

hello May goodbye April

CRESTWOOD VILLAGE

Co-Op Four

phone: 732.350.0230 fax: 732.350.6930 www.crestwoodvillageFOUR.com 2021

Trustee's Note . . .

May will be a busy month here at CV4. With the nicer weather coming our way we're all excited to be heading outdoors and reconnecting with friends and neighbors we may not have seen for many months.

Our first 2021 Outdoor Flea Market is scheduled for Friday, May 7, closely followed by Mother's Day. . . two perfect opportunities to lose those winter jackets and kick off the 2021 summer season.

Office Update - We've recently installed a RING Doorbell in the Clubhouse vestibule to quickly assist residents who need something from the office. This eliminates the wait time for office staff to physically get to the main door every time it rings.

A special thanks to Arlene and Denny Costello who have volunteered to manage the newsletter distribution beginning this month.

April was a record month of 13 closings for CV4 resales (5 in one day alone). Kudos to Val Seidner, our Community Manager together with Trustee, Karen Reuther, who pulled them all together nicely.

A huge thank you to the many veterans we have here in our village on this MEMORIAL DAY. Thank you for the sacrifices you made so we can enjoy this beautiful thing called freedom.

WELCOME

MARCH 2021 NEW RESIDENTS

CHERYL RUNK & HELEN KING
MICHAEL A. MORRIS
JAMES J. BYRNE
CYNTHIA VAN WART
ANN MARIE MILLER
PAUL E. HILL
EDWARD J. O'HARA
KAREN DIFABRITUS
GENOWEFA PERLOWSKA
ALFRED M. MUSSO

MAY AT A GLANCE

May 5 - CINCO DE MAYO

May 7 - Outdoor Flea Market

May 9 - MOTHER'S DAY

May 13/20 - Outdoor Membership Meeting

May 29 - Village-Wide Garage Sales

May 31 - MEMORIAL DAY

TREASURER'S INCOME & EXPENSE REPORT

January 1 - March 31, 2021

Account	Description	Year-To-Date
	INCOME	
40105	Monthly Carrying Charges	\$1,047,837.19
40125	LATE FEE INCOME	\$111.76
40155	REPAIR FEE INCOME	\$5,667.00
40160	HOME INSPECTION INCOME	\$300.00
40227	INT. INC. OCEAN - #1611	\$0.00
40245	INT. INC. OCEAN FIRST	\$497.63
40510	ADMIN. FEE INCOME	\$14,450.00
40536	INCOME FROM PARKING LEASE	\$1,100.00
40545	FLEA MARKET INCOME	\$364.25
40590	MISC. INCOME	\$125.00
40592	TWP. REIMB. - STR LGHT PR YR	\$0.00
40595	INCOME FROM CREDIT APPLICA	\$6,931.77
	Subtotal Income	\$1,077,384.60
	MAINTENANCE	
60110	MAINTENANCE SALARIES	\$51,526.25
60115	ON-CALL MAINTENANCE PAY	\$2,400.00
60125	GEN'L& INS REPAIRS/STORM D	\$0.00
60130	TREE REMOVAL EXPENSES	\$5,435.60
60131	CONCRETE REPAIR/RESURFACI	\$0.00
60140	POWER WASHING/PAINTIN	\$28,932.37
60150	MAINTENANCE SUPPLIES	\$3,093.43
60155	MAINT. EQUIPMENT	\$0.00
60160	P/U TRUCK MAINTENANCE	\$99.35
60161	MTC PICKUP TRK REG/LIC FEES	\$245.00
60165	MAINTENANCE GAS EXP.	\$3,375.32
60170	RADIO EXPENSE	\$105.00
60176	ELECTRIC - BINGO SIGN	\$28.39
60190	PUMP STAT ELECT WAYNE CT	\$0.00
60195	MAINT. MISC. EXPENSE	\$0.00
60196	MAINTENANCE UNIFORMS	\$0.00
60197	VOICE MAIL CELLPHONE	\$570.44
	Total Maintenance	\$95,811.15
	GARBAGE	
60250	GARBAGE SUPPLIES	\$0.00
60260	GARBAGE TRUCK MAINT.	\$987.63
60265	GARBAGE GAS EXPENSE	\$914.97
60270	LANDFILL DUMPING FEES	\$439.55
60280	PERMITS/GARB REG/LIC FEES	\$884.00
	Total Garbage Dept	\$3,226.15

RUTGERS COOPERATIVE EXTENSION CLASSES
 Rutgers Cooperative Extension
 1623 Whitesville Road
 Toms River, NJ 08755
 Tel: 732-349-1246
 Fax: 732-505-8941
<https://ocean.njaes.rutgers.edu/>

May 18, 2021, we will be holding a webinar called "A Guide to Growing Beautiful Roses". Please fill out a quick survey with your top 3 questions about roses. The most asked or most interesting questions will be used as the basis for the presentation during the webinar. Please note that all responses are anonymous. Click the link to take the survey and submit your questions. https://rutgers.ca1.qualtrics.com/jfe/form/SV_cGSMVogBhjSJNsy

Office & Administrative		
60405	OFFICE PETTY CASH	\$0.00
60410	OFFICE SALARIES	\$34,322.58
60420	EMPLOYEE MILEAGE/REIMBURS	\$170.10
60432	CO-OP LUNCHEON/DINNER EX	\$433.67
60434	OCEAN OPER ACCT BANK FEES	\$0.00
60435	FIDUCIARY FEES	\$0.00
60440	ADVERTISING	\$0.00
60450	OFFICE SUPPLIES	\$3,505.22
60460	COMPUTER SERV. TECH SUPPO	\$925.91
60461	COMPUTER/PROGRAM TECH - TOPS	\$1,108.79
60470	OFFICE PHONE	\$1,717.13
60475	OFFICE INTERNET CONNECTION	\$526.90
60486	PRINTER MAINT. AGREEM	\$2,231.12
60490	REFUND TO RESIDENT	\$787.00
60494	POSTAGE EXPENSE	\$1,083.73
60495	OFFICE MISC. EXPENSE	\$25.51
60496	CHRISTMAS BONUS	\$0.00
60497	ADMIN FEES - PAYROLL/401K	\$5,132.50
	Total Office & Administrative	\$51,970.16
	Clubhouse	
60510	CUSTODIAN SALARIES	\$5,327.50
60520	CLUBHOUSE ELECTRICITY	\$4,190.97
60530	WATER & SEWER	\$142.93
60535	CLUBHOUSE OIL	\$4,285.01
60540	CLUBHOUSE ALARM	\$332.35
60550	CLUBHOUSE SUPPLIES	\$108.54
60560	CLUBHOUSE EQUIPMENT	\$0.00
60570	CLUBHOUSE PHONE	\$273.84
60575	CLUB HOUSE COPIER EXP-LIBR	\$0.00
60576	C/H HEATING/AIR REPRS	\$967.62
60580	C/H REPAIRS-IMPROV'MT	\$0.00
60585	C/H GROUNDS MISC. EXP	\$0.00
60590	C/H MAINT. CONTRACTS	\$0.00
60595	C/H MISC. (TRRV,AD,GUTT,GR)	\$0.00
	Total Clubhouse	\$15,628.76
	Professional Fee	
60610	LEGAL FEES	\$1,393.00
60630	OTHER PROFESSIONAL FE	\$0.00
60640	GENL. ACCOUNTING FEES	\$0.00
60645	AUDIT FEES	\$0.00
	Total Professional Fee	\$1,393.00
	Insurance	
60710	GENERAL INSURANCE	\$89,045.22
60715	AUTO INSURANCE	\$4,318.23
60720	WORKMAN'S COMPENSATION	\$5,679.17
60750	EMPLOYEE HEALTH INSURANCE	\$26,114.78
60751	EMPLOYEE DENTAL INSURANCE	\$606.21
60752	EMPLOYEE GROUP LIFE INSURA	\$555.76
60753	EMPLOYEE VISION INSURANCE	\$121.24
	Total Insurance	\$126,440.61

TREASURER'S REPORT

January 1 - March 31, 2021

(continued)

	Bus Service	
70150	BUS SERVICE EXPENSE	\$16,464.99
	<i>Bus Service</i>	<i>\$16,464.99</i>
	Lawn Maintenance	
70250	LAWN SERVICE EXPENSE	\$67,339.60
	<i>Total Lawn Maintenance</i>	<i>\$67,339.60</i>
	Snow Removal	
70350	SNOW REMOVAL EXPENSE	\$48,088.94
	<i>Total Snow Removal</i>	<i>\$48,088.94</i>
	Exterminating	
70450	EXTERMINATING EXPENSE	\$19,405.08
70451	MOLD TREATMENT EXP	\$3,678.43
	<i>Total Exterminating</i>	<i>\$23,083.51</i>
	Street Lighting	
70520	STREET LIGHTING EXP.	\$1,828.50
70525	PARKING LOT LIGHTING	\$1,197.50
	<i>Total Street Lighting</i>	<i>\$3,026.00</i>

70720	REAL ESTATE TAX EXP.	\$309,299.39
	<i>Total Real Estate Taxes</i>	<i>\$309,299.39</i>
	Payroll Taxes	
70850	PAYROLL TAX EXPENSE	\$9,795.38
70860	EMPLOYER 401K CONTRB	\$364.96
	<i>Total Payroll Taxes</i>	<i>\$10,160.34</i>
	Reserve Replacement	
70950	RPLCMNT FUND ASSESSMT	\$194,656.74
70980	OPERATING CONTINGENCY	\$1,000.00
	<i>Total Reserve Replacement</i>	<i>\$195,656.74</i>
	TOTAL EXPENSES	\$967,589.34
	Current Year Net Income/(los)	\$109,795.26

Ocean Ride

**FARE FREE COVID-19
VACCINATION TRIPS**

**Offered to Seniors 60+ and/or
Persons with Disabilities ONLY**

FREE
TRANSPORTATION



The Ocean County Board of Commissioners have approved **FREE COVID-19** vaccination trips to all Vaccine Clinics within Ocean County, for example: *RWJ Barnabas Health Arena, CVS, Rite-Aid, Chemed & Ocean Health Initiatives*

Advance Reservation Required
Monday through Friday
Between the hours of 9:00 AM and 3:00 PM
Call (732) 736-8989, Ext. 1 to reserve your ride.

FACE MASKS REQUIRED FOR ALL RIDERS and SOCIAL DISTANCE from others.

A Service provided by the Ocean County Board of Commissioners 

VILLAGE PARKING INFORMATION

The office is receiving many calls about parking violations so as a reminder, here are the current rules:

Commercial Vehicles are **NOT** permitted overnight on Co-Op property. Co-Op property includes driveways and clubhouse parking lots. All commercial vehicles must be garaged or removed overnight.

Overnight street parking (12:00am-6:00am) is **NOT** allowed anywhere in Village Four.

All vehicles anywhere on Co-Op property must be in drivable condition (no flat tires, etc) and have a current inspection tag and registration documents.

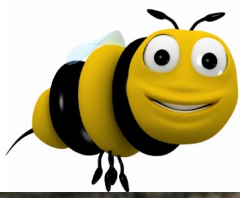
Non-compliance with any of the above constitutes a violation of village rules.

A courtesy notice will be issued for violations with a 5-day time limit to remove the vehicle. After this 5-day grace period, the vehicle will be towed at the owner's expense without additional warning.

We understand that parking is an issue for some residents so we offer parking spots at the clubhouse for a \$25.00 monthly fee. Please call the office to secure one if needed.

Complimentary overnight parking stickers for clubhouse parking may be obtained by calling the office.

Thank you!



BEE WATERER



To help hydrate our pollinators, fill a bowl with marbles or pebbles and add water.

Marbles or pebbles give the bees a safe place to land so they can drink without drowning.

FLOORING SALE!

It's all **On Sale**
UP TO **70% OFF**

Every Sq. Ft. priced to Sell! Once a year we offer huge markdowns on every floor. This spring sell off means massive savings for you.

Guaranteed Lowest Pricing!

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"While Supplies Last"
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Carpet • Hardwood • Laminate • Tile • Coretec

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NO INTEREST
FOR **1 YEAR**

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starting at
\$3.99 sf Installed

Not to be combined with other offers or discounts.

CORETEC FLOORING
starting at
\$1.99 Material Only

Not to be combined with other offers or discounts.

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FINANCING

DOING IT
YOURSELF
BUY YOUR
FLOOR
WHOLESALE!

GUARANTEED LOWEST PRICING

ads-4232

Remembering past Trustee, DOROTHY SIMMS

Dot and Tad Simms came to live in Crestwood Village IV 16 years ago.

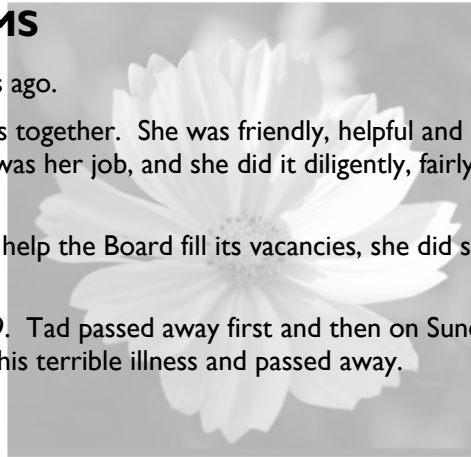
I didn't get to know Dot until we served on the Board of Trustees together. She was friendly, helpful and laughed a lot. We got along well together. Beautification of Crestwood IV was her job, and she did it diligently, fairly and without any prejudice.

She retired from the Board and when she was asked to return to help the Board fill its vacancies, she did so with an easy grace.

Unfortunately both Dot and her husband, Tad fell ill with Covid19. Tad passed away first and then on Sunday, April 18, 2021, after fighting a long and hard battle Dot succumbed to this terrible illness and passed away.

She will be missed by all who knew her.

-Edna Sasso, Past Trustee and Board President



Big Retirement Announcement - Distinguished Career

Ronald Grandmason announces his retirement from our Village Four election committee, effective immediately. Ron's Village Four service resume harkens back to an earlier time when volunteerism was the norm rather than the exception. A few highlights of Ron's background:

Village resident 22 years

Bingo caller/trainer 14 years

Election Committee 8 years

Past trustee board member, President, Vice President

Shuffleboard

Bocce

Upper room Pool hustler

With passing time we see increasingly less volunteerism such as Ron's. He reminds us of the Great Depression and World War II generation, for whom getting involved with unpaid service was a natural way of life, unlike today's "me, Me, ME" self-centeredness.

Please join me and the whole trustee board in a huge, **"THANK YOU, Ron,"** for all your dedicated effort on Village Four's behalf.

As health and time permit, Ron agrees to continue training and advising new volunteers.

Ron, your retirement leaves a huge vacuum others must fill. We will miss all that behind-the-scenes work we took for granted all those years, as if it happened by chance or Acts of God.

Thank you again, and we look forward to seeing you around the village, maybe even shoot a game or two upstairs, after the lockdown.



Job Opportunity - Will Train Right Person

Village Four is accepting applications for a desirable job opportunity. No experience necessary, but a desire to learn and dedication are required. This executive level position pays zero dollars pecuniary compensation, but impacts village life fundamentally, as it bears on smooth transitions from one trustee board to the next. Excellent working conditions [clean, heated, air-conditioned clubhouse], great hours [between six and seven per year in early November], huge job satisfaction [knowing you fill an indispensable role]. Full training provided. Title: Election Committee Chairperson. Interested applicants, email letter of intent and relevant resume to: frank@crestwoodvillagefour.com

PROPOSED BY-LAWS REVISIONS TO:

- 1. IMPOSE A 2-YEAR WAITING PERIOD BEFORE A TRUSTEE WHO RESIGNS OR IS REMOVED IS ELIGIBLE TO RUN AGAIN OR BE APPOINTED TO THE BOARD***
- 2. REQUIRE A TRUSTEE TO FINISH HIS/HER TERM BEFORE HE/SHE CAN BE APPOINTED TO THE BOARD***

Residents have expressed concern about the Board of Trustees being known as a revolving door, with trustees resigning, then being immediately re-appointed or running for the board in the next election. In the past, empty seats were deliberately not filled which made it easy to re-appoint someone who previously stepped down to keep the same people on the board continuously.

The resignation of a trustee is something that should require serious thought BEFORE resigning and should be taken just as seriously at the time of his/her resignation. However, sometimes a trustee quits in the heat of the moment with no regard for the impact it makes on the board collectively or the village because without a cooling off period he/she can just be re-appointed or run again afterwards.

A varied mix of people offer the best opportunity for different opinions and discussions which helps trustees to see other sides of an issue. When a trustee quits and walks away from the board, the dynamics of the board quickly changes. Projects that a trustee had been working on, now must be taken up by others, often with no transition of information making the cut-over difficult, at best. Once the board is operating smoothly, that past trustee can change his/her mind and decide to run again

Something else to consider is the interim period of re-working corporate documents such as bank account signatures, authorized users for office accounts, updating printed documents, and the like. Although this is done with the yearly electoral process, having to do this throughout the year with the same people who jump on and off then back on the board again has caused vendors to question the overall process here at CV4.

If calling in your vote, please be prepared to provide us with your name and address so we can confirm that you are a current certificate holder in good standing, as required by our by-laws.

✂

.....

NAME _____

ADDRESS _____

1. IMPOSE A 2-YEAR WAITING PERIOD BEFORE A TRUSTEE WHO RESIGNS OR IS REMOVED IS ELIGIBLE TO RUN AGAIN OR BE APPOINTED TO THE BOARD

YES _____ NO _____

2. REQUIRE A TRUSTEE TO FINISH HIS/HER TERM BEFORE HE/SHE CAN BE APPOINTED TO THE BOARD

YES _____ NO _____

COMMENTS _____

.....

✂

WOMEN'S CLUB 2021

The Clubhouse is still closed.

Wishing all our mothers a lovely Mother's Day on Sunday, May 9

Memorial Day, May 31 - Thank you all for your service!

Tailoring by Lynne, all alterations, call 848-223-3559.

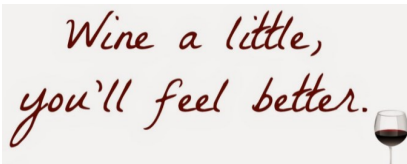
- June Strelecki

Let's make "Chicken Marsala" below



INGREDIENTS:

- 4 Boneless Chicken Breasts
- 1/2 cup flour - salt & pepper
- 4 tbsp oil
- 4 tbsp butter
- 2 cups fresh mushrooms or can
- 1 cup Marsala wine



CHICKEN MARSALA

- Combine flour, salt & pepper in bowl
- Heat oil & butter in skillet or pan
- Cook chicken on medium heat (2 mins on first side) until lightly browned
- Turn over to other side, cook 2 mins or until brown
- Continue to cook, stir in mushrooms
- Add Marsala wine and stir around each piece



WHEN WILL THE CLUBHOUSE REOPEN?

We all want to know when life will return to normal or somewhat normal here at CV4.

According to Senator Jim Holzapfel and Assemblymen Greg McGuckin and John Catalano, they are urging Governor Murphy's Administration to clarify the guidelines for opening 55+ community clubhouses before the summer season begins.

"According to the Governor's office, the clubhouses fall under social clubs, however, the language in the Executive Order does not include clubhouses. This has created confusion about whether or not these facilities have the ability to lawfully reopen," said Senator Holzapfel. "Without any guidance from the Governor, communities remain in limbo on how to properly and safely reopen."

Bill S-2695A-4390, which establishes immunity for senior planned real estate development associations relating to COVID-19, would protect adult communities from any civil damages caused by an exposure to COVID-19 within a common area or facility, such as a clubhouse or community pool.

Under the bill, social spaces could be opened with less liability and concern for board members.

"In light of the hardships these communities have suffered since the beginning of the pandemic, the Governor should immediately provide a detailed plan to allow these facilities to reopen", said Assemblyman Catalano.

We will update all residents on the opening of our clubhouse as soon as more details become available regarding this bill and/or Governor Murphy's actions regarding his plan for reopening our senior communities.

- Board of Trustees

MAINTENANCE REPORT

Our 2021 maintenance projects began in April but they'll be kicking into high gear this month.

Another 96 garbage cans have been ordered and will be installed throughout the year as time and maintenance staffing permits.

This year's paving project will be a bit different from years past. In an effort to save us all money yet still provide the needed repairs, our Maintenance Supervisor, Pete, approached the board with some options to keep this work in-house rather than handing it off to a paving contractor.



As mentioned in April's newsletter, our maintenance crews performed site visits on every building and assessed those repairs based on a priority scale. The walk-through identified over 100 driveways that require work but none so serious to require brand new driveways this year.

Pete recommended allowing his staff to manage these trip-hazard repairs using a patch technique along with seal coating after the repair. He advised the board that this would give us 3-4 additional years without needing new driveways for those he identified.

Now that maintenance is back to being fully staffed at 7 people they'll be able to add this additional project to their summer schedule which is expected to save the village approximately \$75K this year. These funds are being reallocated to the 2021 roofing project which will make a serious dent in the 2020 carry over list as well as newly-identified roofs that are in desperate need of repair.

We've also begun a complete renovation project at 67B Franklin Lane, a unit that the village purchased at the reduced price of \$20K for the purpose of renovating and selling for a profit that will be used for future similar projects.

Many of you stopped by the open house on garage sale day in March which helped us empty much of the contents, including the appliances. The \$360 in sales was immediately deposited into our operating account to offset general expenses.

Work to be done at 67B Franklin Lane includes:

- Complete clean-out
- Wall repair & painting
- New floors throughout
- New windows and doors
- New appliances
- New fixtures
- New bathrooms (2)
- New kitchen
- Front & side landscaping
- New garage door
- Laundry room update
- Closet updates



***FOLLOW THE PROGRESS OF THIS RENOVATION ON OUR WEBSITE WHERE WE'RE POSTING PHOTOS, COSTS, AND GENERAL INFORMATION AS THE UNIT GETS A COMPLETE OVERHAUL!**

<https://crestwoodvillagefour.com/projects/>

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COSTUME JEWELRY

ESTATE ITEMS



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(Everything except large Grandfather clocks)

WE ARE IN HOME ESTATE BUYERS

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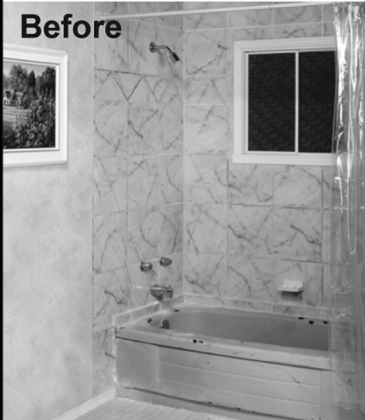
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Before



After



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One offer per customer on complete tub, wall, and fixture OR shower, wall, fixture. Coupon MUST be presented at time of consultation only. Offer applied to same day purchases. Valid only at participating Bath Fitter locations. See associate for details.

Expires 5/31/21

CODE SPC

PA 468

MAY BUS SCHEDULE 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Saturday 2 Sunday	3 10:00am Dollar Tree Whiting Shopping Center and Whiting Commons	4 NO TRIPS TODAY	5 9:00 AM Whiting Shopping Center & Whiting Commons Pm Only- Lacey Mall /Shop- Rite	6 NO TRIPS TODAY	7 9:00 AM Whiting Shopping Center and Whiting Commons 11:30 am Manchester Shop Rite	8 NO TRIPS TODAY
9 9:00 AM CHURCH STOPS AT: VARIOUS CHURCHES	10 10:00am Dollar Tree Whiting Shopping Center and Whiting Commons Return 12:40pm	11 NO TRIPS TODAY	12 9:00 AM Ocean County Mall Target/Lowes, DSW, Michaels	13 NO TRIPS TODAY	14 9:00 AM Whiting Shopping Center and Whiting Commons. 11:30 am Manchester Shop Rite	15 NO TRIPS TODAY
16 9:00 AM CHURCH STOPS AT: VARIOUS CHURCHES	17 10:00am Dollar Tree Whiting Shopping Center and Whiting Commons Return 12:40pm	18 NO TRIPS TODAY	19 9:00 AM Whiting Shopping Center & Whiting Commons Pm Only- Lacey Mall /Shop- Rite, Wal-Mart, TJ Maxx	20 NO TRIPS TODAY	21 9:00 AM Whiting Shopping Center and Whiting Commons. 11:30 am Manchester Shop Rite	22 NO TRIPS TODAY
23 9:00 AM CHURCH STOPS AT: VARIOUS CHURCHES	24 10:00am Dollar Tree Whiting Shopping Center and Whiting Commons Return 12:40pm	25 NO TRIPS TODAY	26 9:00 AM Wal-Mart, Aldi's, Kohl's	27 NO TRIPS TODAY	28 9:00 AM Whiting Shopping Center and Whiting Commons. 11:30 Manchester Shop Rite	29 NO TRIPS TODAY
30 9:00 AM CHURCH STOPS AT: VARIOUS CHURCHES	31 10:00am Dollar Tree Whiting Shopping Center and Whiting Commons Return 12:40pm					

YES YOU CAN have a FIREPIT

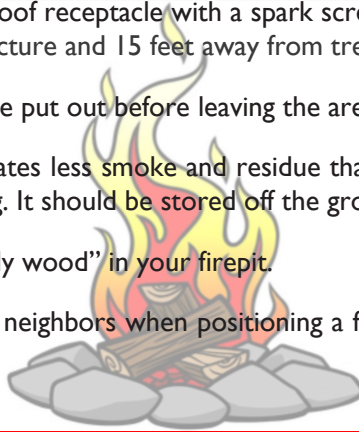
That must be contained in a portable fireproof receptacle with a spark screen to prevent embers from escaping and at least 10 feet away from the building or structure and 15 feet away from trees, low-hanging branches, and bushes.

Fires can not be left unattended and must be put out before leaving the area in the evening.

Seasoned hardwood burns cleaner and creates less smoke and residue than soft woods such as pine or cedar. Wood should never be stacked against the building. It should be stored off the ground and covered to protect against rain.

Never burn “wet, rotted, diseased, or moldy wood” in your firepit.

As always, please consider your immediate neighbors when positioning a firepit so smoke does not blow directly into other’s windows or patios.



VILLAGE FOUR RESALES INFORMATION

- * This month, our Resale Department has received quite a few phone calls regarding what to do about a loved one’s home after they have passed away. We have heard many stories such as:
- * My Mom passed away last month, and I want to turn the home over to my Brother, who has been living here for 20 years.
- * My Husband passed away and he was the only one on the Membership Certificate.
- * My Ex-Husband passed away and left me the unit in his will.
- * My Dad passed away and my 3 Brothers and I want to let my youngest Brother have the unit.
- * My friend passed away and left me the home in their will.

The short answer in each of the above scenarios is the office needs proof that you are authorized to instruct us on what to do, and each person must apply for and be approved for Membership in the Village. If the surrogate says, for example, the Certificate Holder leaves their personal property to their children in equal shares, and the children wish only one sibling to inherit the home, that sibling will need to apply for and be approved while the remaining siblings must sign off on their interest in the home.

The longer answer is...

- First and foremost, the office needs to know that the person calling us has the legal authority to instruct us on how to proceed. We would need a “Short Certificate” from the Ocean County Surrogate’s Office showing who is granted that authority. We also require a copy of the Death Certificate. You would be incredibly surprised at the number of people who call to try to sell a home that they have no authority to do so. If the Member has not yet passed away but is living elsewhere and wishes to sell the home, we would need a Durable Power of Attorney signed by the Member.
- Membership does not automatically pass down to others living in the home, they must be listed on the Membership Certificate. Up to three people can be listed on a Certificate.
- Unfortunately, many people assume because the Member left them the home in their will, they will automatically be granted membership. That is not so. Everyone living here is to go through the approval process.
- If you are living in a home here and are not currently on the Membership Certificate you owe it to yourself to look into being added to it. To be added to the Certificate, the person must be 55 or older and first apply for Membership by filling out an application that is available in our clubhouse vestibule or online at crestwood-villagefour.com. This application is also permission to run a background and credit check on the applicant for a non-refundable fee of \$150.00. The Board of Trustees reviews the applications and makes their determination whether to approve or deny membership.
- If the beneficiaries of one’s will are not 1st line decedents, the Executor may need to first file a NJ State Inheritance Tax Return and have a waiver issued to the Village or we will have to withhold 11% of the proceeds in an escrow account until the waiver is submitted to us. This recently happened when a person’s Ex-Wife was listed in the will, but she was not listed on the Membership Certificate, and did not pass the background and credit checks. Not only did she have to sell the home, we also had to withhold 11% of the proceeds from the sale.

I hope this helped you to understand the process and make an already difficult time less so. Thank you-Karen Reuther

Reminder: Ask Your District Representative FIRST

The primary duty of the Representative is to work together with the Board of Trustees, to establish an appropriate link with and among the residents to further the smooth running operation of an informed and harmonious community.

Merrilee Burd (District Representative Advisory Board Chairperson)

Carol Marsella (District Representative Advisory Board Co-Chairperson)

REPS.	DIST.	UNITS	PHONE
Merrilee Burd	17B	Jefferson Lane: 1-4A,B,C,D; 5; 6-10A,B	848-223-4409
Carol Marsella	1A, 2B, 4B, 8B, 9B	Independence Pkwy.: 16-18-19A,B; 20A,B,C,D; 21-22-23A,B; 24-25A,B,C,D; 27A,B; 41-43-45-47-49-51-53A,B; 55-57-59-61-63-65-67-69-71-73-75; Hudson Pkwy.: 154-156A,B; 158A,B,C,D,E,F; 160A,B; 162-164A,B,C,D; 166-168-170-172A,B; Lincoln Ct.: 1-2-3-4-5-6-7; Musket Lane: 2-4-6A,B; 23-31; 32A,B; 33; 34A,B,C, D,E,F; 35-37; 39A,B; 41A,B,C,D; 43A,B; Moccasin Dr.: 17-19-21-23; 24A,B; 25-27-29-31-33-35	973-570-3470
Caroline Statile	1B, 2A	Independence Pkwy.: 26-28-29-30-31-32-33-34A,B; 35A,B,C,D,E,F; 37-39-36-38-40-42A,B; 44-46-48-50-52-54; Grant Ct.: 1-2-3-4-5-6-7	732-350-0701
Irene Tysh	5A, 5B	Valley Forge Dr.: 5-7-9A,B; 10A,B,C,D; 11-12-13-14-15-16-17A,B; 18A,B,C,D; 19-20-21-22-23-24-25-26-28A,B; Yorktowne Pkwy.: 69A,B,C,D; 71-73-82-84-86-88-90A,B	732-604-9388
Carolyn LaBerta	10A, 10B	Hudson Pkwy.: 131-132A,B; 133A,B,C,D; 134-136-138-140A,B; Molly Pitcher Ct.: 1-9A,B; Molly Pitcher Blvd.: 1-2-3-4-5-6A,B; 8-10-12A,B,C,D	732-849-3853
Frank Skettini	14A, 14B, 20A	Carteret Lane: 1A,B,C,D,E,F,G,H; 2-3-4-5-6-7-8A,B; Lexington Dr.: 21A,B,C,D; 22-23-24A,B; 25A,B,C,D; 26-27-29-30A,B; 28A,B,C,D; Hudson Pkwy.: 112-114-116A,B; 118A,B,C,D,E,F,G,H; Buckskin Ct.: 1-2-3-4-5A,B; Monticello Dr.: 15-17 A,B; 19A,B,C,D	732-350-0230
Carol Lawrence	15A	Hudson Pkwy.: 113; 115-121-123-125A,B; 117-119-120-122-124-126A,B,C,D	732-350-3090
Gene Faulkner	15B	Hudson Pkwy.: 127-128-129A,B; 130A,B,C,D,E,F; Mohican Lane: 8-9A, B; 10-11-12-13A,B,C,D	732-849-1282
Alan Grote	17A, 18B	Flintlock Lane: 1-5-6-8A,B,C,D; 2-3-4A,B; Alden Ct.: 1-2-3-4A,B; 5A,B,C,D,E,F; Franklin Lane: 20-22-24-26-28-30-32-34-36A,B; 29-31-33-35-37-39-41	732-779-3937
Irene Gendron	19A, 19B	Raleigh Dr.: 1-2-3-4-5-6A,B; Pioneer Ct.: 1-2-3-4-5-6-7; Franklin Lane: 4-6-8-10-12-14-16-18-19-21-23A,B; 15-17-25-27; Adams Ct.: 1-2-3-4-5-6	609-284-4461
Blanche Doran	20B	Hudson Pkwy.: 105-107A,B; 109-111A,B,C,D; Jackson Ct.: 1-2-3-4A,B; Monticello Dr.: 14-16-18-20A,B	732-849-4701
Lynne Tuzik	21A	Monticello Dr.: 3-4-5-6-7-8-10-11-12-13A,B; 9A,B,C,D	732-664-8317
Al Costanzo	22A	So. Columbus Blvd.: 100-102-104-105-106; Windsor Ct.: 1 thru 9; Wayne Ct.: 1 thru 8; Liberty Ct.: 1 thru 5	908-298-1144

Vacancies to be Filled

DISTRICTS:

3A, 3B, 4A, 6A, 6B, 7A, 7B, 8A, 8B, 11A, 11B, 12A, 12B, 13A, 13B, 16A, 16B, 18A, & 21B

If you are interested in volunteering please call Merrilee Burd @ 848-223-4409
OR Carol Marsella @ 973-570-3470

NOTICE FROM MANCHSTER TOWNSHIP UTILITIES DEPARTMENT

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



HOMEOWNERS INSURANCE

FRIENDLY REMINDER

The office of Crestwood Village Co-Op Four, Inc. needs a current copy of your **Insurance Declaration Page**

Our office requires proof of homeowner’s interior damage and liability insurance. A copy of your Homeowners Insurance Declaration page must be sent to the CV4 office every time your insurance policy has been renewed, or if any changes were made with your Insurance Agency. You or your insurance company may forward this information in any of the following ways:

FAX: 732-350-6930

Email: reception@crestwoodvillagefour.com

Mail or Drop Off: Crestwood Village Co-Op Four, 15E Moccasin Drive, Whiting, NJ 08759

Proprietary Lease: ARTICLE V. MANAGEMENT, TAXES AND INSURANCE “It shall be the responsibility of the lessee herein, at the time of the execution of the within lease, to provide liability insurance coverage for the interior of the leased premises, and furnish to the lessor herein a copy of the policy.”

By-Laws: Page 2, INSURANCE “Each certificate holder should purchase his own fire and extended insurance policy to cover the contents of his dwelling unit. In addition each member should have his own liability insurance to cover claims arising out of an accident, which occurred inside or outside his dwelling unit by reason of his alleged negligence. The H06 Insurance policy embraces both coverages. HO6 Insurance Policies cover both of the required damage and liability coverage. It is **recommended** that each certificate holder carry a minimum of \$300,000 in liability coverage for their protection and shall be responsible for insuring the inside of the dwelling, from the sheet-rock in, plus any additions or alterations to the unit.”

BI-ANNUAL REGULAR MEMBERSHIP MEETING

*MAY 13 *if 119 quorum is present

MAY 20 *if quorum is not reached on May 13

Our village auditor, Bob Elliott, will be present to review the 2020 audit and answer questions as well as our attorney, Ron Catelli.

*postponed from April due to nicer weather expectations in May

*OUTSIDE on the lower level parking area due to Covid 19 gathering restrictions

By-laws ARTICLE IV MEETINGS Section 2. Regular Meetings

“Regular membership meetings shall be held on the second Thursday of the months of April and October of each year”

MAY 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 SAT 2 SUN	3 Garbage Pick-Up	4	5 Cinco de Mayo	6 Garbage Pick-Up	7 Outdoor Flea Market	8
9 	10 Garbage Pick-Up Lawn Mowing	11 Team 3	12	13 Garbage Pick-Up OUTDOOR MEMBER-SHIP MEETING	14 Recycle Pick-up	15 ARMED FORCES DAY
16	17 Garbage Pick-Up	18	19	20 Garbage Pick-Up	21	22
23	24 Garbage Pick-Up Lawn Mowing	25	26	27 Garbage Pick-Up	28 Recycle Pick-up	29 Village-Wide Garage Sales
30	31 					