We're looking forward to getting together again in September. A happy and a safe summer to all.



## TRUSTEE ELECTION RESULTS - June 6, 2022

**Jean Feola**  
**Kathe Pietz**

**Maryann Gatti**  
**Anna Marie Russo**

### Crestwood Village 1's Got Talent

**Kathy Garry & Bonnie Zeigler** are putting together a Talent Show, **so get your act ready!**

Recite a Poem, Perform Magic Tricks, Play an Instrument, Impersonations, Lip Syncing Stand Up Comedy, Whatever it is...

#### SHOW US YOUR TALENT!

Be on the looking out for more info. Date **TBA**

**Interested? call Kathy (281) 508-1614**

Anyone Interested in learning how to play **MAH JONG**, please leave your name and phone number with the office.

### FOR SALE

Professional Red Mechanics Tool Cabinet, 8 drawer on wheels. Envelope put in box by clubhouse on wall to pic. \$100 OBO. **732-350-3334**

Free Canon Canon Electric Typewriter w/Daisy Wheel & manual **732-350-3334**

### TOWING WITHIN THE VILLAGE

Unregistered, illegally parked and inoperable vehicles are subject to towing. We are also beginning to tow unauthorized vehicles parked in our overflow lot behind the golf course. The Village has no authority once the vehicle is towed. You would need to contact Accurate Towing at **732-349-6439** directly to get the costs and arrange retrieving your vehicle.

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# VILLAGE 1 GARAGE SALE

The Annual Village 1 Garage Sale will be held on

**Saturday, September 24th**

**Rain Date, Sunday, September 25th**

There is a \$5.00 registration fee to help pay for advertising, signs, etc. Hours will be from 9:00am to 2:00pm. You must clean up immediately after 2:00pm. Merchandise can be displayed on driveways and grass. Please remember to respect your neighbors so everyone can display their goods.

Send the registration form below to the Trustees office along with a \$5.00 fee by September 17th. We will distribute maps at the Clubhouse showing the addresses of homes having sales. **Registration forms received after September 17th will not be listed on the map.**

----- cut here -----

## Village 1 Garage Sale Registration Form

Sale date Saturday, September 24th – 9:00am – 2:00pm

(Rain date – Sunday, September 25th)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**Fee \$5.00 (for advertising, signs, etc)**

**THIS FORM MUST BE SUBMITTED TO TRUSTEES OFFICE BY SEPT 17TH  
IN ORDER TO HAVE YOUR HOUSE LISTED ON OUR MAP AS A SALE SITE.  
FORMS RECEIVED AFTER THIS DATE WILL NOT BE SHOWN ON THE MAP.**

# Casino Bus Trip

Resorts — Atlantic City

**OCTOBER 12, 2022**

sponsored by the Golf Club of

**CRESTWOOD VILLAGE 1**



**Tickets On sale at CV1 Auditorium**

92 Fairway Lane

Tuesday's 9:00AM to 11:00AM

Cost	Receive
<b>\$35</b>	<b>\$18</b>
per person	back in slot play

**Bus Departs 9AM SHARP at Friendship Hall**

Arrives at Resorts 10:15AM • Leaves Resorts 4:15PM

Arrives Friendship Hall 5:30PM

**NO REFUNDS UNLESS TRIP IS CANCELLED**

**Crestwood Village 1**

presents

*lets*  
**DANCE**

**Aug 20** 6PM - 10PM Music by **DJ Mare Haze**

Set-ups included

BYOB & anything you would like to eat at your table

**Tickets \$10**

On sale Crestwood Village 1 Auditorium

**92 Fairway Lane**

Tuesday's 9AM to 11AM

Sponsored by  
CV1 Residents Club



**NO REFUNDS**  
Unless Cancelled

## KIRMS PHOTOGRAPHY

I've not run this article in quite some time, so this month we'll have a refresher course. Did you ever wonder what is going on inside your camera, or cell phone, when you take a picture? Many things are going on simultaneously, but here's the quick version.

When you push the shutter button halfway (camera) or touch the screen (cell phone) the focusing system is activated and the camera/phone locks on the subject. The metering system measures the amount of light and determines the correct exposure.

When you push the shutter the rest of the way, (camera) or tap the screen (cell phone) the aperture (similar to the iris in your eye) opens to the correct size, and the sensor chip (digital "film") is charged and the shutter opens to allow the light to hit the sensor. In cameras without a shutter and cell phones, the sensor is charged for the correct amount of time for a proper exposure.

When the correct amount of light has hit the sensor the shutter closes. The camera processes the image and stores it to the digital media.

That's it for this month. View my images on my website at [www.KirmsPhotography.com](http://www.KirmsPhotography.com). As always you can email me with any photographic questions at [bill@KirmsPhotography.com](mailto:bill@KirmsPhotography.com). Remember to keep shooting and trying to improve your images, but most importantly, have fun with your camera.

## How Your Camera Works

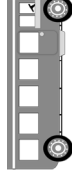


# August 2022

# FRIENDSHIP HALL

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	<b>1</b> EXERCISE 9:00AM CREATIVE WRITING 11:00AM	<b>2</b> CERAMICS 8:30AM-12:00PM	<b>3</b>	<b>4</b> BRANCH & BRUSH PICKUP	<b>5</b> EXERCISE 9:00AM	<b>6</b>
<b>7</b>	<b>8</b> EXERCISE 9:00AM RESIDENTS CLUB 6:30PM	<b>9</b> CERAMICS 8:30AM-12:00PM	<b>10</b>	<b>11</b> BRANCH & BRUSH PICKUP	<b>12</b> EXERCISE 9:00AM RECYCLE	<b>13</b> GOLF OUTING 10:00AM MEETING & 19 <sup>TH</sup> HOLE 12:00PM
<b>14</b>	<b>15</b> EXERCISE 9:00AM CREATIVE WRITING 11:00AM	<b>16</b> CERAMICS 8:30AM-12:00PM	<b>17</b>	<b>18</b> BRANCH & BRUSH PICKUP	<b>19</b> EXERCISE 9:00AM KARAOKE 6:00PM - 9:00PM	<b>20</b> RESIDENTS CLUB DANCE 6:00PM-10:00PM
<b>21</b>	<b>22</b> EXERCISE 9:00AM	<b>23</b> CERAMICS 8:30AM-12:00PM	<b>24</b>	<b>25</b> BRANCH & BRUSH PICKUP	<b>26</b> EXERCISE 9:00AM RECYCLE	<b>27</b>
<b>28</b>	<b>29</b> EXERCISE 9:00AM CREATIVE WRITING 11:00AM	<b>30</b> CERAMICS 8:30AM-12:00PM	<b>31</b> BULK PICKUP			

# August 2022



# BUS SCHEDULE

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	<b>1</b> LOCAL MARKETS 8:30AM MANCHESTER SHOP-RITE 1:00PM	<b>2</b>	<b>3</b> OCEAN COUNTY MALL & BURLINGTON STORE 9:00AM-1:30PM	<b>4</b> SHOP-RITE 8:30AM WALMART & ALDI 12:30PM-3:00PM	<b>5</b> LOCAL MARKETS 8:30AM TARGET 12:30PM	<b>6</b>
<b>7</b> CHURCH SERVICE 9:00AM	<b>8</b> LOCAL MARKETS 8:30AM MANCHESTER SHOP-RITE 1:00PM RESIDENTS CLUB MEETING PICKUP 6:00PM	<b>9</b>	<b>10</b> BRICKTOWN 9:00AM-1:30PM	<b>11</b> COLUMBUS MARKET 8:30AM	<b>12</b> LOCAL MARKETS 8:30AM LACEY MALL 12:30PM	<b>13</b>
<b>14</b> CHURCH SERVICE 9:00AM	<b>15</b> LOCAL MARKETS 8:30AM MANCHESTER SHOP-RITE 1:00PM	<b>16</b>	<b>17</b> JENKINSON'S 9:00AM	<b>18</b> SHOP-RITE 8:30AM KOHL'S 12:30-3:00PM	<b>19</b> LOCAL MARKETS 8:30AM TARGET 12:30PM	<b>20</b>
<b>21</b> CHURCH SERVICE 9:00AM	<b>22</b> LOCAL MARKETS 8:30AM MANCHESTER SHOP-RITE 1:00PM	<b>23</b>	<b>24</b> OUTLET CENTER & FREEHOLD MALL 9:00AM-1:30PM	<b>25</b> SHOP-RITE 8:30AM WALMART & ALDI 12:30PM-3:00PM	<b>26</b> LOCAL MARKETS 8:30AM LACEY MALL 12:30PM	<b>27</b>
<b>28</b> CHURCH SERVICE 9:00AM	<b>29</b> LOCAL MARKETS 8:30AM MANCHESTER SHOP-RITE 1:00PM	<b>30</b>	<b>31</b> OCEAN COUNTY MALL & BURLINGTON STORE 9:00AM-1:30PM			

# MAINTENANCE

## MINUTE

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### **Happy Summer Residents of Village 1!**

This month I would like to discuss a variety of topics that are more relevant in the summer months.

### **Total Work Orders Completed (past 30 calendar days) = 360**

#### **Dogs**

Personally, it's always nice to see so many residents out walking their dogs. However, I do not like to see how people dispose of their dog's waste in a lot of cases...if they do clean it up at all. There are public garbage cans located around the Village, people should not be utilizing the in-ground personal garbage cans as they seem fit. The Maintenance Department should not have to receive and address calls regarding stray dog waste bags in their garbage cans. Please take your bags back to your unit to dispose of it properly.

Leaving your dog(s) outside, unattended is not permitted. Additionally, you are required to clean up any dog waste around your property. Too often there are literal mine fields around the buildings which is considered common ground and the Maintenance Department, residents or guests should not have to be concerned while walking through these areas.

Your dog(s) must be leashed at all times.

If you are observed not cleaning up after your dog, improperly disposing of waste bags, unleashed dog(s) or allowing your dog(s) to roam around outside unattended, you can expect a letter and potential fines from the Board of Trustees.

#### **Grills**

Doing some outdoor grilling goes hand in hand with the summer time. It is important that you keep the grills a minimum of 10 feet from the buildings. If you are a propane user, Village 1 does not want to see spare propane cans (empty or full) around the exterior of the buildings. If you are a charcoal griller, please make sure you are disposing of your charcoal properly, it should not be dumped in the yard or common areas. Please make sure the waste is completely extinguished before disposing.

If you need extra storage, Village 1 does allow residents to purchase a shed for extra storage. There are regulations to the size and shape of the sheds, please contact the Maintenance Department for information.

Thanks and please try to stay cool out there!

Chris Peschock  
Crestwood Village 1 Maintenance Manager  
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(732) 350-2202 - Office

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