

Crestwood Village IV

Membership Meeting

October 9, 2025

All Board Members were present.

90 residents attended. Having not received a quorum, the meeting was held to 6:30 PM.

Treasurer of the Board, Janet Barrosky, presented the Budget for 2026. The Budget included the new carrying charges for all style homes.

Residents brought up to Board several concerns – of which all will be addressed:

Reserve Replacement Fund;

Taxes;

Insurance;

Fire Prevention;

Smoke Detectors;

More Meetings;

CEU Training by Board Members;

Village 3 cars in street overnight encroaching on Village 4;

A Mohican Lane resident commented that she worked for a Management Company and strongly recommended that Village IV not go with a Management Company;

Comments arose regarding the “flipping” of homes and this issue has been widely reviewed via lawyer and accountant.

The Meeting adjourned at 7:45 PM

Crestwood Village Co-op Four, Inc. 2026 Budget

No. of Units	Model New Assessments Val. Value	Col. # 1	Col. # 2	Col. # 3	Col. # 4	Col. # 5	Col. # 6	Col. # 6-A	Col. # 7	Col. # 8	Total	Monthly Payment Rounded
		Common Ground Expense	Insurance Fire & Liability	General Maintenance	** Reserve Replacement	Service & General Expense	Anticipated Misc. Income Offset	Reserve Replacement Offset	Total Operating Costs	Municipal Tax Expense		
64	Madison / \$50,000	\$26.74	\$27.87	\$8.89	\$8.29	\$109.02	\$ (13.31)	\$ (16.88)	\$150.63	\$66.35	\$216.98	\$217
68	Essex / \$65,000	\$26.74	\$36.23	\$8.89	\$10.78	\$109.02	\$ (13.31)	\$ (16.88)	\$161.48	\$86.25	\$247.73	\$248
76	Windsor / \$74,000	\$26.74	\$41.25	\$8.89	\$12.27	\$109.02	\$ (13.31)	\$ (16.88)	\$167.99	\$98.19	\$266.18	\$266
64	Devon / \$70,000	\$26.74	\$39.02	\$8.89	\$11.61	\$109.02	\$ (13.31)	\$ (16.88)	\$165.10	\$92.88	\$257.98	\$258
26	Hampshire / \$84,000	\$26.74	\$46.83	\$8.89	\$13.93	\$109.02	\$ (13.31)	\$ (16.88)	\$175.22	\$111.46	\$286.68	\$287
152	Georgetowne / \$110,000	\$26.74	\$61.32	\$8.89	\$18.25	\$109.02	\$ (13.31)	\$ (16.88)	\$194.03	\$145.96	\$339.99	\$340
82	Oxford I / \$98,000	\$26.74	\$54.63	\$8.89	\$16.25	\$109.02	\$ (13.31)	\$ (16.88)	\$185.35	\$130.04	\$315.39	\$315
140	Oxford II / \$112,000	\$26.74	\$62.43	\$8.89	\$18.58	\$109.02	\$ (13.31)	\$ (16.88)	\$195.47	\$148.62	\$344.09	\$344
120	Stratford / \$120,000	\$26.74	\$66.89	\$8.89	\$19.90	\$109.02	\$ (13.31)	\$ (16.88)	\$201.26	\$159.23	\$360.49	\$360
206	Lexington / \$160,000	\$26.74	\$89.19	\$8.89	\$26.54	\$109.02	\$ (13.31)	\$ (16.88)	\$230.19	\$212.31	\$442.50	\$443
109	Cambridge / \$150,000	\$26.74	\$83.62	\$8.89	\$24.88	\$109.02	\$ (13.31)	\$ (16.88)	\$222.96	\$199.04	\$422.00	\$422
1	Yardley / \$170,000	\$26.74	\$94.77	\$8.89	\$28.20	\$109.02	\$ (13.31)	\$ (16.88)	\$237.43	\$225.58	\$463.00	\$463
82	Yorktowne / \$170,000	\$26.74	\$94.77	\$8.89	\$28.20	\$109.02	\$ (13.31)	\$ (16.88)	\$237.43	\$225.58	\$463.00	\$463
1190 TOTAL UNITS												
2026 Budget		\$381,877	\$924,235	\$126,942	\$275,000	\$1,556,776	\$ (190,000.00)	\$ (241,058.00)	\$2,833,772	\$2,200,000		
									Grand Total 2026 Budget	\$5,033,772	(Col. 7 + Col. 8)	
2025 Budget		\$327,000	\$715,516	\$127,000	\$550,000	\$1,455,689	\$ (189,590.00)	\$0	\$2,985,615	\$1,650,488		
									Grand Total 2025 Budget	\$4,636,103	(Col. 7 + Col. 8)	
Difference 2026 vs. 2025		\$54,877	\$208,719	-\$58	-\$275,000	\$101,087	-\$410	-\$241,058	-\$151,843	\$549,512		
									Total Budget Difference 2026 vs 2025	\$397,669.00		