

# THE VILLAGE VOICE

March 2026

## HOA ANNUAL MEETING & ELECTION MONDAY, MAY 4TH

Are you ready to be more involved and help support Crestwood Village?  
There is currently a Call for Candidates to run for positions of leadership in our community.

### HOMEOWNERS WILL ELECT:

5

HOMEOWNERS  
FOR THE

**BOARD OF  
TRUSTEES**

The **Board of Trustees** oversees all decisions made for the operation of Crestwood Village and is responsible for the management and maintenance of all commonly owned properties by providing guidelines and Rules and Regulations.

**Who can run?** Any homeowner current on HOA fees and not in violation of any HOA regulations.

4

RESIDENTS FOR THE

**ACTIVITIES  
COMMITTEE**

The **Activities Committee** schedules, coordinates, and implements a well-rounded program of activities available to all residents.

**Who can run?** Any resident (homeowner or renter).

2

RESIDENTS FOR THE

**CLUBHOUSE FUNDS  
COMMITTEE**

The **Clubhouse Funds Committee** oversees the 50/50 drawings at community meetings and also organizes and runs the Community Yard Sale for the purpose of raising funds to provide materials for Clubhouse use.

**Who can run?** Any resident (homeowner or renter).

If you are interested, please stop by the Clubhouse or call the Front Desk to leave your name and contact information.

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Calendar of Events  
Pink Sheet - Activities

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# New Residents

## **Welcome!**

Please stop by the Management Office to complete a few important forms. Registering with Management provides your critical contact and emergency information, ensures that you have proper parking tags, grants you access to Clubhouse amenities, and more!

## Upcoming Meetings

### March

**24<sup>th</sup>**

7:00 PM

**Community Meeting**

**31<sup>st</sup>**

9:30 AM

**BOT Meeting**

## Crestwood Village Clubhouse

M, W, F	9:00 AM to 9:00 PM
T, Th	9:00 AM to 5:00 PM
Sat	9:00 AM to 5:00 PM
Sun	1:00 PM to 5:00 PM
Last Sat	9:00 AM to 9:00 PM

**301-662-0400**

6902 Crabapple Drive  
Frederick, MD 21703

[www.crestwoodvlg.net](http://www.crestwoodvlg.net)

## Security Guard

**BeSecure, LLC.**

**301-748-2401**

Nightly

Please submit articles for the April issue to [VillageVoiceCrestwood@gmail.com](mailto:VillageVoiceCrestwood@gmail.com) by **Friday, March 13th**. *The Village Voice* is not responsible for the factual accuracy of contributed materials.

Crestwood Village HOA does not sponsor or endorse any advertiser. Residents are encouraged to conduct their own research before engaging with any advertiser.

**CRESTWOOD VILLAGE  
AT FREDERICK  
HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF TRUSTEES**

Elected by Crestwood Village HOA Homeowners

<b>John Morrill</b>	President
<b>Sally Livingston</b>	Vice President
<b>Doris Vierbuchen</b>	Treasurer
<b>Paula Blundell</b>	Secretary
<b>Chris Molishas</b>	Member at Large
<b>D Nicewarner</b>	Member at Large
<b>Leslie Sullam</b>	Member at Large

**HOA MANAGEMENT STAFF**

Employed by Clagett Management

**Shirley Davis**

On-Site Community Association Manager

[sdavis@clagett.com](mailto:sdavis@clagett.com)

**Erika Isaacoff**

On-Site Community Association Assistant Manager

[eisaacoff@clagett.com](mailto:eisaacoff@clagett.com)

**MANAGEMENT HOURS**

Monday - Friday 9:00 AM - 5:00 PM

**HOA STAFF**

**David Griffin**

Maintenance

**Lisa Bennett**

Bus Driver

**BOARD OF TRUSTEES (BOT)  
MEETING**

**In Brief (unofficial)**

January 29, 2026

*Note: the following is the summary of the minutes from the Board of Trustees meeting held on January 29, 2026. The full unofficial version is available in the Management Office.*

**Trustees Present:** John Morrill, Sally Livingston, Paula Blundell, Doris Vierbuchen, Chris Molishas, D Nicewarner, and Leslie Sullam

**Assistant Manager Present:** Erika Isaacoff

**Financial Report:**

- HOA: Two CDs matured in January and were rolled into one 12-month CD.
- Mountain Village Condominiums: A delinquent account was sent to the attorney for collection.

**Board Actions:**

- Tabled a proposal for fencing along Crestwood Boulevard near Box Elder Court. A few Tamarack Avenue private property issues need further legal research.
- Reaffirmed electronic vote to issue full refunds to residents who did not receive a complete turkey meal at the Thanksgiving Dinner.
- Reaffirmed electronic vote approving removal of a leaning tree on Oleander Court due to safety concerns.
- Reaffirmed electronic vote approving additional payment to the painting company. The original contract had omitted the painting of the Clubhouse hallway bookshelves.
- Tabled IT Support Proposal for computer maintenance until further clarification of the contract.
- Tabled approval of updated Exterior Maintenance Service Chart.
- Tabled discussion of Mountain Village Condominium dumpster enclosure.

*(Continued on page 4)*

(BOT Summary continued from page 3)

- Approved the name change from “Nominating Committee” to “Call for Candidates” to reflect what is actually being done by this team.
- No action taken on the agenda item concerning signs on private property.
- Approved Clubhouse Funds Committee request for Community Yard Sale to be held on Saturday, May 16th from 8 AM to 12 PM.

## CLUBHOUSE FUNDS COMMITTEE

The Board of Trustees has approved the date of Saturday, May 16th for The Crestwood Village Neighborhood Yard Sale. This will be a fundraiser for Clubhouse requested items.

The Yard Sale will be held at the home of each resident, and the Mountain Village condominium and townhome residents, who want to take part in this sale, can set up in the grass area near the Clubhouse. Additional Yard Sale information will be in the next *Village Voice*.

We will be holding a 50/50 raffle at the evening community meeting. Two ticket holders will share 50% of the evening collection (25% each). The other 50% will be used by the committee to support future approved requests for items available for use at the Clubhouse.

Thank you to everyone for your support.

Sam Oliver, Chair  
Clubhouse Funds Committee



Check out the **Pink Sheet** insert for more Activities information!



## ACTIVITIES COMMITTEE

The February meeting of the Activities Committee was well attended, hopefully in response to the message in *The Village Voice* article. All four currently elected members of the committee were present.

Currently the Activities Committee meets on the first Tuesday of each month. There's a potluck dinner at 5 PM on the second Friday of each month. All are welcome!

A HUGE Thank You is owed to all who came out to the Soup-er-Bowl Party on February 7th. There were 14 soups to taste-test. There were about 40 people who attended the event. We had a great time. If you didn't come because of the FREEZING weather, you missed lots of fun and soup!

If you enjoy getting out for lunch - on the third Wednesday of each month the Lunch Bunch gathers at noon for companionship, fun, and good food. The community bus provides transportation, so you don't have parking worries.

The Activities Committee approved Esther Roberts to coordinate community trips. New trips were considered. Coming this summer/fall will be a “Day on the Bay” from Annapolis Harbor to St. Michaels on the Eastern Shore.

Check the calendar and the Pink Sheet in *The Village Voice* for other planned activities. You are encouraged to drop by the Clubhouse and check the Activities Book. You can sign up for anything you are interested in attending.

Again, we are just FOUR elected members working for you. If you have ideas to share, please drop by for the next Activities Committee meeting. We'd love to hear from you.

David Perkins, Co-Chair  
Activities Committee



## NEIGHBORS-HELPING-NEIGHBORS COMMITTEE

The Neighbors-Helping-Neighbors (NHN) Committee met on Wednesday, February 11th and discussed several items:

- Frederick County “Meals on Wheels” continues to deliver meals to Crestwood residents. If you would like more information about these meals, please contact Karen Galloway at [skgalloway27@comcast.net](mailto:skgalloway27@comcast.net).
- The Food Bank is still available on the first Wednesday of every month for Crestwood Village residents ONLY at 9 AM. This month it will be on March 4th. The bus will take you if you call the Front Desk and sign up. Groceries for Seniors is the 3rd Friday of every month. This month it will be on March 20th.
- The NHN Committee continues to work with Service Navigators from the Division of Aging and Independence for assistance with programs that are available from local, state and federal sources. These programs include financial aid, energy assistance, Medicare, etc. You can make an appointment to see someone at the Clubhouse on March 10th by calling the Front Desk and signing up.

The next NHN Committee meeting is Wednesday, March 11th at 1 PM. Visitors are always welcome.

Caroline Bolin, Chair  
Neighbors-Helping-Neighbors Committee



### RED FOLDERS FOR EMERGENCY INFORMATION

Emergencies can be stressful events. The Red Folder Program helps to reduce some of this stress and honor your wishes. This folder should hold all appropriate paperwork in one standard location.

The folder is bright red for easy identification and has magnetic strips on the back so that you can attach it to your refrigerator. Emergency responders (including paramedics, firefighters, and law enforcement officers) are trained to look for this folder on refrigerators when responding to a medical emergency.

The Red Folders are free to all residents of Frederick County. Information for each resident should include:

- A recent photo
- A copy of Advance Directive Orders · Medical Orders for Life-Sustaining Treatment (MOLST) form
- Emergency contact information
- Current lists of healthcare providers, medical conditions and medications.

You can get a Red Folder and a Pink Emergency Information Card at the Clubhouse Front Desk or at the Neighbors-Helping-Neighbors information table at the monthly community meetings.

More information about Frederick County's Red Folder Program is available online or by contacting the Mobile Community Healthcare Program directly at 301-600-4357.

Kristin Afrasiabi  
Neighbors-Helping-Neighbors Committee

## HOSPITALITY COMMITTEE

Hopefully the weather will have warmed up by the time you receive this copy of our *Village Voice*. It has been an exceptionally cold and snowy winter. Most of us are looking forward to being outdoors, taking long walks, and visiting with our neighbors.

Since my last article, Get-Well cards were sent to five (5) residents. Sympathy cards were sent to six (6) residents who have suffered the loss of a relative, and we have made donations to charities chosen by four (4) of these residents.

We added four (4) more names to our list of shut-ins which now brings that count to 13. We send them cards 4 times a year, so they know we are thinking of them.

One gift basket was delivered to a resident who returned from rehab after a hospital stay. One new resident was visited and given a folder of information about our community.

Any new resident who has not yet completed the Unit Information Sheet please do so as soon as you can and return it to the Management Office. That is the only way we know you are a new resident, so we can bring you a folder of helpful information about our wonderful community.

Thanks again to those of you who have so generously contributed to our committee.

Our next committee meeting will be on Wednesday, March 11th at 10 AM.

Therese Oseneek, Chair  
Hospitality Committee



## END OF LIFE PLANNING AND MORE LEAGUE OF LEARNERS (LOL)

Join us on Friday, March 20th at 2 PM when Enrique Mejia, Family Service Counselor, Resthaven Funeral Home and Memorial Gardens will share information on what's involved in end-of-life planning for you and/or a loved one. Planning may sound overwhelming and final, but it is something all of us will need to face. It's hard to talk about, but very important both for us and for our loved ones.

Planning ahead can help your loved ones know your wishes so they are better prepared for that final day.

Learn about:

- What questions are asked to loved ones when that day comes;
- What to consider when planning your own end of life;
- What to do when you need to make arrangements for a loved one;
- What various options are available as there are many;
- What funeral services actually mean;
- What cemetery arrangements look like and more.

Information will be discussed on veteran's benefits and the Social Security benefit. A Preplanning Guide will also be available to assist you in your preplanning.

Preplanning is a gift you can give your family and loved ones. We hope you will join us for this important topic.

Please sign up for planning purposes, but it is not required to attend.

Future League of Learners dates:

- April 30 – Legal Information for Seniors
- May 22 – Smartphone Basics

Sally Livingston, Coordinator  
League of Learners

## ARC COMMITTEE

Spring is fast approaching, prompting many to think about making an addition to or improving the exterior of their homes. Please be sure to refer to the ARC Guidelines, which can be found on Crestwood's website, [www.crestwoodvlg.net](http://www.crestwoodvlg.net) or in the ARC Guidelines Notebook located in the Management Office.

Some guidelines have been pre-approved and are shown in Section III.

Projects requiring approval are found in Section IV. An application form needs to be completed and approved before any work is done for the Section IV items. The application form may be submitted in one of two ways:



Hello Everyone,

### Posting Signs in the Community

Management would like to take this opportunity to share a reminder of our documents concerning signage in Crestwood Village.

In accordance with the Crestwood Village General Rules and Regulations, Section A. Use of Property, 5. "No signs are permitted except political signs that are allowed under the Architectural Review Guidelines (ARC)."

Under Architectural Review Guidelines, Section III, Signs:

*"Temporary political signs relating to primary elections, general elections and voting on a proposition shall be placed only within the foundation planting area and for not more than 30 days before an election or proposition vote and shall be removed within 7 days after the election/vote. Signs are to be no larger than 18 inches by 24 inches."*

1. Online via a link on Crestwood's website under the "Online Services" tab. The link also appears on the Architectural Review webpage.
2. Hard copy from Crestwood's website found 1) under the "Documents" tab (scroll down to the "Other Documents" section) or 2) from a link on the Architectural Review webpage. Printed copies are also available at the Clubhouse near the entrance to the Management Office.

If you need assistance with any of your planned outside projects, please feel free to contact the Management Office to have an ARC Committee member contact you. Or you may send an email to ARC at [crestwoodarc@gmail.com](mailto:crestwoodarc@gmail.com).

Jim Cullen, Chair  
ARC

## JUST SO YOU KNOW

For clarification, under Maryland state law, a political sign in an HOA or condominium is defined as one of the following:

- A candidate sign for public office or a slate of candidates
- A sign supporting or opposing a ballot question

Signs that do not meet these definitions—such as those expressing general social or issue-based messages are considered non-political. **Our documents do not allow these signs.**

These guidelines are intended to help maintain the overall appearance of our community. Since we are not within 30 days of an election or proposition vote, no signs are currently allowed to be displayed.

Thank you for your attention to this matter and for your cooperation in keeping our community in compliance with our documents. If you have any questions or would like to discuss these guidelines further, please feel free to contact Management.

Thank you,  
Management

## CALL FOR CANDIDATES

March is the beginning of election season in Crestwood Village. The full calendar of dates and events for the Annual Meeting and Election is posted on the back cover of this *Village Voice* for easy reference.

Four (4) residents have volunteered to be on the Call for Candidates team. The calling team used to be the Nominating Committee, but the name was changed at the January Board Meeting to reflect what is actually being done by this team. In addition, recently found historical documents indicate an active vetting process was used in the past, hence the name Nominating Committee was appropriate at that time.

The four (4) people volunteering to call residents about running for an open position are Marilyn Abell, Linda Brack, Sue Bridenbaugh, and Carol Hubshman.

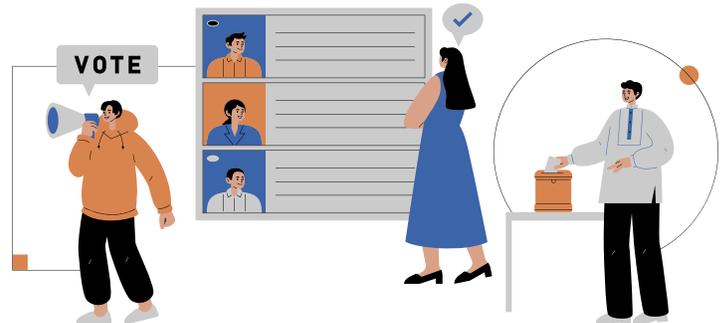
**But don't wait for a call.** Express your desire to have more information about any open position by leaving your name and contact number at the Front Desk. This is not a formal commitment to run for a position, but only a request for additional information.

If you leave your name, contact information, and position of interest, someone will call you to discuss the specific responsibilities involved for that position. Then you can make an informed decision about whether or not you want to be a candidate in the upcoming election.

Eleven (11) positions are open: five (5) for the Board of Trustees, four (4) for the Activities Committee, and two (2) for the Clubhouse Funds Committee. Historical documents say there should be at least two people running for each open position.

Please consider serving your community in one of these capacities. Thank you.

Linda Bell & Bernadine Hoffman, Co-Chairs  
Election Committee



## NEW LAW ON HOA ELECTION PROCESS

As of October 1, 2025, Maryland has a new HOA election law. It sets forth specific requirements for how homeowner and condominium associations must conduct their elections for their trustees and directors. The new law guidelines say that elections must be conducted by an independent party to prevent conflicts of interest and increase transparency and trust in the voting process.

Who can be an independent party? An independent party can be another homeowner in good standing who follows strict non-conflict and non-campaigning requirements. The independent party is required to verify voter eligibility, secure and safeguard ballots, supervise the counting of the votes, resolve disputes, and certify the final election results.

Here at Crestwood Village the appointed Election Committee serves as our independent party. The scope of the independent party's responsibilities is detailed in the Election Committee's Structure and Purpose document. The Election Committee meets the independent party requirements and follows all guidelines.

The current Election Committee members are Linda Bell, Sandy Buck, Bernadine Hoffman, Cathy Stull, Karen VanWert and Rick VanWert.

Linda Bell & Bernadine Hoffman, Co-Chairs  
Election Committee

## CRESTWOOD VETERANS

Business meetings are resuming after the winter break. At meetings we will discuss and plan trips to sites of interest to veterans. We will continue to meet mid-month for lunch and continue to meet the first Thursday of each month for breakfast.

The next breakfast will be at 9 AM on Thursday, March 5th at Bob Evans Restaurant. The next business meeting is Thursday, March 12th at 10 AM in the Clubhouse. Future lunch locations will be decided at the meeting.

Stephen Meyer  
Crestwood Veterans

## CRAFT CLUB

At our February meeting we had the pleasure of working with our newest member, Sandy Cessna. Sandy brought supplies to make cute Valentine boxes.

If you have an idea for a craft you would like to teach, then we encourage you to share it with members at a meeting. We love it when members share ideas and skills.

Monday, March 9th we will decoupage images onto guest decorative soaps and make a hollow cloth Easter bunny for storing treats. So that the leader can prepare, I ask that you sign up in the Activities Book in advance, either at the community meetings or at the Front Desk by phone or in person. The cost is \$3 due at class.

Thanks to donated supplies, we can create some interesting projects. The next meeting is on Monday, March 9th at 10 AM in the Clubhouse.

Linda Meyer



## GARDENERS

We are resuming our Gardeners meetings following our winter break. At meetings we share gardening information, plans, cuttings, seeds, news, and upcoming events of interest to gardeners. There are no dues or fees. I will be stocking the gazebo boxes in March.

Occasionally we venture to a garden center, or a University of Maryland (UMd) extension class or an event. Registration information is often listed in advance in our *Village Voice* articles. If you use Facebook, look for local UMd Extension information at: "Master Gardeners Frederick County Maryland". The next meeting is Tuesday, March 3rd at 11 AM in the Clubhouse.

Linda Meyer



## WELCOME SPRING LEPRECHAUN LUNCH

Join us for a fun and festive afternoon as we welcome spring with a little Irish cheer!

**Date:** Sunday, March 15th

**Time:** 2 PM - 4 PM

**Location:** Crestwood Clubhouse



**Sandwiches and entertainment will be provided.**

**Please bring:**

- A side dish or dessert to share
- Your own drink



**RSVP by Tuesday, March 10th**

**Text:** 301-788-2549

**Email:** [Cassandra@CassandraBailey.com](mailto:Cassandra@CassandraBailey.com)

**We can't wait to celebrate with you!**

# WORKING HANDS

## Need a hand with a small task around the house?

Whether it's changing a light bulb, replacing a filter, carrying in a delivery, or lending a hand with something simple - Working Hands is here for you.

Also, do you need a ride to a medical appointment in Frederick? Working Hands can get you a ride.

Call, email, or text me with your request.

## Want to Volunteer?

If you're able to lend a hand now and then, we'd love to have you on the team!

Leslie Sullam  
[maumaljay.sullam@gmail.com](mailto:maumaljay.sullam@gmail.com)  
954-235-8701



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**No Extra charge on Weekends & Evening  
for Crestwood Residents.**

**Happy St. Patrick's Day.**



**Black Jack | Horse Racing | Slot Machines |  
Heavy Hors D'oeuvres | Door Prizes**

**Friday, March 27th | 2-4 PM  
Lorien Mt. Airy  
713 Midway Ave  
Mt Airy, MD 21771**



**RSVP to Rose Burkholder: 443-269-2164**

# Happy March!

## In like a lamb out like a lion? We will see!

Enjoy this snapshot of current active and coming soon listings



### ACTIVE PROPERTIES

6905 Chokeberry Ct. **REDUCED TO \$314,900**

5722 Box Elder Court, \$ 339,000

5640 Crabapple Drive, \$ 420,000

### COMING SOON PROPERTIES

7046 Catalpa Road, \$ 339,900

5798 Box Elder Court, \$ 526,000



Roberta McNamara  
Associate Broker

John McNamara  
Krista Saloom

The McNamara-Saloom Group



### REMAX Results

[Rmcnamarahomes@gmail.com](mailto:Rmcnamarahomes@gmail.com)  
301-964-2847 cell, 301-698-5005 office  
5202 Presidents Court  
Frederick, MD 21703



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# REAL ESTATE

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Sean Wilbur, M.R.P.



***Sean, Harold and Nita, Realtors***  
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5798 Box Elder Ct.



7058 Catalpa Rd.

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617 West Patrick St. Frederick Md. 21701

Office 301-695-3020

**Cassandra Bailey and Mike Kiefer Realtors 301-788-2549**



**Thanks to another CWV friends referral, we had the Buyer ready to go for this one!**



**You don't need the luck of the Irish to buy or sell when you have Cassandra & Mike**



- ◆ We live here in the Village!
- ◆ In 2024 & 2025 we sold more homes in Crestwood than anyone!
- ◆ We will help you get your home ready to sell.
- ◆ Always Professional Photography with walkthrough video & floorplans.

**Thinking of selling?  
Not only are we Crestwood Village experts, we can help anywhere in MD or PA. Since 1999 we have been providing outstanding, professional service to all our clients. Call to find out what your home is worth. 301.788.2549**

Join the fun and stay in the know with nearly 300 friends on Facebook on "Crestwood 55 Plus Frederick MD" 



## Meet Brandon

*"I make it a daily goal to not only get residents exercising, but to also get a smile on their faces doing any and everything I can to make exercise more fun."*

*~ Brandon, Fitness Director*

Brandon leads an all-inclusive fitness program for all abilities and levels of care. In addition to one-on-one sessions using equipment and accessories, some of the favorite group activities are pool noodles, soft ball exercises, ping pong and most recently a Ruck and Balance class. Join in any time!

**CountryMeadows.com**  
**5955 Quinn Orchard Road, Frederick**  
**301-228-2249**





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### **Mountainside Builders**

Kevin Bolinger, General Contractor

Phone: 301-898-1716

Cell: 240-674-5161

Email: mountainbuilder1@aol.com

mountainsidebuildersmd.com

MHIC# 85467

#### Services offered:

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Crestwood Community for 10 years  
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Mike has many happy clients  
in Crestwood Village with  
testimonials available upon request!

# MIKE HANSELL



### **Meeting All Your Real Estate Needs**

Residential | Land | Investment Property

**SRES: Seniors Real Estate Specialist**

ABR: Accredited Buyer Representative

GRI: Graduate, REALTOR Institute

CDPE: Certified Distressed Property Expert

CRS: Certified Residential Specialist

PSA: Pricing Strategy Advisor



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# 2026 HOA ELECTION SCHEDULE

## March Village Voice

Call for Candidates

- Board of Trustees
- Activities Committee
- Clubhouse Funds Committee

**Tuesday, March 24th**

Floor Nominations at the Community Meeting at 7 PM

**Thursday, April 2nd**

Candidate Profiles due in the Management Office by 4 PM

**Thursday, April 9th**

Board of Trustees Candidates Orientation at 10 AM

Candidate Profiles and Voting Instructions distributed by Block Captains and electronically to those registered

**Tuesday, April 21st**

Meet the Candidates at the Community Meeting at 7 PM

**Wednesday, April 22nd**

Voting online or by absentee ballot begins at 9 AM

**Friday, May 1st**

Absentee voting ends at 4 PM

**Monday, May 4th**

### **ELECTION DAY**

Vote at the Clubhouse

10 AM - 2 PM and 5 PM - 7 PM

**Online voting ends at 4 PM**

### **ANNUAL HOA MEETING at 7 PM**

HOA accomplishments of the past year

Annual committee reports

Homeowners' questions and comments

## VOTE IN PERSON

Monday, May 4th from 10 AM - 2 PM and 5 PM - 7 PM