

# CRESTWOOD VILLAGE

CO-OP FOUR

Phone (732) 350-0230 Fax (732) 350-6930 [www.crestwoodvillagefour.com](http://www.crestwoodvillagefour.com)

## MARCH 2025

**A MESSAGE FROM YOUR BOARD OF TRUSTEES...** First, the Division of Fire Safety Issues Notice about New Fire Code Regulations on the Use of Mulch Around Combustible Building Materials.

- “The New Jersey Department of Community Affairs (DCA), Division of Fire Safety is informing residents and businesses that fire code regulations have changed regarding the use of mulch around combustible building materials. These new regulations were adopted with a great deal of support to prevent future occurrences of property damage, injuries, and deaths due to mulch fires.”
- The regulations, **effective on April 15, 2025**, require that a minimum of 18 inches of space separate mulch beds from buildings. That includes spaces off a deck, porch, balcony, or any other portion of the building that is constructed of combustible material.

Second, members of your Board attended a meeting on Monday, February 24th at CV5, held by the Manchester Coordinating Council (MCC) and attended by a representative from JCP&L. Ratepayers supplied by JCP&L will see an average estimated bill increase of 20.20% in June. Congressman Van Drew is calling for the New Jersey Public Utilities (NJBPU) board members to resign after their approval of yet another outrageous electric rate increase. With many members of our community struggling to keep up with rising costs, particularly those on fixed incomes or facing financial hardship. The Mayor’s Office Liaison for Senior Communities is circulating a petition to the NJ Board of Public Utilities urging they reconsider further rate hikes and “explore alternative ways to manage utility costs without placing an undue burden on residents.”

This petition can be found on the board in the lobby located at Independence Hall, 15E Moccasin Drive. We are urging all Crestwood Village Four members to sign the petition. If you cannot make it to the clubhouse, we are urging you to call the Board of Public Utilities at 1-800-624-0241 and the NJ Division of Rate Counsel which is a government agency that advocates for consumers of utilities and insurance. The Rate Counsel's mission is to ensure that consumers receive safe, affordable, and proper service. The Rate Counsel can be reached via email at [njratepayer@rpa.state.nj.us](mailto:njratepayer@rpa.state.nj.us) or by phone at 609-984-1460.



**SAVE THE DATE...MARCH 13, 2025 AT 1PM - OPEN ROUND TABLE MEETING FOR CV4 RESIDENTS - INDEPENDENCE HALL, 15E MOCCASIN DRIVE, WHITING, NJ**

No of Units	Models	Assessed Value	2024 Annual Taxes 2.455%
64	Madison	\$ 22,500	\$ 552.38
68	Essex	\$ 27,500	\$ 675.13
26	Hampshire	\$ 31,000	\$ 761.05
76	Windsor	\$ 34,000	\$ 834.70
64	Devon	\$ 43,000	\$ 1,055.65
152	Georgetowne	\$ 47,000	\$ 1,153.85
140	Oxford II	\$ 48,000	\$ 1,178.40
82	Oxford I	\$ 51,000	\$ 1,252.05
120	Stratford	\$ 54,000	\$ 1,325.70
109	Cambridge	\$ 68,000	\$ 1,669.40
206	Lexington	\$ 75,000	\$ 1,841.25
1	Yardley	\$ 95,000	\$ 2,332.25
82	Yorktowne	\$ 95,000	\$ 2,332.25

**REMINDER FROM MAINTENANCE BEGINNING MARCH 5TH AND CONTINUING THE 1ST WEDNESDAY OF EVERY MONTH, CV4 CURBSIDE DEBRIS PICK UP WILL RESUME. ONLY SMALL BRANCHES MAY BE LEFT AT THE CURB FOR PICK-UP. LARGE LIMBS, LEAF & BRUSH DEBRIS WILL NOT BE PICKED UP AND WILL BE YOUR RESPONSIBILITY TO REMOVE.**

**CRESTWOOD VILLAGE CO-OP FOUR, INC.**

Income/Expense Statement  
Period: 01/01/25 to 01/31/25

Account	Description	Actual	Year-To-Date Budget
40105	Monthly Carrying Charges	373,866.00	375,533.00
40125	LATE FEE INCOME	(162.00)	250.00
40155	REPAIR FEE INCOME	3,872.00	2,916.67
40160	HOME INSPECTION INCOME	.00	229.17
40227	INT INC. OFB-#1611 RRF	4,014.30	.00
40228	UNREALIZED APPREC. - OPER. R	6,773.80	.00
40241	INT INC ESCRW OCEAN F	1.35	.00
40245	INT INC OCEAN FIRST SWEEP	52.11	.00
40247	RESERVE OPERATING	290.27	.00
40280	INT. INC. - OTHER - CD INV'T	3,890.39	.00
40510	ADMIN. FEE INCOME	1,437.13	2,750.00
40511	ANNIVERSARY INCOME	(1,367.99)	.00
40520	COPY MACHINE INCOME	.00	8.33
40530	HALL RENTAL/SR EXPO INCOME	345.00	.00
40536	INCOME FROM PARKING LEASES	980.00	770.00
40545	FLEA MARKET INCOME	.00	458.33
40546	BINGO INCOME	.00	833.33
40547	EVENT INCOME	.00	83.33
40590	MISC. INCOME	335.00	6,666.67
40592	TWP. REIMB. - STR LGHT PR YR	.00	833.33
40595	INCOME FROM CREDIT APPLICAT	1,800.00	1,250.00
Subtotal Income		396,127.36	392,582.16

**MAINTENANCE**

**EXPENSES**

60110	MAINTENANCE SALARIES	28,256.90	28,480.42
60115	ON-CALL MAINTENANCE PAY	1,200.00	.00
60130	TREE REMOVAL EXPENSES	.00	416.67
60140	POWER WASHING/PAINTIN	.00	7,916.67
60150	MAINTENANCE SUPPLIES	4,842.90	3,000.00
60155	MAINT. EQUIPMENT	893.47	416.67
60156	CLUBHOUSE COVID-19 SUPPLIE	.00	41.67
60160	PIU TRUCK MAINTENANCE	1,709.26	833.33
60161	MTC PICKUP TRK REG/LIC FEES	.00	50.00

Account	Description	Actual	Budget
60165	MAINTENANCE GAS EXP.	1,014.84	1,041.67
60166	REIMBURSABLE WO MATERIALS	.00	416.67
60176	ELECTRIC - BINGO SIGN	19.21	20.83
60190	PUMP STAT ELECT WAYNE CT	4.65	16.67
60195	MISC. EXPENSE	522.25	250.00
60196	MAINTENANCE UNIFORMS	.00	250.00
60197	VOICE MAIL CELLPHONE	434.71	291.67
Maintenance		38,898.19	43,442.94

**GARBAGE DEPT**

60250	GARBAGE SUPPLIES	.00	20.83
60260	GARBAGE TRUCK MAINT.	321.03	250.00
60265	GARBAGE GAS EXPENSE	705.22	583.34
60270	LANDFILL DUMPING FEES	330.97	208.34
60280	PERMITS/GARB REG/LIC FEES	.00	250.00
Garbage Dept		1,357.22	1,312.51

**OFFICE & ADMINISTRATION**

60410	OFFICE SALARIES	16,754.20	13,942.50
60432	CO-OP LUNCHEON/DINNER EX	404.40	333.33
60434	OCEAN OPER ACCT BANK FEES	1,021.41	500.00
60435	FIDUCIARY FEES	1,277.50	1,220.83
60440	ADVERTISING	.00	20.83
60450	OFFICE SUPPLIES	1,476.21	666.66
60460	COMPUTER SERV. TECH SUPPOI	12,649.28	416.67
60461	COMPUTER/ PROGRAM TECH - T	354.95	1,166.67
60462	Computer Website	290.27	.00
60470	OFFICE PHONE	1,193.74	666.67
60475	OFFICE INTERNET CONNECTION	347.59	416.67
60486	PRINTER MAINT. AGREEM	654.09	500.00
60494	POSTAGE EXPENSE	962.59	416.67
60495	OFFICE MISC. EXPENSE	237.77	250.00
60496	CHRISTMAS BONUS	.00	333.33
60497	ADMIN FEES - PAYROLL/401K	2,074.21	666.66
Office & Administrative		39,698.21	21,517.49

**CLUBHOUSE**

60510	CUSTODIAN SALARIES	6,306.84	4,314.50
60520	CLUBHOUSE ELECTRICITY	2,892.38	2,666.67
60530	WATER & SEWER	1,699.04	208.33
60535	CLUBHOUSE OIL	4,371.41	1,666.67
60540	CLUBHOUSE ALARM	332.35	125.00
60550	CLUBHOUSE SUPPLIES	68.83	500.00
60560	CLUBHOUSE EQUIPMENT	.00	41.67
60575	CLUB HOUSE COPIER EXP-LIBRA	.00	8.33
60576	EVENT EXPENSES	639.24	208.33
60580	C/H REPAIRS-IMPROV/MT	.00	125.00
60585	C/H GROUNDS MISC. EXP	169.21	41.67
60590	C/H MAINT. CONTRACTS	.00	1,000.00
60595	C/H MISC. (TRRV,AD,GUTT,GR)	404.83	83.33
	<b>Clubhouse</b>	<b>16,884.13</b>	<b>10,989.50</b>

**PROFESSIONAL FEE**

60610	LEGAL FEES	11,106.30	2,083.33
60630	OTHER PROFESSIONAL FE	7,500.00	10,166.67
60640	GENL. ACCOUNTING FEES	.00	83.33
60645	AUDIT FEES	.00	2,083.33
	<b>Professional Fee</b>	<b>18,606.30</b>	<b>14,416.66</b>

**INSURANCE**

60710	GENERAL INSURANCE	59,788.00	59,626.33
60715	AUTO INSURANCE	1,185.00	1,000.00
60720	WORKMAN'S COMPENSATION	1,395.00	1,416.67
60750	EMPLOYEE HEALTH INSURANCE	24,077.60	12,083.33
60751	EMPLOYEE DENTAL INSURANCE	502.66	195.00
60752	EMPLOYEE GROUP LIFE INSURA	80.10	91.67
60753	EMPLOYEE VISION INSURANCE	46.79	50.00
	<b>Insurance</b>	<b>87,075.15</b>	<b>74,463.00</b>

**BUS SERVICE**

70150	BUS SERVICE EXPENSE	5,525.00	5,583.33
	<b>Bus Service</b>	<b>5,525.00</b>	<b>5,583.33</b>

70250	LAWN SERVICE EXPENSE	.00	27,250.00
	<b>Lawn Maintenance</b>	<b>.00</b>	<b>27,250.00</b>
70350	SNOW REMOVAL EXPENSE	.00	5,833.33
	<b>Snow Removal</b>	<b>.00</b>	<b>5,833.33</b>
70450	EXTERMINATING EXPENSE	6,978.61	7,333.33
	<b>Exterminating</b>	<b>6,978.61</b>	<b>7,333.33</b>
70520	STREET LIGHTING EXP.	1,827.91	1,666.67
	<b>Street Lighting</b>	<b>1,827.91</b>	<b>1,666.67</b>
70720	REAL ESTATE TAX EXP.	127,977.55	137,540.67
	<b>Real Estate Taxes</b>	<b>127,977.55</b>	<b>137,540.67</b>
70850	PAYROLL TAX EXPENSE	6,162.74	4,666.67
70860	EMPLOYER 401K CONTRB	342.44	291.67
	<b>Payroll Taxes</b>	<b>6,505.18</b>	<b>4,958.34</b>
70950	RPLCMNT FUND ASSESSMT	45,833.33	45,833.33
87000	INSURANCE PROCEEDS 16 MOC	57,985.88	.00
	<b>Replacement Reserve</b>	<b>103,819.21</b>	<b>45,833.33</b>
	<b>TOTAL EXPENSES</b>	<b>455,152.66</b>	<b>402,141.10</b>
	<b>Current Year Net Income/(los)</b>	<b>(59,025.30)</b>	<b>(9,558.94)</b>

**CRESTWOOD VILLAGE IV PRESENTS:  
FRIDAY MARCH 14TH 6-10PM**

**MUSIC BY: "DJ MARE HAZE"**

SHOW OFF YOUR GREEN



**DOOR PRIZES!**

**TICKETS ON SALE MON. FEB. 3RD**

**MON & WED 10AM-12PM &**

**MON.EVENINGS 6-7PM**

**15E. MOCCASIN DRIVE WHITING NJ**

**WE SUPPLY SNACKS SODA WATER**

**COFFEE TEA & DESSERT**

**TICKETS AT THE DOOR \$12.00 DOORS@ 5:30PM**

**NO REFUNDS UNLESS CANCELED**

## **TUESDAY IS BINGO DAY AT CV4**

**DOORS OPEN AT 4PM**

**BINGO STARTS AT 6PM**

**WE HAVE PULL TABS!!!**



# REMINDER

ANNUAL POST TAX YEAR INCOME STATEMENTS ARE DUE TO THE CLUBHOUSE NO LATER THAN MARCH 1, 2025 FOR US TO DELIVER TO THE TAX OFFICE BY MARCH 2, 2025. PLEASE MAIL OR HAND IN YOUR FOR THE OFFICE LOCATED AT 15E MOCCASIN DRIVE, WHITING, NJ.

Do I qualify? Many residents have been calling to find out what the

Annual Post-Tax Year Income Statement is. Every year in January, the Tax Assessor's office sends out this form to every person receiving a \$250 tax deduction for senior and disability. This form is not sent out to those receiving the Veteran deduction. This form must be filed on or before March 1st to continue receiving this deduction. There is a cover letter attached with instructions. This form is to verify that you are still living in the house and that your income did not go any higher than \$10,000, not including social security and will NOT exceed \$10,000. The applicable income period is the same tax year as the tax year for which the deduction was claimed or received.

Please contact Manchester Township's Tax Assessor's Office for more information at 732-657-8121 ext.3802.

The Board of Trustees has awarded the numerous projects beginning in Spring to the following contactors:

ROOFING: STANLEY CONTRACTING INC.

PAINTING: THE PERFECT SHADE

GUTTERS: IRONMAN SEAMLESS GUTTERS

MASONRY: RMC MASONRY

TERMITE: OZANE PEST CONTROL

For those residents who will be receiving a new roof and whose units will be painted, you will receive notices prior to the work being done. The following units will be painted this year:

2, 3 & 5 CONCORD DR

12, 25, 29, 35, 55, 57, 58, 59, 63, 71, 72, 82, 84 FRANKLIN LANE

2,3 HALE LANE

121, 130, 142, 147, 155, 170 HUDSON PKWY

23 INDEPENDENCE PKWY

4 JEFFERSON LN

6, 25, 27, 28, 32, 42 MOCCASIN DR

7, 17, 23, 43 MOLLY PITCHER BLVD

8 WINDSOR CT

49, 58, 60, 67, 61, 78 YORKTOWNE PKWY

**REMINDER: ALL MONTHLY MAINTENANCE PAYMENTS (A/K/A MONTHLY CARRYING CHARGES OR HOA PAYMENTS), NOT RECEIVED IN THE OFFICE BY THE 15TH OF EVERY MONTH WILL INCUR A \$25.00 LATE FEE.**

**DOOR PRIZES** **BYOB**

# Spring Fling DANCE

**COME JOIN US**

**AT CRESTWOOD VILLAGE IV**  
**FRIDAY APRIL 11TH 6-10PM**  
**MUSIC BY: "DJMARE HAZE"**  
**TICKETS ON SALE WEDNESDAY**  
**MARCH 19TH 10AM-12PM**  
**MON & WED 10AM-12PM**  
**& MON EVENINGS 6-7PM**  
**\$10.00PP**  
**WE SUPPLY SNACKS, SODA, WATER,**  
**COFFEE, TEA, AND DESSERT**  
**TICKETS AT THE DOOR \$12.00**  
**DOORS @ 5:30PM**  
**NO REFUNDS UNLESS CANCELED**  
**15 E. MOCCASIN DRIVE WHITING N.J.**

## CRESTWOOD VILLAGE FOUR FLEA MARKET



**Erin go bragh!!! It's FLEA MARKET TIME ON MARCH 1ST AT CV4**

**OUR DOORS WILL BE OPEN FOR BUSINESS ONCE AGAIN. ALL YOUR FAVORITE VENDORS WILL BE FULLY STOCKED AND WAITING FOR YOU WITH THEIR NEW ITEMS, HOME GOODS, SMALL APPLIANCES, KITCHENWARE, ALL MANNER OF VINTAGE & ANTIQUE ITEMS, TOYS, GAMES, POLITICAL FLAGS & BANNERS, GENTLY USED CLOTHING, ORIGINAL JEWELRY DESIGNS, AVON, NAIL COUTURE, TEES, HATS, SOCKS, FLORALS, MEDIA (INCLUDING SECURITY DEVICES), ORIGINAL ART IN VARIOUS MEDIUMS, AND SO MUCH MORE. WE INVITE YOU TO BROWSE THE AISLES FOR THAT SPECIAL ITEM YOU SEEK. "SHOPPING LOCAL" NEVER FELT SO RIGHT! ENJOY A STEAMING CUP OF COFFEE, TEA, OR HOT CHOCOLATE AND CAFE 4 WILL BE SERVING BREAKFAST AND LUNCH.**

**OUR HOURS REMAIN THE SAME: 8:00 A.M. UNTIL 1:00 P.M. WE'LL BE READY AND WAITING. SEE YOU THERE!**

**PARKING IS ALWAYS FREE! INDEPENDENCE HALL, 15 MOCCASIN DRIVE, WHITING, NJ 08759**

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ads-468

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

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& Certified Copies of Death Certificates, Permit, Removal Assist.  
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Sherry T. DeGraff • Mgr. NJ Lic No 3921

AP-GC10254746-01

ads-496

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Crestwood Village IV "Helping Hand" Food/Pet Supply Pantry

A Food Pantry for Crestwood Village IV (residents only) is being established at the Club House. Beginning November 15<sup>th</sup>, we will be accepting all non-perishable food, household goods and pet supplies/food at the Club House. These donations will be stored in the main meeting hall.

Beginning Wednesday, November 20<sup>th</sup>, residents can come to our meeting hall with identification of your Village IV residence and take from the Pantry.

The items available will be on a table together with bags to shop with---no questions asked.

**DONATIONS FOR THE PANTRY** will be accepted at any time during the hours the Club House is open.

Our "Helping Hand" Pantry is for those residents that need a little help getting by.

**OUR "HELPING HAND" PANTRY WILL BE OPEN FOR CV4 RESIDENTS ON WEDNESDAYS BETWEEN 9:00 AM AND 2:30PM**

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### ADVISORY BOARD REPRESENTATIVES

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** (Advisory Board Chairperson)

*CALL MERRILEE BURD AT 848-223-4409 TO VOLUNTEER TO BE AN ADVISORY BOARD REP!*

ADVISORY BOARD REP	DISTRICTS	UNIT ADDRESS	REP PHONE
Merrilee Burd	1A, 2B, 3A, 3B, 4B, 8B, 9A, 9B, 21A, 21B, 22A	<b>Concord Dr:</b> 2 thru 7; <b>Constitution Blvd:</b> ALL; <b>Hudson Pkwy:</b> 154, 156, 158, 160, 162, 166, 168, 170, 172; <b>Independence Pkwy:</b> 16, 18, 19 thru 25 and 27 and 41, 43, 45, 47, 49, 51, 53, 55, 57,, 59, 61, 63, 65, 67, 69, 71, 73, 75; <b>Liberty Ct:</b> ALL; <b>Lincoln Ct:</b> ALL; <b>Moccasin Dr:</b> 1 thru 20 and 25 and 27, 29, 31, 33, 35; <b>Monticello Dr:</b> 3 thru 13; <b>Musket Ct:</b> ALL; <b>Musket Lane:</b> 2,4,6,8 thru 23 and 31 thru 35 and 37, 39, 41, 43; <b>So. Columbus Blvd:</b> 100, 102, 104, 105, 106; <b>Wayne Ct:</b> ALL; <b>Webster Ct:</b> ALL; <b>Windsor Ct:</b> ALL	848-223-4409
Merrilee Burd	10B, 11A, 11B, 12A, 12B, 13A, 16A, 16B, 17A, 17B, 18A, 18B	<b>Alden Ct:</b> ALL; <b>Flintlock Lane:</b> ALL; <b>Franklin Ln:</b> 20, 22, 24, 26, 28 thru 84; <b>Hale Ln:</b> ALL; <b>Jefferson Lane:</b> 1 thru 10; <b>Lexington Dr:</b> 1 thru 20; <b>Molly Pitcher Blvd:</b> 1 thru 37 and 39, 41, 43, 45, 47; <b>Molly Pitcher Ct:</b> 1 thru 9.	848-223-4409
Blanche Doran	20A, 20B	<b>Buckskin Ct:</b> ALL; <b>Hudson Pkwy:</b> 105, 107, 109, 111, 112, 114, 116, 118; <b>Jackson Ct:</b> ALL; <b>Monticello Dr:</b> 14 thru 20.	732-597-1732
Gene Faulkner	4A, 7B, 10A, 15A, 15B	<b>Hudson Pkwy:</b> 113 thru 153, and 155, 157, 159, 161, 163; <b>Mohican Lane:</b> 8 thru 13; <b>Musket Ln:</b> 1, 3, 5, 7.	732-278-8983
Merrilee Burd	13B, 14A, 14B, 19A, 19B	<b>Adams Ct:</b> ALL; <b>Carteret Lane:</b> ALL; <b>Franklin Lane:</b> 4,6,8,10,12,14,15,16,17,18,19,21,23,25,27; <b>Lexington Dr:</b> 1 thru 4 and 6, 8, 10, 12, 14, 16, 18, 20 thru 30; <b>Pioneer Ct:</b> 1 thru 7; <b>Raleigh Drive:</b> 1 thru 6.	848-223-4409
Caroline Statile	1B, 2A, 8A	<b>Grant Ct:</b> ALL; <b>Independence Pkwy:</b> 26, 28 thru 40 and 42, 44, 46, 48, 50, 52, 54; <b>Moccasin Dr:</b> 26, 28, 30, 32, 34, 36, 38, 42; <b>Vermont Ct:</b> ALL	732-350-0701
Irene Tysh	5A, 5B, 6A, 6B, 7A	<b>Salem Dr:</b> 22, 24 thru 31; <b>Valley Forge Dr:</b> 5 -7-9 11 thru 26 and 28; <b>Yorktowne Pkwy:</b> 49, 51, 53, 55, 57 thru 74 and 76, 78, 80, 82, 84, 86,88,90.	732-604-9388

### A MESSAGE FROM YOUR ADVISORY BOARD CHAIRPERSON

The Advisory Board meetings are held on the second Thursday of each month, (MARCH 13th) from 1PM-2PM.

**-Merrilee Burd, Chairperson, Advisory Board-**

# Directory

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**CRESTWOOD VILLAGE FOUR - WOMEN'S CLUB - THURS. MARCH 6, 2025 1-3PM**

Crestwood village 4 Women's Club meets on the first Thursday of the month at 1:00 -3:00 pm, in the hall. As always, any woman over 55 who is interested is welcome. We would love to have you as a member.

At our March meeting we will have Irish dancers to entertain us. Sandy Long and her refreshment crew" will be serving their delicious refreshments.

Wear your green and celebrate St Patrick!

**Kate Planz, President**  
[Y2kplanz@gmail.com](mailto:Y2kplanz@gmail.com)

**CERAMICS CLASS - EVERY WEDNESDAY 9-12PM BETSY ROSS ROOM**

Crestwood Four Ceramics Class would like you to come check us out...nice group of ladies and yes men can join too. If you're looking for something new to do, and want to try out your talents come join us. We're here every Wednesday in the Betsy Ross Room from 9AM-12PM. The cost is \$5 per week, and every two weeks we pay an instructor \$5.00 each. Paints are included, you buy your pieces and brushes. If u have any questions, please feel free to contact Maddy 609-433-0989, Cindy,732-374-6871, or Sandy 908-549-9139. We look forward to seeing you all there — Every Wednesday 9AM-12PM!

**CV4 - HANDCRAFTS, CROCHETING AND KNITTING (a/k/a CV4 CRAFTERS)**

The Crestwood Village 4 Crafters will meet on March 4th, "Mardi Gras" and March 18th. Join the Ladies (Gentlemen are also invited) to share and/or learn crochet, embroidery and cross stitch. And if you know knitting, come and share your skill. We meet at Independence Hall, 15E Moccasin Dr (Village IV) in the Betsy Ross room from 10 AM to Noon. All are welcome. Sheila



**RETRACTION TO OUR FEBRUARY ARTICLE ENTITLED "SERVICES INCLUDED IN MONTHLY MAINTENANCE**

**CHARGES & SERVICES NOT INCLUDED** Please note: not all the information contained in February's newsletter was accurate, and we apologize for any misprints. Below outlines Member Maintenance Responsibilities and Free of Charge Services. Please note any after hour emergency maintenance fees are billed at \$75 for the emergency call, \$65 for labor plus the cost of the repair and any parts/materials.

**Maintenance and Repairs related to the items listed below are the Member's Sole Responsibility – Member is responsible for maintenance of the Building Interior and all prior Additions and Alterations to Unit and Grounds by any Member\*\* Approval must be obtained from the Board of Trustees prior to all modifications.**

Air-Conditioning Systems - Thru-the-wall and Central\*  
Appliances – all Major Appliances\*  
Attic Stairs and Stair Covers\*  
Attic Vent Fans\*  
Awnings and Canopies\*  
Bath Fixtures - Tubs, Tile and Grouting  
Blown-in attic insulation (may obstruct ventilation)\*  
Bushes, Shrubs and Plantings by Member or Prior Member  
Clean up of Tree Debris  
Cabinets and Counter Tops  
Crawl Space Entrance Screens/Doors  
Doors - all Interior, Entrance, Storm & Sliding Glass Doors\*  
Electrical All Interior Electrical\*  
Electrical Minor and Major Repairs \*may require Township Permit\*  
Extermination of ants, roaches, mice, rats, squirrels, etc.  
Fire Extinguisher (Type 2A10BC)  
Flooring - Hardwood, Carpet, Vinyl and Ceramic  
Garage Doors and Electric Garage Door Openers\*  
Guard Rails, Hand Rails, and Stair Railings\*  
Handicap Access Ramps\*  
Heating Systems\*  
Hot Water Heaters and Timers\*  
Lawn Decorations  
Lawn Seeding  
Lawn Sprinkler Systems\*  
Mailbox Nameplates (Unit # is required, name is optional per USPS)  
Negligent Damage to Unit Interior or Exterior  
Ornamental Figures, Posts\*, Bird Baths etc.  
Painting Interior & Settlement Cracks  
Patios\*  
Patio Roofs and Enclosures, 3 & 4 Season Rooms\*  
Plumbing – All Interior Plumbing  
Plumbing – Minor and Major Repairs \*may require Township Permit\*  
Satellite Dishes\*  
Shutters\*  
Siding Damage caused by Member/Bushes etc.  
Skylights (solar/tubular)\*  
Solar Lights  
Sprinkler Heads\*  
Stove Anti-Tip Device  
Temporary Canopies\* (See Rules & Regs 3.13)  
Tool Bins (See Rules & Regs 3.6)  
Trees Planted by any Member\*  
Walkways and Concrete Slabs added by any Member\*  
Walls & Sheetrock Repair/Replacement\*  
Washing Machine Hoses  
Window Treatments  
Windows - Replacement Windows\*

**\* New or Replacement may require an Application for Architectural Modification (AAM)**

**\*\*If a Member fails to maintain the Unit interior in proper repair the Co-op By-Laws authorize the Board of Trustees to serve the Member written Notice regarding needed repairs, and in the event repairs are not made within 10 days of such Notice, to enter the Unit, make repairs and assess the Member's Account for the cost of such repairs.**

## FREE OF CHARGE SERVICES

Bus Service (Refer to Schedule available in Clubhouse or Newsletter)  
Clean-up of large tree branches after Storms  
Clubhouse Activities (Refer to Newsletter & Club Postings)  
Clubhouse Maintenance  
Common Facilities and Grounds and Exteriors of Units\*  
Crawlspace Inspections (Annual)  
Driveway Maintenance & Sealing  
Exterior Painting of Buildings (Refer to BY-LAWS - Schedule)  
Garbage Collection (twice weekly)  
Gutter Cleanings per Schedule\*\* and Gutter Repairs  
Lawn Cutting with Annual Liming and Fertilizing  
Library - Book Lending  
Mailbox Repair & Replacement  
Repair/Maintenance of in-ground Garbage Cans  
Roads Plowed/Sanded/Salted as needed  
Roadway and Street Maintenance  
Roof Repairs as Needed and Replacements on Schedule  
Siding & Brick-work Repairs (unless damaged by Resident)  
Smoke & CO Detectors Replacement as Needed  
Snow Removal Walks/Driveways (Refer to Rules & Regs)  
Termite Inspection with Treatment and Repair (Annual)  
Termite and Carpenter Ant Extermination  
Tree Removal - Co-op Trees - Dead or Hazardous (Refer to Rules & Regs.)  
Tree Trimming - Co-op Trees - Hazards to Persons/Buildings (Ref. Rules & Regs.)  
Water and Sewer Facilities to Dwelling Units

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# MANCHESTER TOWNSHIP

OCEAN COUNTY, NEW JERSEY

## RECYCLING/BULK PICK UP/YARD WASTE PICK UP

### JAN—MAY 2025

JANUARY	3, 17, 31	RECYCLING PICK UP
JANUARY	14	BULK PICK UP
FEBRUARY	14, 28	RECYCLING PICK UP
MARCH	14, 28	RECYCLING PICK UP
MARCH	27	YARD WASTE PICK UP
APRIL	11, 25	RECYCLING PICK UP
MAY	9, 23	RECYCLING PICK UP

### RECYCLING GUIDELINES

CARDBOARD—Do not tie PAPER— Not Shredded Aluminum & Steel food containers + Aluminum Foil PLASTIC ONLY clean #1, #2, & #3 Bottles & Jars DON'T BAG MATERIALS Not on list? Don't put in bin! Single-use batteries can go in regular garbage

### BULK PICK UP

No more than 8 cubic yards of bulk waste items will be collected from any single residence during any one scheduled collection. Approximately 5' wide by 4' high by 10' long.

**MARCH 27, 2025 LEAF & BRUSH PICK UP—MANCHESTER TWP**

# MARCH 2025 BUS SCHEDULE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 NO TRIPS TODAY
2 9:00 AM—12:00 PM VARIOUS CHURCHES/STOP & SHOP	3 1:00 PM—4:00 PM SHOPRITE OF MANCHESTER	4 NO TRIPS	5 10:00AM—1:30 PM LACEY MALL	6 11:00 AM—2:00 PM OCEAN COUNTY MALL/TARGET	7 9:30 AM—12:00 PM DOLLAR TREE/STOP & SHOP	8 NO TRIPS TODAY
9 9:00 AM—12:00 PM VARIOUS CHURCHES/STOP & SHOP	10 1:00 PM—4:00 PM SHOPRITE OF MANCHESTER	11 NO TRIPS	12 10:00AM—1:30 PM LACEY MALL	13 11:00 AM—2:00 PM KOHL'S/WALMART/ALDI	14 9:30 AM—12:00 PM DOLLAR TREE/STOP & SHOP	15 NO TRIPS TODAY
16 9:00 AM—12:00 PM VARIOUS CHURCHES/STOP & SHOP	17 1:00 PM—4:00 PM SHOPRITE OF MANCHESTER	18 NO TRIPS	19 10:00AM—1:30 PM LACEY MALL	20 11:00 AM—2:00 PM OCEAN COUNTY MALL/TARGET	21 9:30 AM—12:00 PM DOLLAR TREE/STOP & SHOP	22 NO TRIPS TODAY
23 9:00 AM—12:00 PM VARIOUS CHURCHES/STOP & SHOP	24 1:00 PM—4:00 PM SHOPRITE OF MANCHESTER	25 NO TRIPS	26 10:00AM—1:30 PM LACEY MALL	27 11:00 AM—2:00 PM KOHL'S/WALMART/ALDI	28 9:30 AM—12:00 PM DOLLAR TREE/STOP & SHOP	29 NO TRIPS TODAY
30 9:00 AM—12:00 PM VARIOUS CHURCHES/STOP & SHOP	31 1:00 PM—4:00 PM SHOPRITE OF MANCHESTER					

# MARCH 2025

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	<p><u>CONTINUING EVENTS</u> MON: FIT &amp; TRIM &amp; CARDS &amp; POKER &amp;</p>	<p><u>CONTINUING EVENTS</u> TUES BINGO &amp; CV4 CRAFTERS</p>	<p><u>CONTINUING EVENTS</u> WED: CERAMICS, BILLIARDS, CARDS, FOOD PANTRY</p>	<p><u>CONTINUING EVENTS</u> THURS COFFEE KLATCH &amp; GAMES</p>	<p><u>CONTINUING EVENTS</u> FRI FIT &amp; TRIM</p>	<p><b>1</b> <b>CV4 Flea Market 8:00 - 1:00</b></p>
<b>2</b>	<p><b>3</b> <b>GARBAGE PICKUP</b> <b>Fit &amp; Trim 8AM—9AM</b> Canasta- 1PM Poker—4PM Cards—6PM</p>	<p><b>4</b> CV4 Crafters 10AM—12PM <b>BINGO</b> Food 4pm—Game 6PM We have Pull Tabs!</p>	<p><b>5</b> <b>BRUSH PICK UP</b> Ceramics—9AM—12PM Cards 12PM Billiards 12:30PM Helping Hands Food Pantry 9AM—2:30PM</p>	<p><b>6</b> <b>GARBAGE PICK UP</b> Women's Club Mtg 1PM <b>Coffee Klatch 3PM</b> Games 6PM</p>	<p><b>7</b> <b>Fit &amp; Trim 8AM—9AM</b></p>	<b>8</b>
<b>9</b>	<p><b>Daylight Savings Spring Forward</b> <b>10</b> <b>GARBAGE PICKUP</b> <b>Fit &amp; Trim 8AM—9AM</b> Canasta- 1PM Poker—4PM Cards—6PM</p>	<p><b>11</b> <b>BINGO</b> Food 4pm—Game 6PM We have Pull Tabs!</p>	<p><b>12</b> Ceramics—9AM—12PM Cards 12PM Billiards 12:30PM Helping Hands Food Pantry 9AM—2:30PM</p>	<p><b>13</b> <b>GARBAGE PICKUP</b> Advisory Board Mtg 1PM <b>Coffee Klatch 3PM</b> Games 6PM</p>	<p><b>14</b> <b>RECYCLING</b> <b>Fit &amp; Trim 8AM—9AM</b></p>	<b>15</b>
<b>16</b>	<p><b>17</b> <b>GARBAGE PICKUP</b> <b>Fit &amp; Trim 8AM—9AM</b> Canasta- 1PM Poker—4PM Cards—6PM</p>	<p><b>18</b> CV4 Crafters 10AM—12PM <b>BINGO</b> Food 4pm—Game 6PM We have Pull Tabs!</p>	<p><b>19</b> Ceramics—9AM—12PM Cards 12PM Billiards 12:30PM Helping Hands Food Pantry 9AM—2:30PM</p>	<p><b>20</b> <b>GARBAGE PICKUP</b> <b>Coffee Klatch 3PM</b> Games 6PM <b>1st Day of Spring</b></p>	<p><b>21</b> <b>Fit &amp; Trim 8AM—9AM</b></p>	<b>22</b>
<b>23</b>	<p><b>24</b> <b>GARBAGE PICKUP</b> <b>Fit &amp; Trim 8AM—9AM</b> Canasta- 1PM Poker—4PM Cards—6PM</p>	<p><b>25</b> <b>BINGO</b> Food 4pm—Game 6PM We have Pull Tabs!</p>	<p><b>26</b> Ceramics—9AM—12PM Cards 12PM Billiards 12:30PM Helping Hands Food Pantry 9AM—2:30PM</p>	<p><b>27</b> <b>GARBAGE PICKUP</b> Fishing Club 11:30 AM <b>Coffee Klatch 3PM</b> Games 6PM</p>	<p><b>28</b> <b>RECYCLING</b> <b>Fit &amp; Trim 8AM—9AM</b></p>	<b>29</b> <b>Village Wide Garage Sale</b>
<b>30</b>	<p><b>31</b><b>GARBAGE PICKUP</b> <b>Fit &amp; Trim 8AM—9AM</b> Canasta- 1PM Poker—4PM Cards—6PM</p>					