

Crestwood Village at Frederick Homeowners Association, Inc.
Notes from Community Meeting, Aug 19, 2025

Board of Trustees

Present: Vickie Johnson – President, John Morrill – Vice President, Sally Livingston – Treasurer, Chris Molishas– Trustee, D Nicewarner – Trustee, Leslie Sullam – Trustee

Absent: Paula Blundell – Secretary

President Vickie called the meeting to order at 7 pm.

I. Introduction of New Residents - No new residents present.

II. Treasurer's Report - Sally gave the financial report for July 2025. At the end on July, the HOA, CV1 and CV2 all had a positive balance. She also reported on the reserve balances of each entity. Anyone wishing a copy of the monthly Balance Sheet and/or Income Statement, contact Shirley or Sally.

There was a morning meeting at Clagett to discuss and learn about the possibility of using Alliance Association Bank to manage all our reserve fund CDs. We now have 8 different ones at 6 banks. They work with many other banks getting higher interest rates than we can do it currently. They also ensure funds are never at a bank over the insured \$250,000. Through Clagett, there is no cost to us and we would still have control over the funds. After Monday's Finance Committee meeting, we may recommend moving some of our reserve funds, including CDs to Alliance.

III. Information/Potential Board Agenda Items – Vickie announced that she would review all the items for Board consideration and residents could make comments/ask questions on any item. The items were:

- 1. Bus repairs** – Board to affirm electronic vote taken on 8/6/2025 for bus repairs totaling \$1,857.41. These Funds will be coming out of the operating account.
- 2. Termite Treatment** – Board to affirm electronic vote taken on 8/12/2025 regarding termite treatment around the clubhouse. These Funds will be coming out of the operating account.
- 3. Resolutions to change resident agent** – Board to approve new resolutions for each Association to update resident agent for each association. This is a Maryland State Department of Assessments and Taxation requirement. In Maryland, Resident Agent (also sometimes referred to as a Registered Agent in other states) is an individual or business entity designated by a business to receive important legal and official documents on its behalf from the Maryland State Department of Assessments and Taxation. This was done in 2024 with Tom Clagett as our resident agent and needs to be done again. Cost is \$25.00 to register.
- 4. Resolution to change budget from fiscal year to calendar year** - Board to approve new resolution to update budget schedule. This must be filed with the county records under the Homeowners Association Depository.
- 5. Tennis courts** – Board is still gathering information regarding Tennis Repairs. If repairs are approved. These Funds will be coming out of the Reserve account.
- 6. Fix Fence on 2nd pool deck** – Pool Deck vinyl railing to be repaired if approved. These Funds will be coming out of the operating account. Cost would be \$2,806.00.
- 7. Tree stumps on Box Elder court** – 3 stumps to be removed on Box elder court if approved by the Board. These Funds will be coming out of the operating account. Board will consider 3 bids on removing the stumps.
- 8. 2 new pool loungers** – Board to possibly approve the purchase of two pool loungers for a total of \$1,789.76. These Funds will be coming out of the operating account.
- 9. Reserve Study Update** – Board to possibly approve proposal from Reserve Advisors to do a level 1 study for a total of \$7,800. These Funds will be coming out of the reserve account.
- 10. Creek ReLeaf Program update** – John Morrill to give an update regarding the Creek ReLeaf program. John reported that they walked the property with Linda Williams, county staff for the program. Areas were identified and marked with red flags. Linda will be looking at possible easements in those areas.

11. Security company survey – Security survey to be sent out next month electronically and in the Sept Village Voice. Vickie announced the security survey can be done online or on paper with a collection box in the lobby.

Vickie recognized that there was a community security meeting on August 11th. The meeting was convened by two residents and not sponsored by the Board or management. She also recognized 1) Kim Asbury as a member of Activities Committee and their Co-chair; 2) new member, Kathleen Porter on the Village Voice Committee and 3) Caroline Bolin to be in charge of the Employee Holiday Gift Fund.

IV. Resident Questions/Comments - Those related to Board action items are listed by topic.... *Response in italics.*

5. Tennis Courts -

- Concern that there is no money amount given. *There are three bids, 2 bids for \$55 K and another for \$56 K.*
- Are the tree roots affecting the tennis courts?
- Look at patching the tennis courts instead of replacing it.
- Did a survey on tennis courts 6 or so years ago, no follow-up on that so do a new survey.

7. Tree stumps on Box Elder - Comment that other people are using this area as a shortcut and there have been some vandalism. Would like to see Green Giant trees planted in the area after stumps removed.

8. Pool loungers - Comment on why not wait until they are on sale during the winter. *The ones being purchased are higher ones (18") and are currently on sale.*

9. Reserve Study update –

- Clarification on where funds are coming from. *It will be paid out of the reserve funds.*
- Thought an update was not due until 2027 so why now? *The current study is not accurate or well done. Some items that should be in it are not and the funding plan is confusing.*

10. Creek ReLeaf Program Update -

- Concerns about the results and what is the advantage. *A lot of trees have been removed i.e. Crestwood Manor. and can add beautification to the community. Trees will not cost anything and the county takes care of them for 5 years.*
- Request a community vote. There are free trees from the Park Service.
- Comment that need to replace a tree each time we removed one.
- A concern that some removed may have been on private property.
- Comment in favor of this program as it helps reduce temperatures when hot and may help reduce electric bills.

11. Security survey - There was much discussion on security.

- Lack of fence along Box Elder a concern for security – would like it looked at.
- Comment that our security is a waste of money; the meeting had good suggestions so why not look at them. There were some simple low-cost steps suggested that could be taken, such as a blue light on the car and lighted sash when outside the car.
- There were no microphones at the security meeting and they were told not allowed. Why not? *The current policy is that they are not allowed for use by residents or rentals using the building due to potential expensive damage. Several who know how to use the sound system volunteered to use it in the future if attending and needed.*
- The survey needs to be comprehensive so we get some answers. *Survey questions were read.*
- We need to hold the security company to their contract and who is the main contact? *Shirley is the main contact.*
- Does the guard wear a uniform? *No, they do not.*

Other comments -

- Question on what was the bus repair? *It was an oil change and engine maintenance.*

IV. Committee Reports

Activities – Kim Asbury not present. Mariletta gave the report and announced activities for the rest of August, September and beyond.

ARC – Linda Wensley – No report

Clubhouse Funds – Bill Rucker – Sam Oliver announced that he is the new chair and thanked everyone for participating in the 50/50 raffle.

Hospitality – Therese Oseneek not present. Ruth Henderson asked everyone to let the Committee know of anyone who is sick or in the hospital so they can send cards, etc.

Neighbors Helping Neighbors – Caroline Bolin announced that there will be a CarFit event again on Wednesday, October 1. Signups begin on Sept. 1.

V. Specialty Group reports

Building and Grounds – Julie Drennan has resigned from the committee. She was thanked for all her efforts.

Working Hands – Leslie Sullam mentioned that Linda Meyers has signups for crafts in the back.

V. Property Manager Additional Comments

- Co-chairs Linda Synder, Linda Weed and Dee Carr plan to request approval from the board to organize and manage the holiday party with the help of a committee. They will be requesting \$3,500 for the holiday party. They plan a hot lunch and to use a different caterer.
- We were able to purchase the website for \$400.00 instead of the expected \$1200.00 due to belonging to Clagett.
- An email was sent announcing that the parking area closest to the clubhouse will be closed on Saturday, Aug 23 for termite extermination work.
- The clubhouse will be closed on Tuesday, Sept. 23 as there will be electrical work done in the lobby. Management will be working and can be contacted by phone or email. There may need to be adjustments to the entry to the clubhouse for the community meeting if the work is not completed at the end of the day.
- The shredding container is only for personal information, not magazines, newspapers and folders, etc. Please only use for personal information as it costs money each time they come. The contract includes pick up every other month. There is a double charge for more frequent pickups.

VI. Trustee Comments

- John mentioned that under the county, there are other programs for free trees.
- Sally stated the CV2 election for Board members is now in progress. On Aug. 28th at 2 pm, League of Learners will have a speaker on Recycling which many have asked for so she hopes everyone will sign up and come. Recycling has a new program on collecting textiles, etc.

There has been a lot of check scams in the county, especially in senior housing areas since seniors are the ones who write the most checks. Bills and cards are being taken from cluster boxes by individuals, not mail carriers, who have stolen master keys as well at the Baltimore clearing centers. Investigations are being conducted but it is affecting seniors including at least one of our residents. Except for the signature, checks are “washed” and sometimes sold to others who then process them. Seniors are warned not to put checks (bills and cards) in their mailboxes. The Clubhouse should be secure but post office is best.

VIII. 50/50 Drawing was done.

X. Adjournment at 8:25 pm.