

The Village Voice

June 2025



It's summer! And that means it's time to take advantage of the longer days and the beautiful sunny weather. Here in Crestwood, there are plenty of opportunities for fun in the sun with your friends and neighbors. Join the mini-golfers every Monday at 4 PM and the shuffleboarders every Thursday at 4 PM. Or test your skill at horseshoes on Saturdays at 9 AM. Water aerobics classes are held Mondays, Wednesdays, and Fridays at 10 AM. If 2-person sports are more your thing, the tennis and pickleball courts are calling your name!



When you need a break from the heat and humidity, enjoy the Clubhouse air conditioning with some fun indoor activities. Cornhole is played on Tuesdays at 3 PM, line dance classes are held on Wednesdays at 2 PM, and Zumba is every Saturday at 9:15 AM. The "Get Moving" exercise group meets Monday through Friday at 9:15 AM, and EZ Exercise is Monday, Tuesday, and Friday at 11 AM. Yoga is every Thursday at 10:30 AM. Crestwood's gardeners meet on the first Tuesday of the month at 11 AM, and crafters meet the second Monday at 10 AM. A small group meets on Mondays at 1 PM for needlecrafts, as well as Tuesdays at 1 PM for ceramics. Lastly, join us every Wednesday at 6 PM for Bingo!

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Pink Sheet - Activities

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Volume 46 Number 6

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!

Meetings in June

17th

7:00 PM

**Community
Meeting**

24th

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

Security Guard

BeSecure, LLC.

301-748-2401

11:00 PM to 4:00 AM Daily

Please submit articles for the June issue to VillageVoiceCrestwood@gmail.com by **Friday, June 13th**. *The Village Voice* is not responsible for the factual accuracy of contributed materials.

Crestwood Village HOA does not sponsor or endorse any advertiser. All individuals are encouraged to conduct their own due diligence before engaging with any advertiser.

Crestwood Village at Frederick Homeowners Association, Inc.

Board of Trustees

Elected by Crestwood Village HOA Members

John Kendall
President

Paula Blundell
Vice President

Vickie Johnson
Secretary

Sally Livingston
Treasurer

John Morrill
Trustee

D Nicewarner
Trustee

Leslie Sullam
Trustee

HOA Management Staff

Employed by Clagett Management

Shirley Davis
On-Site Community Association Manager
SDavis@Clagett.com

Erika Isaacoff
On-Site Community Association Assistant Manager
EIsaacoff@Clagett.com

Management Hours

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

Board of Trustees (BOT) Meeting In Brief (Unofficial)

April 29, 2025

Note: The following is a summary of the minutes from the BOT meeting held on April 29, 2025. The full, unofficial version is available in the Management Office.

Trustees Present:

John Kendall, Paula Blundell, Vickie Johnson, Sally Livingston, John Morrill, D Nicewarner, and Leslie Sullam

Management Present:

Shirley Davis, Erika Isaacoff, and Heather Field

Financial Report:

For Crestwood Village, year-to-date (YTD) expenses were greater than YTD income due to the cost of snow removal.

Board Actions:

- Approved previous minutes of March 25, 2025
- Redacted vote taken on March 18th regarding High Sierra Pool Proposal due to misunderstanding of the intent of the proposal
- Information shared about replacing "Private Property/No Trespassing" signs at entrances and adding signs throughout the community
- Approved purchase of "No Soliciting" signs to be made available to residents for purchase at a cost of \$5 for large and \$3 for small signs
- Agreed to continue AARP services without charging a room fee

Continued on page 6

HOA & Condo Election Results

Board of Trustees	Activities Committee	Clubhouse Funds	CV1 Board of Directors	
Vickie Johnson	Kathleen Amidon	Mary Leatherman	Nancy Anderson	Ann Myers
Sally Livingston	David Perkins	Sam Oliver	Luisa Archila	Ron Welke
Chris Molishas	Linda Weed	Bill Rucker	Jo Ann King	



Manager's Corner

Hello Everyone,

Assessment Payments

All assessment payments are due on the first of every month. To avoid a late fee, payment must be received by the seventh of the month. Payments must be reflected in your account by the 15th of the month. Otherwise, a \$15 late fee will be added to your account. You will receive a notice via mail with your total amount due.

We do not send reminders, but you can purchase a coupon (payment) book for \$5. Please contact the Management Office for more information.

If you had set up ACH payment(s) through the Management Office, it is necessary to notify us immediately when there are any changes to your bank account to avoid any additional charges. When setting up auto-pay through a bank or the Clagett website, it is the responsibility of the account holder to update their payment amount to avoid additional charges. If you want to get a status update on your account to make sure you are in good standing, please do not hesitate to contact Management. We will be more than happy to go over your account with you.

Coupon Books

Get ready for the new assessment rates! Coupon books will be available in mid-June for just \$5. To secure your copy, please contact the Management Office to be added to the distribution list. Once they're ready, we'll give you a call for coupon pickup.

Clubhouse Sign-in Sheet

We are implementing a new sign-in procedure for all visitors to the Clubhouse, effective June 1st. The sign-in sheet will be on the table at entrance of the Clubhouse, and we kindly ask everyone to sign in, regardless of the purpose of your visit—be it for a meeting, fitness class, event, billiards, the gym, taxes, or any other reason. This process will enhance our ability to track who is in the Clubhouse and help us identify our residents and their guests in case of an emergency.

Important Reminder About Clubhouse Cleanliness

I wanted to address a concerning issue that has arisen in our Clubhouse recently. We have unfortunately experienced several incidents involving hygiene challenges, particularly human waste left in the restrooms and the carpeted areas in the lobby. We understand that accidents can happen, and we want to emphasize the importance of maintaining a clean and safe environment for everyone. Leaving human waste on the bathroom floor and around the toilet seat is not only inconsiderate but can also create an unsanitary situation for those who use that area.

Our cleaning staff is dedicated to keeping our Clubhouse in great condition, but these additional responsibilities are outside their normal job description. To ensure that our space remains welcoming and hygienic, we kindly ask that if you must stop by the Clubhouse, please ensure that any dirty or contaminated areas are cleaned properly. Your cooperation is essential in helping us maintain a clean and safe environment for all residents.

Thank you,

Shirley Davis
On-Site Community Association Manager



New HOA Assessment Fees

Beginning July 1, 2025

Starting July 1st there will be a new HOA assessment fee for everyone. All 523 units will be divided into three different groups. The three different groups are detached homes, duplexes, and multiplexes.

Detached Homes (not connected to any other units) are Hallmark, Lynnwood, Yardley, Bedford, Canterbury, Kortlandt, and Newberry.

**Please note that the Fairfax unit is a duplex even though some Fairfax units have two Edgemont units in between the duplexes. There is still only one common wall on the Fairfax.*

Duplexes (one common wall with another unit) are Chesapeake, Fairfax*, Oxford, and Salem.

New HOA assessment fees starting July 1st:

Multiplexes (two or more walls in common with another unit) are Edgemont, Monticello, Williamsburg, Aspen (Townhome), Dalton (CV 1), and Tahoe (CV 2).

- \$202 per month for **Detached Homes**
- \$200 per month for **Duplex Homes**
- \$198 per month for **Multiplex Homes**

New Condo Assessment Fees

Beginning July 1, 2025

There are two condo associations incorporated in Crestwood Village.

Each condo association has an additional separate budget needed to cover all exterior maintenance and repairs for their specific association (i.e., roof repair, siding, gutters, etc.)

One condo association is Crestwood Village Condominiums (CV 1) with three buildings (8 units in each building) located south of Crestwood Boulevard. These condos are age restricted.

In addition to the monthly HOA assessment fee of \$198, CV 1 condo owners will also pay \$150 toward their condo budget bringing their total monthly fees to \$348.

The other condo association is Mountain Village Condominiums (CV 2) with two buildings (12 units each) north of Crestwood Boulevard. These condos are not age restricted.

In addition to the monthly HOA assessment fee of \$198, CV 2 condo owners will also pay \$158 toward their condo budget bringing their total monthly fees to \$356.

Activities Committee

A big “shout out” to you, Crestwood Village residents, for supporting our events and trips and to our committee members for their hard work. The total attendance at Activities functions for the year ending April 30th was over 3,000!

We will be cruising the Potomac between Alexandria and Georgetown on June 10th. Although the bus filled up very quickly last month, we are all aware how often last-minute cancellations find us looking for replacements. For this reason, it's always a good idea to get on the wait list. If you do replace someone who has already paid for their trip, please pay them directly, since Activities has already spent their money on the trip. We have shaded spaces on the sign-up sheets so we can let you know who you are replacing, and you can pay them.

We will have a new food truck this month, Sweet Grub Machine, serving up awesome smashburgers, hot sandwiches, and comfort food in our parking lot on June 12th. Let's give them a warm welcome.

Summer is just around the corner, and we will celebrate its beginning with our Summer Sizzler on June 19th. We will have a delicious dinner from Mission Barbecue and dance to the rock'n'roll music of the Willys Band. Even though prices have gone up, we will keep the cost at \$20 and still include beer, wine, dessert, and door prizes. It will be just like the wild, wild West – that is, Western Maryland style, so come on out and have a good time.

We're off to see *9 to 5* at the Totem Pole Playhouse on June 29th, stopping at our favorite “biker bar” for dinner after the show. We will be returning to the Totem Pole on August 21st to see the musical *Beautiful*. This show is based on the career of songwriter and performer Carole King, who wrote many of the mega hits of the 60s and 70s that we all still sing along to. We will begin sign-ups this month, so don't miss this one.

We are still signing up residents, friends, and family for our two motorcoach trips, one to Mackinac Island, Frankenmuth, and the Upper Peninsula in early October, and the other to New York City at Christmas time. We hope we will have enough people to be able to run these tours, as they are some of the most enjoyable things our committee offers.

We will be holding our July 4th celebration at noon on the upper deck, serving free hot dogs, chips, and soda to all residents. We'll try to have vegan hot dogs if you let us know in advance. Please sign up so we can prepare enough food for everyone.

Our next meeting is scheduled for June 3rd at 9:30 AM. Until then, see you at the Clubhouse or around the pool!

Arlene Duda, Chair
Activities Committee



BOT Meeting

Continued from page 3

- Approved the donation of two non-functional computers in the computer room; will retain one operational computer for community use
- Approved removal of two billiard tables
- Tabled proposal for a new canopy for the mini-golf court and picnic area while considering a more permanent option
- Approved request to allow residents from CV2 and townhomes on Oleander to set up tables near the Clubhouse for the Neighborhood Yard Sale
- Approved two proposals from High Sierra Pools for pool repairs
- Approved the Management Agreement Addendum submitted by Clagett Management
- Approved 2025 Budgets for July 1, 2025 – December 31, 2025 for the HOA, CV1, and CV2

Neighbors- Helping-Neighbors

The Neighbors-Helping-Neighbors (NHN) Committee met on Wednesday, May 14th and discussed several items:

- Reviewed a copy of the Annual Report sent to the Board in May.
- Updated the NHN Purpose and Structure document to reflect changes that have occurred since the last update in 2023. A copy of the updated document was sent to the Board for their approval.
- Agreed on the newly developed schedule for review of all NHN documents and informational handouts. Annual review assures information is updated as needed.
- Meals on Wheels volunteers in Crestwood continue to serve other Crestwood residents. Thank you to all the volunteers who keep this initiative operating by delivering meals in Crestwood.
- The Food Bank is still available on the first Wednesday of the month. The bus will take you if you call the Front Desk and sign up. The Food Bank is open at this special time for Crestwood residents only, so shopping is easy.
- Groceries for Seniors is the 3rd Friday of every month. This month it's June 20th.
- NHN continues to work with the Division of Aging and Independence for assistance with programs available for financial and medical help. Elly plans to be here on June 10th – sign up at the Front Desk if you want to see her.



Our next meeting is June 11th at 1 PM.
We always welcome visitors.

Caroline Bolin, Chair
Neighbors-Helping-Neighbors Committee

ARC Committee

After a rainy start to spring, many residents are planning outside projects to enhance their homes. Please remember that **any alteration to the exterior of your home** may require an ARC application. Please refer to your ARC Guidelines to determine if your project is a type that has been pre-approved (Section III Guidelines) or if you will need to complete an ARC application to obtain approval (Section IV Guidelines). **NOTE:** If replacing your roof, please keep any shingle samples your contractor may have provided at your home for review by an ARC member at that location. Please do not bring them to the office.

In case you aren't aware, there is a file in the office on every house in Crestwood Village. So, if you have a question regarding previous work performed on the exterior of your residence, you may call the Clubhouse at 301-662-0400 to have your file pulled to review.

Important Reminder: If you plan a project that requires digging in your yard, **MISS UTILITY must be called at 811** prior to digging to avoid damaging underground utilities; i.e., cable, telephone, electric, water/sewer. This is a free service. If a contractor will be performing the dig, it is his/her responsibility to contact Miss Utility to have a ticket opened in the company name; a contractor cannot perform any work on a homeowner's ticket number. Homeowners only need to open their own ticket if performing the work themselves. Please ensure this will be done.

If you have any concerns, please contact an ARC member by one of the following methods:

1. Call the office, and they will have an ARC member contact you.
2. Send an email to ARC's email address: crestwoodarc@gmail.com.

A link is available under the Architectural Review tab on the Crestwood Village website (www.crestwoodvlg.net). Or you can enter this address in the "To:" line of a new email.

Jim Cullen, Chair
ARC Committee

Hospitality Committee

Thank you to everyone who contributed so generously to our committee so far this year. Because of you we were able to send so many cards to neighbors who were ill, hospitalized or grieving the loss of a loved one.

Since my last article, we have sent get-well cards to Martin Munday, Mary Belcher, Virginia Shaw, Lou Hubshman, Karen Galloway, Linda Bell, Joyce Grams, and Gopal Limaye. We brought gift baskets to Melva Witmer, Linda Wensley, and Joyce Grams.

We hosted the Celebration of Life for Steve Kinney on April 26 for his family and friends.

Four times a year we send thinking-of-you cards to resident shut-ins and to those in rehab facilities or nursing homes but still own their homes in Crestwood Village. If you know of a neighbor like that who might enjoy a friendly card from us please let us know.

Our next Hospitality Committee meeting will be held on June 11th at 10 AM.

Therese Oseneek, Chair
Hospitality Committee



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.

Call, email, or text me with your request. I'll coordinate with our volunteers and dispatch someone to assist.

Insurance Preparedness For Natural Disasters

League of Learners (LOL):

Join us on Thursday, June 26th at 1 PM for another League of Learners program. Gia Wilkerson, Outreach Staffer, Maryland Insurance Administration, will present information on home insurance policies: preparing for and recovery from natural disasters, as well as addressing insurance issues and concerns to get the best value for your money.

Natural disasters are increasing across the country, so knowing how to handle one with insurance companies is important. The Maryland Insurance Administration is an independent State agency charged with regulating Maryland's insurance industry, including home and auto insurance. The agency's goal is to provide efficient, effective service to consumers of insurance products and the insurance industry.

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

Future programs:

- July – No speaker
- August 28 – Recycling 101

Sally Livingston
LOL Coordinator



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
954-235-8701



Book Swap

The Cozy Mystery Book Club holds a book swap on the 4th Monday at 1 PM. This month it will be June 23rd.

Come and check out books that residents have donated. You can bring books that you want to share with others. You do not have to bring a book to take books. You can select books that you would like to read but do not want to buy. After you read them you can bring them back so someone else can enjoy!

Caroline Bolin

Clubhouse Funds Committee

Hope everyone had fun during our Neighborhood Yard Sale event. The results will be published in the July *Village Voice* issue.

The next meeting is on June 5th. The July meeting has been rescheduled from July 3rd to July 10th at 1 PM. The committee will be discussing and voting on a new request.

As of July 1, I will no longer be a member/volunteer on the Clubhouse Funds Committee. I have enjoyed working with the Committee and supporting our community.

Thank you for your support!

Janice Cole, Chair
Clubhouse Funds Committee

Crestwood Veterans

Crestwood Veterans meet at the Clubhouse on the second Thursday of the month to plan social activities of interest to military veterans. We also meet mid-month for lunches and the first Thursday of each month for breakfast. The next breakfast will be at 9 AM on Thursday, June 5th at Bob Evans Restaurant.

This month we will travel by Crestwood Village bus to the Udvar Hazy Air and Space Museum. Lunch is on site at Shake Shack. The bus leaves at 9:30 AM from the Clubhouse on Thursday, June 26th. Please sign up at the Front Desk. Anyone is welcome, but the bus is limited to 20 persons.

The next meeting is June 12th at 10 AM in the Clubhouse.

Stephen Meyer
Crestwood Veterans

Gardeners

At the last meeting the Gardeners met to discuss our planting ideas and maintenance issues.

The next Gardeners meeting will be Tuesday, June 3rd at 11 AM. Keep your fingers in the dirt.

Linda Meyer

Craft Club

The next Craft Club meeting is Monday, June 9th from 10 AM – noon. We will paint rocks that are cleaned and prepared. Have you seen some of the Kindness rocks around town? Cost of supplies is \$3. Please sign up in the Activities Book at the Front Desk. We will not meet in July and August. We have hopes to return in September.

Linda Meyer



Love to Sing?

Crestwood Village residents have had a long-standing tradition of reaching out to the community in music and song. We have an exciting opportunity for people who love to sing and share their voices to brighten the lives of others.

Angie Thompson, a retired music teacher, is interested in starting a Crestwood Village singing group. We would meet to rehearse in the Clubhouse and go out to assisted living facilities and nursing homes to entertain their residents. We could also treat our Crestwood Village residents to performances from time to time.



Right now, we are looking to see how many people would be interested in joining the group. We would start meeting in the fall so Angie would have time to prepare music and set rehearsal times, which would be in the afternoon or evening, depending on availability.

I will have an interest sign-up sheet available in the Activities Book at the Front Desk starting this month. Either Angie or I will be able to contact you to keep you posted as the organizational process moves forward. Also, please feel free to share any ideas you have on the subject with Angie or me.

Arlene Duda



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Evening for Crestwood Residents.
Happy Father's Day*

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The Village market has flipped from a Sellers market to a Buyers market.

NOW, maybe the perfect time to BUY!

Real Estate transactions can be stressful and don't always go smoothly. You deserve calm professionals that are experienced and equipped to handle the bumps and get you to your ultimate goal. Since 1999 this has been our mission. We are proud to have helped yet another client navigate the bumps and buy his new home in Crestwood Village!



- ◆ We live here in the Village!
- ◆ In 2024 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.



If you, your friends or family are thinking of a move in MD or PA, think of us!

Join us & 200+ CWV friends on Facebook on "Crestwood 55 Plus" **301.788.2549** 

RESULTS



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Casey Vallaster, Administrative Assistant
Top selling agent in Crestwood Village
2019-2024



REMAX Results

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Meet Joe

"There is always something going on, and the people are excellent. If you like to read, there's a book club. If you like to paint, there are art classes. If you like to get out and about, they take us on long drives through the mountains and back roads or shopping."

~ Resident, Joe

Joe moved to Country Meadows and found a home and community that are as vibrant as he is. Later this year, Joe will be starring in the first play put on by the newly formed resident drama club. Here, residents are able to explore their passions, enjoy hobbies and use their talents doing what they love.

CountryMeadows.com

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MIKE HANSELL

Mike has many happy clients
in Crestwood Village with
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Harold's **LOVE** of Real Estate and for **CRESTWOOD** Village hasn't changed, changes in rules and regulations, policies and procedures are inevitable, but **OUR** way of work will only change for the **BETTER**. We **LOVE** our job and are eager to work with you. Our integrity, honesty, dependability, commitment and trust are **KEY**, our **CORNERSTONE**.

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FUN IN THE SUN!

SUMMERTIME IS QUICKLY APPROACHING, MAKE SURE YOU ARE READY..
STAY HYDRATED, KNOW THE SIDE EFFECTS OF MEDICATIONS WHILE IN THE SUN,
STAY COOL, WEAR LIGHT, LOOSE FITTING CLOTHING, HAVE EMERGENCY CONTACTS READILY AVAILABLE, KNOW THE WEATHER FORECAST, THEN... SIMPLY ENJOY!

HAROLD PERKINS 301-788-2886

haroldrperkins@gmail.com

SEAN WILBUR 443-821-5006

realtorwilbur@gmail.com



Top Thirty 2024-2025 Board & Management Accomplishments

- Most Residential files have been updated based on the new registration forms submitted.
- The Village Voice is designed in-house by Erika Isaacoff, saving the HOA publishing fees. It's still very successful. More residents are opting to view the newsletter online, saving the HOA money in printing fees.
- Unclaimed prepaid funds with a total of \$1,205.50 in Crestwood's financial records have been cleared and reported to the County.
- The Board approved the proposed six-month budget for July 1 2025 to December 31, 2025.
- Mountain Village Condo Association and Crestwood Condo Association budgets have been separated from the main Crestwood Village Homeowners Association budget.
- Many exterior violations were addressed and will continue to be addressed three times or more per year.
- Master insurances for both Condo Associations were updated from a \$5,000 deductible to a \$10,000 deductible.
- A Town Hall Meeting for Condo owners took place on February 27th, 2025 to discuss new condo laws and budget increases.
- The sound system was repaired and an extra microphone was installed.
- A new work order tracking structure was implemented.
- Seasonal and monthly maintenance plan checklists have been created to better track maintenance.
- A sign-in sheet for daily bus trips has been re-created and implemented.
- An updated Bus Policy was approved.
- Delinquencies have decreased.
- Several new street signs were ordered and will be installed throughout the neighborhood soon.
- Four more cluster mailboxes have been replaced.
- Trees have been trimmed, removed, and planted.
- Established a Building and Grounds Committee.
- The retaining walls near the pool deck and tennis court have been repaired.
- The pool restroom floors have been repaired.
- New HVAC systems were installed.
- A concrete deck replacement and step replacement on the third pool deck were installed.
- A handicap ramp was installed on Oleander Pl.
- The contract for Maintenance uniforms through Lord Baltimore has been canceled and Crestwood now has a more cost-effective option.
- A new Schwinn bike and two new treadmills were installed in the fitness room.
- A Property Management RFP had been completed and sent out to prospective bidders, and the Clagett Management contract was extended through the end of June 2026.
- A Comcast survey was conducted to gather feedback and improve community services based on resident preferences. A three-year contract with Comcast was approved.
- A 10-year contract with Potomac Edison for street lights throughout the community was approved.
- The Board and Management met with six landscaping and snow removal companies and chose a three-year contract with Heritage Landscaping for a very reasonable price.
- The Nominating Committee for 2025 was appointed.