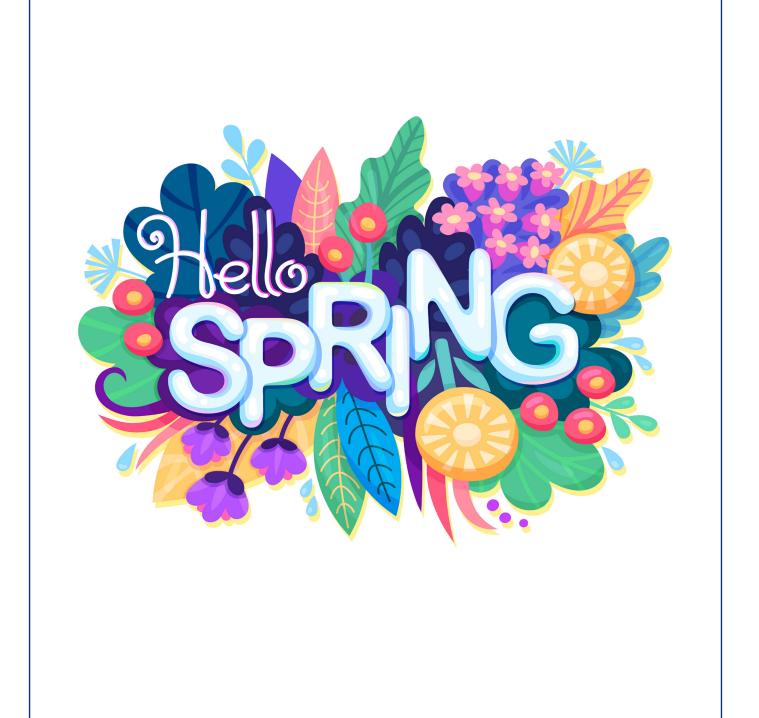
NEWSLETTER APRIL 2023

CRESTWOOD VILLAGE 1

92 Fairway Lane • Whiting NJ 08759

732-350-1818

www.crestwoodvillageone.com



PHONE NUMBERS

for Help or Service

Police, Fire, First Aid911
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 Class9:00 AM
Ladies Cards- "A" Room6-8:00 PM
Billiards /
Pill Pool6-8:00 PM Residents Club -
2nd Monday6:30 PM
TUESDAY
Ticket Sales - "Auditorium"9AM-11:00AM
Ceramics8:30AM-12 Noon
**Bocce5:30 PM
WEDNESDAY
**Ladies Golf8:30 AM
Mah-jongg1:00 PM
**Bocce5:30 PM
THURSDAY
Golf Club • Cards • Texas Hold EM'12:00 PM
Open / Reps Meeting-
4th Thursday10:00 AM
Except July and August **Shuffleboard -
Indoor/Outdoor5:30 PM
FRIDAY
Exercise9:00 AM
**Men's Golf9:00 AM
Mah-jongg1:00 PM
Karaoke - 3rd Friday6:00 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!

Village Happenings...

Good day to everyone! There is a lot going on in the Village office. We are preparing for our yearly Trustee Election. This year, 3 Trustees are up for re-election. Postcards will be mailing shortly with information. We are in the very early stages of Budget Prep for the upcoming fiscal year. As of this writing, we are anticipating a good turn out and tax questions for our Mayor and Tax Collector who were scheduled for our March Open Meeting. Hopefully, I saw you there. We are beginning our biannual collection of updated HOPA forms. There is one in this newsletter and we ask everyone to please complete and return to our office. We are required by the State to have these completed to preserve our status as a 55+ community. Real Estate, after 2 slow months, has picked right back up again. We are assisting and filling out forms for you to submit with your PTR applications. It's a busy time of year for us.

I would like to mention, with the installation of new roofs, we are removing solar tubes. They are no longer permitted as they will void our warranties. We also have specific guidelines for installing a satellite dish. They are permitted but not on the roofs. You will receive the guidelines when permission is requested. Please be sure they are placed properly as you will be responsible for the roof repair if you allow it to be placed on the roof.

Wishing everyone a beautiful Passover and Easter Holiday!

Until next month,
Nancy DeNoia
Administrator



Paul Aniboli Beth Anne Carroll Mary Stoumbos 105A Hope Road 133A Azalea Drive 200B Aster Place

WE **BOCCE**

Bocce games will begin Tuesday, April 4 & Wednesday, April 5.

Be at the courts no later than 5:30PM

Shuffleboard begins Thursday, April 6.

Be at the clubhouse no later than 5:30PM

FLUSHING FIRE HYDRANTS

Manchester Township Department of Utilities will be flushing fire hydrants between the months of April & May 2023. 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.

BOARD OF TRUSTEES

Kathe Pietz.....Liaison to Clubhouse & Yard Sales

Anna Marie Russo.....Liaison to Representatives & MCC Secretary

Coleen Mattiacci, Editor cmattiacci@mac.com





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Village 1

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The First Noel Christmas Show

at

American Music Theatre

Thursday, November 30

Package Includes:

Lunch at Shady Maple • Christmas Show The First Noel • Orchestra Seating Company Escort & Gratuities • Bottled Water & Snacks

\$153.00 p.p.

\$53 Deposit to hold your seat Final Payment Due Oct. 23, 2023

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Sherry T. DeGraff • Mgr. NJ Lic No 3921

ads-496



Darlene Buonomo

Broker of Record

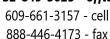




Richard S. Buonomo Realtor Associate

108 Lacey Road, Suite 15 Whiting, NJ 08759

732-849-5025 - office





richardbuonomo@gmail.com www.buonomorealty.com





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ads-3738

CRESTWOOD VILLAGE CO-OP, INC.

92 Fairway Lane Whiting, NJ 08759 732-350-1818

TO: ALL MEMBERSHIP CERTIFICATE HOLDERS

FROM: THE BOARD OF TRUSTEES

DATE: February 1, 2023

SUBJECT: 2022 PROPERTY TAX REIMBURSEMENT PTR-1 & PTR-2

THIS LETTER SERVES AS WRITTEN VERIFICATION AND CERTIFICATION FOR THE AMOUNT OF PROPERTY TAXES PAID BY EACH RESIDENT ACCORDING TO THE TYPE OF UNIT OWNED.

The following information will be helpful when you prepare form PTR-1 and PTR-2, the application for New Jersey Property Tax Reimbursement. This is for the tax freeze.

This is not the NJ Anchor Rebate.

- 1. BE SURE TO READ ALL THE QUALIFICATIONS IN THE PTR BOOKLET BEFORE FILING FOR A REIMBURSEMENT.
- 2. Save this letter, it is the written proof from the Co-Op that you need to show how much was paid in taxes.

Send a copy of this letter with your forms, it will serve as proof. The PTR form must be signed by the Administrative Office staff.

IF YOU HAVE ANY QUESTIONS, DO NOT CALL THE TRUSTEE'S OFFICE, YOU MUST CALL THE PHONE NUMBER IN THE INSTRUCTION BOOK.

<u>Unit Type</u>	2018	2019	2020	2021	2022
EDGEWOOD I	\$462	\$468	\$546	\$648	\$678
EDGEWOOD II	\$492	\$492	\$606	\$756	\$792
WESTWOOD	\$546	\$552	\$630	\$738	\$768
OAKWOOD I	\$738	\$744	\$888	\$1080	\$1128
OAKWOOD II	\$966	\$972	\$1032	\$1140	\$1194
SHERWOOD	\$1416	\$1428	\$1386	\$1404	\$1464
LAKEWOOD	\$1524	\$1536	\$1632	\$1812	\$1896

*** Be sure to circle the type of model you live in when you file.

Nancy DeNoia
Village Administrator
Board of Trustees



Line Dancing Classes starting in April

Dance with Michelle

Classes are the 1st and 3rd Tuesday of the month @ 4PM

Classes are for all levels, especially beginners.

OPEN TO ALL!

EACH CLASS \$5.00

PAY AS YOU COME!

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Manchester Coordinating Council meeting minutes 2/27/23

Guest speaker Mayor Robert Arace was introduced. One of his priorities is preserving the rural and suburban character of our town. The Mayor announced that at the Township meeting, a resolution will be passed in support of the county land trust; 451 Wranglebrook Rd of 42 acres preserving this piece of property forever.

The Mayor feels the communities on this side of town including Whiting has very little representation. For assistance, you always have to go across town for services. Judy Noonan is now the aid for the Mayor as the senior communities liaison. She will soon be stationed in an office at the Whiting EMS building. At this time she is working out of the town-hall office. The other side of town has direct access to the county buildings in Manchester. In the future the mayor plans to give the senior services representation at the Whiting EMS building.

An ordinance was introduced at the town council meeting regarding rental increases. The Mayor explained different scenarios of this topic. The Mayor discussed rental increases. An ordinance was introduced at the town council meeting. He explained the different scenarios of rental increase issues. Xfinity contract was discussed. Judy Noonan and the Mayor just met with them. In the contract, some rate increases are negotiable some are not. The Mayor responded to questions that came up regarding Heritage minerals. Pipes on Route 539 are county work going on. The Mayor is having discussions with Xfinity to have township meetings recorded. He encourages everyone to attend these meetings. Manchester town council meetings are on the 2nd and 4th Monday. The planning board meets the first Monday of the month, the Zoning board meets 3rd Thursday, and the Environmental Commission meets 4th Tuesday at Town-hall School-board every 3rd Wednesday, meeting at the Middle school on Route 571. All this information can be found on the Manchester township website.

The bills are still sitting there. The petitions etc helped, and got their attention She explained underage; the 20% under 55, and what the Board of Realtors is pushing. The Realtors won but this is being appealed.

We thanked Councilman Jim Vaccaro for replacing the beautiful clock that the Cokes family donated to Whiting in front of the ball field years ago.

The Barn will be a guest speaker in May, their grand opening is Friday, March 17.

Anna Marie Russo

MCC Recording Secretary

MAINTENANCE minute

Happy Spring Village 1!

Total Work Orders (past 30 days) = 175

I hope everyone is doing well! Building on last month's article, I would like to talk about solar tubes/lights and satellite dishes. The Crestwood Village 1 Co-op have made the difficult decision to no longer allow the installation of solar tubes/lights into any of our buildings. These solar tubes/lights are notorious for causing issues in the Co-op's roofs; including but not limited to, leaks from old tubes, leaks from poor installations, and condensation from the solar tubes damaging ceilings. You will see some roofs (new and old) that have them, but from this point forward, SOLAR TUBES/LIGHTS ARE NOT PERMITTED IN VILLAGE 1. Existing solar tubes/lights on new roofs will be permitted to stay.

For as long as I can remember, the installation of satellite dishes through the roof surface material has never been allowed. Residents are required by the Crestwood Village 1 Co-op By-Laws and Rules and Regulations to submit a permission request form for the installation of satellite TV dishes. When a permission request form is sent in, you would be provided instructions to provide to the installer. If the instructions provided are not or cannot be adhered to, then the dish must not be installed. If it is, then the Co-op reserves the right to remove them at the owner's expense.

Both of these items are costing the Co-op money in terms of repairs (roof, attic and interior living space) and time spent to address. The Co-op will potentially be identifying units with improperly installed satellite dishes and sending letters to each requiring the dishes be relocated and installed as the Co-op has prescribed.

Thank you,

Your Village 1 Maintenance Department

Flower Photography

Spring is here and with it the annual flower explosion! Here are a few things you can do to make your flower images have more impact.

Get low and shoot the flowers at their level. If you can isolate an individual bloom against a plain background it will have more personality.

When shooting a flower bed, try to highlight a portion of the bed. Always shoot from a few different angles to see how the light changes the look of the flowers. Try getting some shots with the light coming from the front, side, and back if possible. If the flowers are against a wall or building, you can insert a plain background (such as a large card) to make the image look more professional. Don't forget flowering trees and shrubs.

If you have a field of flowers inserting a person (especially a grandchild) will add interest to the shot. Don't forget your rule of thirds!

That's it for this month. As always you can email me at bill@KirmsPhotography.com with any photographic questions. See more of my images you can visit my site at www.KirmsPhotography.com. Remember to keep shooting and trying to improve your images, but always have fun with your camera.



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Karen Naedle Realtor Associate 973-464-1052



Maria Olivei Broker/ Sales Associate 908-783-8320



Crystle Skinner Realtor Associate 732-581-8441



Realtor Associate 732-966-4197



Flizabeth Kohr Realtor Associate 717-269-6720

It had always been our honor and privilege to serve Whiting and Manchester Township. The residents of Whiting have consistently made us the number one SINGLE OFFICE serving the community for more than 25 years. Our office prides ourselves on caring about our customers and giving customers service second to none.

We appreciate that you feel that we have earned your trust and loyalty over the years.



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Crestwood Village Co-Op, Inc.

92 Fairway Lane • Whiting NJ 08759

Maintenance Dept (732) 350-2202 (732) 350-2241 Fax Trustees Office (732) 350-1818 (732) 350-1605 Fax

HOPA Survey (Housing for Older People Act)

The HOPA provides housing for older persons and is intended for occupancy by at least one person 55 years of age or older per unit. It requires that periodically information must be collected and verified with the age of all residents. If a survey is not completed, the senior housing community could lose its housing status.

It is mandatory that this survey be completed and filed with the Co-Op office.

Filing of this document is required by Federal Law. Failure to file is an offense.

HOPA Questionnaire

Name		Address		
rume		_/\ddic55		
City	State	Zip	Phon	e #
Total number of peop	ole living in your home (Do no	ot include paid a	ides or live-in ass	sistants)
Person #1		· · · · · · · · · · · · · · · · · · ·		
	Name		Age	Birth Date
Person #2		 		
	Name		Age	Birth Date
Person #3				
	Name		Age	Birth Date
birth dates. I/We und	lerstand that Crestwood Co-Cre inaccurate. Under penalty	Op Inc. could lo	se HOPA exempt	in my home with their accurat status if the above details an the above information is true
Members signature	Mer	mbers signature		 Date

April 2023

BUS SCHEDULE	Sat	~	©	15	22	29
BUS SC	Fri		LACEY SHOP-RITE OR WALMART 8:30AM-11:30AM TARGET 12:30PM-3:30PM	LACEY SHOP-RITE OR WALMART 8:30AM-11:30AM LACEY MALL 12:30PM-3:30PM	L ACEY SHOP-RITE OR WALMART 8:30AM-11:30AM KOHL'S 12:30PM-3:30PM	LACEY SHOP-RITE OR WALMART 8:30AM-11:30AM WALMART & ALDI 12:30PM-3:30PM
	Thurs		v	COLUMBUS MARKET 8:30AM-1:30PM	20	27
	Wed		OUTLET CENTER, FREEHOLD MALL, WEGMAN'S 10:00AM-2:30PM	0CEAN COUNTY MALL, BURLINGTON STORE, TARGET 10:00AM-2:30PM	19 SMITHVILLE 10:00AM-2:30PM	26 BRICK SHOP-RITE & BRICK PLAZA 10:00AM-2:30PM
	Tues		4	7	18	25
23	Mon		MANCHESTER SHOP-RITE 10:00AM-1:00PM	10 LOCAL MARKETS 10:00AM-1:00PM	MANCHESTER SHOP-RITE 10:00AM-1:00PM	24 LOCAL MARKETS 10:00AM-1:00PM
April 2023	Sun	Notes	CHURCH SERVICE 9:00AM	CHURCH SERVICE 9:00AM	CHURCH SERVICE 9:00AM	23/30 CHURCH SERVICE 9:00AM

April 2023

FRIENDSHIP HALL

Sat	~	GOLF TOURNAMENT 10:00AM	15	GOLF TOURNAMENT 10:00AM 19TH HOLE 12:00PM	29
Æ		GOOD FRIDAY OFFICE/MAINT. CLOSED RECYCLE NO CORNHOLE	EXERCISE 9:00AM CORN HOLE 6:00PM	EXERCISE 9:00AM KAROKE 6:00PM - 9:00PM RECYCLE	EXERCISE 9:00AM CORN HOLE 6:00PM
Thurs		BRANCH & BRUSH PICKUP SHUFFLEBOARD STARTS 5:30	13 BRANCH & BRUSH PICKUP	20 BRANCH & BRUSH PICKUP	BRANCH & BRUSH PICKUP REPS 9:30AM OPEN MEETING 10:00AM
Wed		BOCCE STARTS 5:30	12	6	26 LIGHT BULK PICKUP
Tues		CERAMICS 8:30AM-12:00PM BOCCE STARTS 5:30	CERAMICS 8:30AM-12:00PM	CERAMICS 8:30AM-12:00PM WOMENS CLUB 1:00PM	25 CERAMICS 8:30AM-12:00PM
Mon		EXERCISE 9:00AM CREATIVE WRITING 11:00AM	EXERCISE 9:00AM RESIDENTS CLUB 6:30PM	EXERCISE 9:00AM CREATIVE WRITING 11:00AM	EXERCISE 9:00AM
Sun	Notes	8	9 Easter	9	23/30

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- Seasonal clean-up

At Sloan and Sons Landscaping, we understand that every property is unique. That's why we work closely with you to create a custom plan that fits your style and needs. And with a focus on family values, you can trust that we'll treat your property as if it were our own.

So why wait? Contact us today to schedule your consultation and start creating the outdoor space your family will love!

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Friday's **6 PM**

Corn Hole

Corn Hole dates, Friday, April 14 & April 28 at 6pm in the club house. All welcome until teams are picked. Corn Hole sign up sheet will be in the "A" room by April 28th.

APR 3 & 17

Creative Writing Club

The Creative Writing Group will be having two meetings in March. They will be on Monday, April 3 and Monday, April 17 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.

APR 10

Residents Club

The next meeting is Monday, April 10 @ 6:30PM. An instructor will be teaching us how to make an Origami Star. Refreshments will be served.

The Resident Club will be holding election for officers in June. Gerri Ford has stepped up and will be conducting these elections. If you are interested in running for any of the offices please let Gerri know at the April or May meeting. The offices are President, Vice President, Secretary and Treasurer.

Upcoming Events:

Starting April 1 Line Dancing Classes with Michelle (every other Tues.)

APR 18

Women's Club

Our next meeting is on Tuesday, April 18, 2023 at 1 PM.

We will have a public speaker from the Manchester Township Social & Senior Services. He/She will discuss the programs that are available and the income limits, which have increased significantly in the past 2 years. The programs will include pharmaceutical & energy assistance, property tax credits, food stamps and other financial assistance programs.

Join us for an afternoon of friendship and refreshments.

APR 8 & 22

Golf

April 8 Golf Tournament 10AM only.

April 22 Golf Tournament 10AM followed by the 19th hole luncheon 12:00pm. Serving subs & salads.

The winter time for morning golfers is 12:00 Noon.

Congratulations to our March 26th Tournament Winners

JIM BOOTH JOE FEOLA JOHN ROWBO BENNETT SOBEL

SCORE 25