

NEWSLETTER

NOVEMBER 2022

# CRESTWOOD VILLAGE 1

92 Fairway Lane • Whiting NJ 08759

732-350-1818

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



*Give  
Thanks*



## 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” –**  
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*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...

I hope everyone is well. We have had some beautiful, sunny crisp mornings followed by pleasant afternoons. A good time to get some fresh air!

The Trustees office had our Representatives deliver to you some letters to our State Senator and Assemblymen asking for you to sign the letters and return to their office. Thank you to all who participated. I would like to take some time to try to explain a little more about these bills that we object to.

Our State Senator Holzapfel and Assemblymen McGuckin and Catalano ARE opposed to this bill. They are working to push their opposition on those in favor.

Carol Murphy (district 7) proposed Assembly Bill A4377. This Bill if passed would impose an annual tax on all Co-op's. This will require non delinquent unit owners to subsidize the delinquent unit owners by mandating an annual payment to a "Common Interest Community Homeowners Association Trust Fund" to pay for low income households AND fund the Department of Community Affairs (DCA). This will escalate the cost of living for us and create a bloated bureaucracy within the DCA. The DCA will have the right to assist in forming new Rules and Regulations. This will be done by people in Trenton who do not live here and don't understand how we operate.

Senate Bill S2537 proposed by Troy Singleton (district 7) and the companion Assembly Bill A4106 proposed by Yvonne Lopez (district 19) & Angelica Jiminez (district 32) in essence, seeks to override the governing documents of the Village. This would allow corporations, businesses and under aged persons to buy in our Village and rent them out. This would also allow corporations or a young person to serve on the Board and we know they do not have the same interests that we do.

Our Village, along with all the communities in our area have run for 50+ years successfully. We see these bills causing nothing but problems within our Village. We feel if a Community Association is not happy with their operations or their Bylaws, that particular Community can make changes as they see fit. We don't need more Government interference or more monthly expenses being paid out of our wallets. We ask everyone to get involved. Look up these Bills online. Contact these Assemblywomen and State Senator and voice your opposition. We feel with these bills, only Real Estate Brokers will benefit with more money in their pockets and less in ours.

**Contact Assemblywoman Carol Murphy at 504 Route 130, Cinnaminson, NJ 08077  
856-735-5334 (phone), 856-499-2187 (fax)**

**Contact Senator Troy Singleton at 400 North Church Street, Suite 260, Moorestown, NJ 08057  
856-234-2790 (phone), 856-234-2957 (fax)**

**Contact Assemblywoman Yvonne Lopez at 211 Front Street, Perth Amboy, NJ 08867  
732-638-5057 (phone)**

**Contact Assemblywoman Angelica Jiminez at 5600 Kennedy Blvd., Suite 104, West New York, NJ 07093  
201-323-4277 (phone), 201-223-4624 (fax)**

Thank you for your continued support of Crestwood Village Co-op, Inc.

**Jeannie Feola**  
*President*



## BOARD OF TRUSTEES

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

**Kathe Pietz**.....Liaison to Clubhouse &  
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ads-7155

# 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

**November 4 & 18.**

**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)

**November 4.**

## General Elections

**November 8.**

### **ATTENTION RESIDENTS OF MANCHESTER TOWNSHIP**

The Manchester Township Department of Utilities will be flushing fire hydrants between the months of October & November 2022. Each community will be notified when flushing begins in their area. Hours will vary during the day as well as during the night.

During this time, you will experience a difference in pressure and discoloration.

Run your cold-water tap only until it runs clear.

We apologize for any inconvenience this may cause.

This newsletter is online at

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

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ads-6670



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ad-7244

# MAINTENANCE

## MINUTE

---

Hello Residents of Village 1,

**Total Work Orders (past 30 days) = 256**

Hopefully, I am really early when it comes to mentioning this, but with the conflicting weather reports I would like to discuss our guidelines for snow removal. The information provided below comes directly from the Board of Trustees. The biggest thing we can request is that all residents stay inside when the street and driveway clearing is underway and to please exercise patience and understanding during these times. Special consideration for priority snow removal will only be arranged for medical appointments and outpatient treatments. You are required to provide the Trustee's Office a copy of your doctor's name, phone number and time of your appointment on your respective doctor's letterhead. This must be provided in advance, we will not be able to accommodate calls made the morning of a snow storm. After verifying the information provided, the Board of Trustees and the Trustees Office will prioritize the clearing of these units. The Board of Trustees will not make special arrangements for those that are employed, it will not entitle you to priority snow removal. Please do not call the Maintenance Department to request individual attention, the only ones that can authorize priority snow plowing are the Trustees.

- Roads will not be plowed until there is 3" of snow accumulation;
- When icy conditions are present, ice melt will be applied to the roads;
- **NO** on-street parking is allowed for impending snow, you will be assessed a \$50 fine and parking on the grass is not acceptable. If you do leave your vehicle on the grass or road during plowing activities, you will be plowed in. If you require assistance to get your vehicle out, you will be charged a minimum of \$60 for the service and will not be addressed until all other snow clearing activities are completed;
- Residents are not to push, shovel, blow or deposit snow onto Village roadways;
- When the roads are made passable, the Maintenance Department will begin to clear driveways, then followed by sidewalks;
- Duplex driveways will be cleared and treated as sidewalks, as you do have secondary means to exit and enter through your garage door;
- Quad driveways will be cleared by pushing the snow forward towards the buildings or to the side when available, depending on the positioning of your building;
- Sidewalks will be cleared as soon as possible, depending on the man-power that is available;
- Keep a bag or two of ice melt on hand for your steps and sidewalk area (available through the Maintenance Department, call for pricing and for delivery);
- **THERE WILL BE NO DEVIATION FROM OUR SNOW REMOVAL PROGRAM.**

Thank you in advance for your cooperation!

Your Maintenance Department

**(732) 350-2202**

[Crestwood1maintenance@gmail.com](mailto:Crestwood1maintenance@gmail.com)



**10AM**

### **Morning Golf**

Golf starting time is 10AM.

**NOV  
7 & 21**

### **Creative Writing Club**

The Creative Writing Group will be having two meetings in November. They will be on Monday, November 7 and Monday, November 21 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).

**NOV  
14**

### **Residents Club**

The next meeting is Monday, November 14 @ 6:30PM. We will be serving Turkey Gobbler Sandwiches.

**NOV  
15**

### **Women's Club**

The Crestwood Village 1 Women's Club will meet on Tuesday, November 15 at 1 PM. This month we will be welcoming Pat Donaghue, who represents the non-profit organization known as "The Barn". This non-profit is for our senior communities to enjoy the many opportunities here in Whiting. Pat will share with us future opening plans and tell us about the programs that are fun and beneficial to us!!!!

"The Barn" is also a restaurant and a food pantry site.

Join us at Friendship Hall for an interesting afternoon along with some homemade baked goods too!

**NOV  
18**

### **Karaoke**

Karaoke will be on Friday, November 18 at 6PM. Let's hear your voices. Come out for a fun night, sing, line dance and make some new friends. Bring your own food & drink.



Barbara Keay (90), past president of Village I Ceramic's Club for over 20 years has passed peacefully at home surrounded by her family.

She was a wonderful person bringing joy to all she knew. We at the Ceramic's Club will truly miss her.

# Directory

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# THE MANCHESTER COORDINATING COUNCIL MEETING

MCC Guest : Ronald T. Catelli ESQ

September 26, 2022

Everyone is concerned about the new legislation **S2537**. There is a niche under the fair housing act which allows discrimination based on age. In any other situation, you are not permitted to discriminate. There is a carve-out in the fair housing act called HOPA Housing for Older Person Act, it's a federal legislation and essentially it says you are allowed to discriminate based on age providing that at least 80% of your community is over the age of 55. The federal statute reads you are allowed to discriminate over 55 only; as long as 80% of the units in your community are occupied by someone over the age of 55. Occupied not ownership of the particular units. What NJ legislation is attempting to do is say you are NOT allowed to prohibit ownership in a senior community to those under 55. This bill applies to any type of community association. You cannot prohibit ownership. A tremendous concern to senior communities. This legislation is flying under the radar. Introduced by Senator Troy Singleton, from District 7 in NJ. May 2022. It is sitting in the senate community and urban affairs committee right now. The group that would profit or be on board with this would be realtors. The only group that he has heard of with these restrictions and challenges is realtors. It waters down the rights of a senior community. Allowing ownership in a senior community that is geared towards seniors, and allow those under 55 to purchase, their interest is not the same as a senior. Someone 25 years old does not have the same interests and objectives as a 55-year-old. Radburn and PREFTA say the only eligibility to run for a board position requirement is to be in good standing. So they could be 25 years old and run on the board. If you are current in monthly fees, or on time in a payment plan you are in good standing with the DCA (Department of Community Affairs). This bill is only addressing ownership of the units.

Another Bill is **A4377**. This bill is almost slipping through the radar also. Legislature has given the DCA (Department of Community Affairs) a lot of authority. This Bill enhances DCA regulatory powers over controlled boards within the interest of the communities. DCA is expanding. Use the same template to oppose.

The next 2 bills **A1698** and **A1699** require an educational component for trustees once they become in office.

The NJ Legislature web page gives you access to the legislatures.

**Anna Marie Russo**  
MCC recording Secretary

*Welcome*

**TO OUR NEW RESIDENTS**

John & Carol Schultz	69C Hope Road
Leroy Henderson	139B Azalea Drive
Phyllis Prebor	245B Columbine Avenue
Kenneth Riccardi	264D Laurel Place
Robert & Cheryl Hannam	617B Willow Lane

As a new resident, we welcome you to Crestwood Village 1 and wish you comfort and happiness in your new home. As a new resident, we hope you will take note of the Residents Club notices and plan to be present at the next meeting on November 14th at 6:30 pm. You will have an opportunity to meet your neighbors and we get a chance to shake your hand and give you a warm welcome.

**FOR SALE**

Antique Table **\$10**. Call John & leave a message. **(908) 415-9678**.



**PULL for Ronald McDonald House Charities**

Crestwood Village 1 is saving "PULL TABS"  
for Ronald McDonald Charities.

**The box is located in the Clubhouse Lobby**

# VETERANS DAY PARADE



**Crestwood Village 1 Co-op, Inc.**  
92 Fairway Lane

**November 11 • 1:00 PM**

**Parade Route:** Starting from the clubhouse down Fairway to Highland to Lilac and back down Fairway to Hope, Azalea and Rosewood returning to the clubhouse.

**WEATHER PERMITTING**

**Come out & wave your flags Honor all who served**



## Crestwood Village 1

Residents Club  
is sponsoring a

# FLEA MARKET

Saturday  
**DEC. 3**  
9AM - 2PM

Tables available  
**\$10-15**

Tables on sale on Tuesday's  
**9AM to 11AM**

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Can't make it Tuesday, call LuAnn (732) 408-5792



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Noreen Lynch  
Realtor Assoc.  
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Carole Kuiken  
Broker Sales  
Assoc.  
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Karen Naedele  
Realtor Assoc.  
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Broker/Sales  
Assoc.  
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These are the FACTUAL Sales statistics from the Monmouth/Ocean Board of Realtors Multiple Listing Service. It shows the true production numbers and the dollar volume for all of Manchester Township including all of Whiting from January 1, 2022 to July 31, 2022 (Report run 1:05:17 PM, August 1, 2022)

Here are the top 5 Realtors for Manchester/Whiting:

Rank	Company	Sales and Sold Listings	Dollar Volume
1	Crossroads Realty Whiting	89	\$9,243,789.00
2	Weichert Realtors/Toms River	46	\$5,627,399.00
3	ReMax New Beginnings/Toms River	42	\$4,794,350.00
4	ReMax New Beginnings/Whiting	39	\$5,573,410.00
5	Buonomo Realty, LLC	25	\$3,330,900.00

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## Sip & Paint

The Resident's Club Sip & Paint was **AGAIN** a huge success.  
**Look for our next paint party coming in 2023! Tickets go FAST!**



## 2022 Annual Banquet

Golf Champs



Bocce Champs



Shuffleboard Champs



## RESIDENT CLUB TOY DRIVE

**Let's not disappoint the kids this year, we will be holding a TOY DRIVE!**

Beginning Monday, **November 14th**, and running thru **Sunday, December 11th** we are asking our residents to bring a new, unwrapped toy, for a boy or girl age toddler thru teens to the Clubhouse Lobby between 8:00am and 4:00pm. The toys will be collected & secured at the end of each day.

We are confident that the generosity of our residents will make this event a tremendous success!



### NO GUILT CRUSTLESS PUMPKIN PIE

- 1 cup pumpkin puree
- 1 (1 ounce) package instant sugar-free vanilla pudding mix
- 1 teaspoon pumpkin pie spice
- 1 cup evaporated skim milk
- 1 cup skim milk

In a mixing bowl, combine the pumpkin puree, vanilla pudding mix, pumpkin pie spice, evaporated milk and skim milk. Blend together until smooth; place in decorative glass or ramekin and chill until set.

6 Servings per recipe

Recipe submitted by *Coleen Mattiacci* 

VILLAGE 1  
*Recipes*

# November 2022


# FRIENDSHIP HALL

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1 CERAMICS 8:30AM-12:00PM	2	3 BRANCH & BRUSH PICKUP	4 EXERCISE 9:00AM RECYCLE	5
6	7 EXERCISE 9:00AM CREATIVE WRITING 11:00AM	8 CERAMICS 8:30AM-12:00PM	9	10 BRANCH & BRUSH PICKUP	11 EXERCISE 9:00AM VETERANS DAY PARADE 1:00PM	12
13	14 EXERCISE 9:00AM RESIDENTS CLUB 6:30PM	15 CERAMICS 8:30AM-12:00PM WOMENS CLUB MEETING 1:00PM	16	17 BRANCH & BRUSH PICKUP	18 EXERCISE 9:00AM KARAOKE 6:00PM-9:00PM RECYCLE	19
20	21 EXERCISE 9:00AM CREATIVE WRITING 11:00AM	22 CERAMICS 8:30AM-12:00PM	23	24 THANKSGIVING DAY OFFICE/MAINT. CLOSED NO GARBAGE PICKUP NO REPS OR OPEN MEETING	25 GARBAGE PICKUP OFFICE/MAINT. CLOSED	26
27	28 EXERCISE 9:00AM	29 CERAMICS 8:30AM-12:00PM	30 BULK PICKUP			

# November 2022



# BUS SCHEDULE

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1	2	3	4	5
6 CHURCH SERVICE 9:00AM	7 LOCAL MARKETS 10:00AM-2:00PM	8	9 WEGMAN'S & FREEHOLD MALL 10:00AM-3:00PM	10 COLUMBUS MARKET 10:00AM	11 LACEY MALL, WALMART & LIDL, KOHL'S & ALDI 10:00AM-3:00PM	12
13 CHURCH SERVICE 9:00AM	14 LOCAL MARKETS 10:00AM-2:00PM	15	16 SMITHVILLE 10:00AM	17	18 LACEY MALL, WALMART & LIDL, KOHL'S & ALDI 10:00AM-3:00PM	19
20 CHURCH SERVICE 9:00AM	21 MANCHESTER SHOP-RITE 10:00AM-2:00PM	22	23 OCEAN COUNTY MALL, BURLINGTON STORE & TARGET 10:00AM-3:00PM	24  Happy Thanksgiving	25 LACEY MALL, WALMART & LIDL, KOHL'S & ALDI 10:00AM-3:00PM	26
27 CHURCH SERVICE 9:00AM	28 LOCAL MARKETS 10:00AM-2:00PM	29	30			



NOVEMBER  
**14**

## RESIDENT CLUB MEETING

**FRIENDSHIP HALL**  
**November 14 • 6:30pm**

Come meet your neighbor & see  
what is happening in the village

We will be serving...  
Turkey Gobbler Sandwiches

**HOPE TO SEE YOU THERE!**



# *Holiday* DINNER

Saturday  
**DECEMBER 17, 2022**  
4PM

Tickets are \$15 Per Person

On sale Crestwood Village 1 Auditorium

**TUESDAY'S 9:00AM - 11:00AM**

**SERVING CHICKEN**  
**WITH ALL THE TRIMMINGS**



**SPONSORED BY THE RESIDENTS CLUB**