

Crestwood Village at Frederick Homeowners Association, Inc.
Notes of Community Meeting, July 22, 2025

Board of Trustees Present: Vickie Johnson – President, John Morrill – Vice President, Sally Livingston – Treasurer, Paula Blundell – Secretary, Chris Molishas– Trustee, D Nicewarner – Trustee, Leslie Sullam – Trustee

President Vickie opened the meeting at 7 pm.

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

II. Treasurer's Report - Sally gave the year-end (July 2024-June 2025) report. For the HOA, there was a positive balance at year end. It was 1.3% of our \$1.3 million budget so our budget had enough to cover all expenses with a small positive balance. Thanks to the Finance Committee for their budget planning. We also had interest income from our CDs over budget and redeemed a snow contingency CD that matured in June that cover the additional snow removal expense we had. For CV1, there was a negative balance while CV2 had a positive year-end balance.

The Finance Committee is beginning to plan for the 2026 budget starting in January. Requests for funds to be included in the 2026 budget should be submitted by Sept. 1 to management. See Shirley about the process for requesting funds.

III. Information/Potential Board Agenda Items

1. Local Sheriff will stop by to speak to the community. Sheriff Chuck Jenkins spoke about crime and safety in the Crestwood Village area. He stated that Crestwood Village is the safest community in Frederick County. However, the area around us is a higher crime area. One problem area is Crestwood Manor which has a high number of incidents and is of concern. He cited statistics from 2023, 2024 and 2025 to date and had a handout.

He noted that one reason that Crestwood Village is safer is due to private security at night which provides eyes and ears for them. Security reports items to the Sheriff office right away. He suggested expanding their hours to two hours more a night and/or mix the work hours up so that there is variety and no pattern. His deputies also drive through Crestwood during the day and night.

He suggested other steps we could take: 1) Look out for each other. If it doesn't look right, call the Sheriff at 301-600-1532. 3) Be aware of your surroundings. People are becoming more unpredictable so be cautious. 75% of crimes are committed by those from out of county.

2. Off-site meeting – Board had an off-site meeting on 7/14 to discuss accomplishments and future goals. Vickie said the off-site was informal conversations among Trustees on goals and interests. No decisions were made.

President Vickie reviewed the following items that will be discussed at the July Board meeting.

3. Tree proposal – At a Special Board Meeting on July 8th, the Board approved a proposal from McFall and Berry to remove 8 trees for a total of \$13,317.31.

4. New fill spout for Pool – Supply and install new fill spout for a total of \$461.49. This was electronically approved on 6/25/2025 as this needed to be done sooner rather than later. Board will affirm vote.

5. Phone reimbursement or purchase cell phone for maintenance – David has been using his personal phone for work related calls and text. Management would like the board to possibly reimburse him \$20-\$25 a month for the usage of his phone or provide him a work cell phone to use. Work phones were approved back in Oct 26 2021 but were never purchased because maintenance did not want it at that time. Possible Board action.

6. New website platform – Management seeking approval to use a different platform to replace old website. Website management is part of our management contract with Clagett. Erika did a PowerPoint

presentation on what the new website will offer residents. It will be password protected, user-friendly for computers and phones, include a resident directory, online payments, community calendar, plus many other features. Presentations will be made when it is activated to show all the features. Board to discuss and act on request.

7. **Repair Tennis/pickle ball courts** – Board to review three paving proposals regarding the tennis/pickleball court. Possible Board action.
8. **Repair Putt-Putt holes** – Board to review proposal to repair holes 5, 8, 15, and 16. Possible Board action.
9. **Clean & polish auditorium floors** – Board to review proposal to clean and polish floors. Possible Board action.
10. **Electric work in lobby** - Board to go over two proposals to install 10 wafer lights for better lighting in the lobby. Possible Board action.

IV. Committee Reports

Activities – David Perkins - Kim Asbury, co-chair, announced activities for July, August and beyond.

ARC – Linda Wensley No report

Clubhouse Funds – Bill Rucker No report

Hospitality – Therese Oseneek asked residents to let her or a committee member know when someone is ill or in the hospital.

Neighbors Helping Neighbors – Caroline Bolin announced that Elly and Teresa (Department of Aging and Independence staff) will be here on August 12 to assist with Medicare and other services. Sign up available to see them.

V. Specialty Group reports

Building and Grounds – Julie Drennan reported that trees are being removed, working on patio fence, bids for the tennis/pickleball courts.

Working Hands – Leslie Sullam shared some of the service requests that volunteers are helping residents with. Contact her if you have an in-home need such as lifting heavy items, changing light bulbs, etc.

VI. Property Manager - Shirley covered the following:

- Current lighting in the lobby is better as Dave replaced the light bulbs. Described the plan for lights in the lobby being consider by the Board.
- Pool tables – No luck in selling. Will keep for the present.
- Computer update – Disposing of old ones is in process, need to delete current data first.
- Pickup truck in process of being sold. Received refund for insurance.
- Looking at putting in automatic flushers in urinals in men's restroom. Will present cost to Board for approval.
- Library concerns – The Library Group met with Shirley. When books are left, they check to see if there is a copy already – if not, they keep it. If there is, they may donate the book(s) but they do not dump them. Please drop off only a few books at a time. They cannot handle boxes or bags of books at once.

VII. Trustee Comments

- John mentioned that there will be more on Frederick Creek ReLeaf information next month.
- Sally announced that there is a CV2 Council 21 (condo) Board of Directors election scheduled for August 18 – 27. Two candidates have agreed to run for two of the three seats. She also introduced Ann Myers, new President of the CV1 Council Board of Directors. Ann gave a summary of their first Board meeting on July 9th.
- Leslie invited anyone to send their email address to her if they would like her blast emails. She found a fraud charge on her Medicare report so urged others to check their reports. If there are charges not valid for them, they should call Medicare.

- Paula reminded everyone to call the Sheriff's office if they see anything of concern. She is no longer doing Neighborhood Watch but would like to start small groups to help with security. She will have a signup sheet available in the future.

VIII. Questions/Comments

- Several residents asked questions about the new proposed website, especially on the resident directory. Assistance will be provided by management for those who wish it.
- Security comments included: inquiries about the security survey – It was delayed due to other pending issues before the Board but a draft has been shared with the Board. Several concerns about the current contractor. Shirley asked how many wanted night security and many hands were raised. She noted that adequate security may cost more than the current cost.
- A concern was raised about if there were maintenance contracts for checking smoke detectors and for maintaining (strip and wax) the floor in the auditorium.
- A concern about the ReLeaf program and request that the community be informed on where the trees would be planted as we proceed.

IX. 50/50 Drawing was done.

X. Adjourned at 8:30 pm.