

Crestwood Village at Frederick Homeowners Association, Inc.
Community Meeting Notes, Sept 23, 2025

Board of Trustees

Vickie Johnson – President John Morrill – Vice President
Sally Livingston – Treasurer (Absent) Paula Blundell – Secretary Chris Molishas– Trustee
D Nicewarner – Trustee Leslie Sullam – Trustee

The Board invites all residents attending this community meeting to share their questions, comments, or concerns about the topics on the agenda. When a topic is called, please raise your hand, and you will be recognized to speak. Comments unrelated to the agenda will be addressed at the end of the meeting.

Introduction of New Residents – no new residents

Treasurer's Report – absent

8/26/25 Closed meeting updates

- Discussions must comply with Maryland law and board regulations; Protection of the privacy or reputation of individuals in matters not related to the HOA business cannot be discussed.

- Tom Claggett attended the last meeting.

- Claggett has purchased new laptops for Management staff, enhancing speed at no additional cost; all installations are standard for management companies. Data storage and access is maintained securely. All other equipment is Crestwood's responsibility. A business router will replace the home router, along with a switch and firewall to prevent scams.

Pool Rules and Etiquette - Review and adherence to pool regulations.

Building and Grounds Committee - The committee is designed to have 3 to 5 members, as outlined in its Purpose and Structure. Currently, it comprises only of two members, one who is also a Board member. Until we gather enough residents willing to join the committee, the Board will need to disband it temporarily. During this time, the Board will NOT be acting committee. (see Denise Nicewarner if you wish to be part of this Committee).

Not in Closed Meeting - Residents requested permission to have their grandson picked up by a small school bus from their home twice a week. Their grandson does not live in the community. This request was approved electronically by the Board on 8/28/2025.

Information/Potential Board Agenda Items

1. Tree Planting Proposal - Consideration of Stadler Nurseries' proposal for \$1,000 to plant three 15-gallon Arborvitae Green Giants on Box Elder Court to replace the ones removed and one tree will be planted on Basswood Road. Funding to come from the operating account.
2. Townhome Gutter Cleaning - Board to review two proposals for gutter cleaning; David still provides these services for the homes on the 55+ side. Funding to come from the operating account.
Question as to whether gutter cleaning was discontinued; the answer is no; David still does it.
3. Exercise Equipment Maintenance Contract Renewal - Proposal to continue with FIRM for another year; funding to come from the operating account.
4. Pool Management Contract - Board to review three proposals for pool management for 2026, funding to come from the operating account.

5. Trash Management Contract - Board to review three proposals for trash management for 2026; funding to come from the operating account.
6. Snow Management Contract - Board to approve Heritage Landscapes' snow proposal.
7. Management Contract Extension - Proposal to extend Clagett's management contract for 18 months; funding to come from the operating account.
8. Clubhouse Painting Contract - Consideration of a painting contract for the lobby, to be approved before the 2026 budget; funding to come from the operating account.
9. CV2 Election Update - Linda Bell to present CV2 election results and request the appointment of two Board of Directors. Mountain Village Condo Association - Board to appoint members due to insufficient candidates.
10. 2026 Budget Timeline
 Management and the Finance Committee have begun work on the draft budget.
 The Draft budget will be approved by the Board at the October 28 Board Meeting for inclusion in the November Village Voice. This will allow homeowners over 30 days to respond and/or ask questions regarding the draft budget. Draft budget will be discussed at the November Community Meeting. Final Board approval will take place in early December at a special Board Meeting.
 Question if the budget can be created before signing any contracts - No, contracts must be approved and signed before they can be incorporated into the new budget. Price increases are always to be expected each year with large contracts.
11. Verizon Fiber-Optic Network Update - Verizon will replace its copper landline network. with fiber-optic, mandatory installation. Handouts with details were distributed.
 Replacing wires – lots of digging – refer to form; Fios gives you cable Wi-Fi and telephone; electric powering in the home; between you and Verizon; anything inside the home will be between you and provider; Comcast is not effected – separate entity; will mark where they are digging; coordinating with Comcast and others; everything will be restored before digging started; representative has not been on the site yet.
12. Creek ReLeaf Program Update - John Morrill will provide an update on the program, referencing the map and benefits sheet.
13. Security Survey Results - Paula reviewed survey findings – reviewed handout; sashes and light on vehicle have been purchased; patrols routes are varied; one additional patrol; if we change a contract we are negating a contracting; courtesy call about garage doors open; incident reporting digital done nightly; cameras and lighting suggested; fencing around community; concerns about effectiveness and management of current contract; cost considerations if we change the contract; actions by board; many suggestions given; topics to be brought with security company and price changes typically increase and not decrease (meeting in October); community discussion.

Committee Reports

Activities – Kim Asbury – review of activities for October/November

ARC – Linda Wensley – N/A

Clubhouse Funds – Bill Rucker – 5 members – could use more volunteer, some of the things they do are the 50/50 raffle and yard sale 2026.

Hospitality – Therese Oseneek – No sick neighbors that they know, new to the community invitation to newcomer's lunch.

Neighbors Helping Neighbors – Bernadine Hoffman – reviewed poster; Sign up for assistance with Medicare with Elle.

Election committee – Linda Bell – election in May.

Specialty Group reports

Craft Club & Gardeners – Linda Meyer – Brought Plants to give away spoke about next art project, only Three Dollar donations needed to cover supplies.

Working Hands – Leslie Sullam – Received a couple of phone calls; can take residents to doctor appointments only.

Property Manager Additional Comments – No additional comments.

Trustee Comments – No Additional comments.

Community choir – need participants, especially men; Next Meeting is Friday 9/25/25 at 1 pm.

Extended Resident questions/comments period

What month are we going to have the house inspections? A lot of weeds and shutters need work. Management has already provided their first inspection and will do more inspections in October.

Who oversees the security company? The board approves the contract and with the help of management oversees the activities. Who speaks to the security company? Paula, for the last 10 years with the help of Management has been working with the security company, relationship with the Sheriff, son security at BOE, etc., Not an elected position; management/board is in charge of the contracts; Joanne is the go to person at Be Secure, email Shirley with comments or issues; if you have a problem in the middle of the night call 911 if it is an emergency

Petition to supply additional fencing on Box Elder – Fencing for Box Elder and Crabapple; 51 signatures to put fence up; physical security on Box Elder; requesting same protection as other areas exposed to major roads; board to consider giving it to finance etc. to find money to install; is the sheriff's department called; people casing the neighbor that you do not want in your neighborhood; solicitors; what will stop them from coming over fence; people in the court do not feel safe;

Soliciting – if you call office, they can try to call the company to force them out based on information provided by witnesses, please remember to be cautious when opening doors to strangers, Management can only do so much to deter solicitors away.

Stickers – missing from vehicles; sleeves available if someone does not want a sticker; cannot force someone to register. If someone does not register, there is no way for Management to contact residents.

50/50

Adjournment