

# **Crestwood Village at Frederick Homeowners Association, Inc.**

## **Community Meeting, Jan 2026**

### **Board of Trustees**

John Morrill – President   Sally Livingston – Vice President (Not Present)   Doris Vierbuchen - Treasurer  
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.

Opening remarks by John - Verizon is still working in the community. They have dug up lots of large rocks, creating some difficulty. Let Shirley know if there is any damage to your property. Verizon seems to respond quickly.

- The lobby painting looks good! Thanks to all, especially those who helped move books and other items and wipe down surfaces. - Artwork donations for the lobby are requested. More information in the February *Village Voice*.

### **I. Introduction of New Residents – Buddy on Box Elder**

### **II. Treasurer's Report**

- Reported favorable cost savings related to the recent painting project.
- Year-end report from Claggett Management is still pending for December.
- November financials reflected expenses exceeding projections for Crestwood Village and CV1 and CV2. Doris reported balances in the Snow Contingency and Reserves accounts for all three associations

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### **III. Information / Potential Board Agenda Items**

1. Thanksgiving Dinner Refunds
  - To affirm the electronic vote (12/16) to issue full refunds to residents who did not receive a complete turkey meal.
  - Refunds have been issued to all but two residents; remaining checks are available at the front desk.
2. Tree Removal
  - To affirm the electronic vote (1/5) approving removal of a leaning tree on Oleander Place due to safety concerns.
  - Work will be funded through operating expenses.
3. Shelf Painting Addendum
  - To affirm the electronic vote (1/7) approving an addendum to paint hallway shelves white, as originally intended but omitted from the initial scope.
  - Funding will come from operating.
4. IT Support Proposal
  - Will discuss consideration of ongoing computer maintenance and support services.
  - Interim assistance has already been provided on a voluntary basis.
5. Mountain Village Dumpster Enclosure
  - Will discuss options to enclose the dumpster area to reduce illegal dumping and additional trash pickups.
6. Exterior Maintenance Service Chart
  - Briefly went over the current service chart, including snow removal, lawn care, minor repairs, and possibly driveway caulking.
  - Updates will be made as needed at the Board meeting next week.
7. Fence on Crestwood Boulevard
  - Provided updates on the fence project.
  - Progress is dependent upon completion of Verizon's work and addressing impacts on nearby private homes, including final placement. More discussion to take place at the Board meeting.

8. Sign Policies
  - Will discuss current sign policy following resident complaints regarding language and political signage at the upcoming Board meeting.
9. Nominating Committee Name Change
  - Linda Bell and Bernadine Hoffman presented recommendations.
10. Clubhouse Funds Committee Yard Sale
  - Will consider approval of a community-wide yard sale proposed for Saturday, May 16, from 8:00 a.m. to 12:00 p.m.

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#### **IV. Committee Reports**

- Activities / Lunch Bunch
  - Two openings available for Lunch Bunch at 11:30 a.m.
  - Upcoming events:
    - Saturday, January 24: Pancake Breakfast at 10:00 a.m. (bring a side)
    - The next Activities Committee meeting is on Tuesday, February 3 at 9:30 a.m. — volunteers needed; see sign-up sheets for upcoming event dates.
- Architectural Review Committee (ARC)
  - Nothing new to report.
- Clubhouse Funds Committee
  - Sam Oliver reported ongoing discussions regarding yard sale signage and placement.
  - Five committee members are currently participating.
  - Additional information will be shared in the *Village Voice*.
- Hospitality Committee
  - Therese Oseneek thanked residents for their generous donations and reported continued activity.
- Neighbors Helping Neighbors
  - Caroline Bolin reported that Elly and Teresa will visit on the second Tuesday of each month.
  - Upcoming *Village Voice* insert will highlight senior assistance programs.
  - Noted challenges contacting AARP tax services; alternative contact date provided.
- Election Committee
  - Linda Bell announced that nominations will be open soon and encouraged participation.
- Building and Grounds
  - Julie Drennan reported that the committee is reviewing bids to enclose the dumpster near the CV2 condos.

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#### **V. Specialty Group Reports**

- Craft Club & Gardeners
  - Linda was not present, so no report was given.
- Working Hands
  - Leslie Sullam reported lower-than-expected demand and encouraged residents to join the group as a volunteer.
  - Transportation assistance is available for medical appointments with advance notice.
- Revitalization Study Group
  - Ongoing discussions regarding furniture refurbishment and potential hallway and auditorium projects.

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#### **VI. Property Manager Comments**

- Turf aeration to continue on an every-other-year schedule.
- Wiring near the ladies' restroom will be addressed.
- Replacement of front desk and Management Office phones may be necessary, which will determine what needs to happen with the wiring near the restroom.

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**VII. Trustee Comments**

- Paula shared information about compatible security lightbulbs available locally and discussed ongoing efforts to expand community trips.
- John reported an update from Creek Relief; a decision is expected in February, with alternate tree-planting support available if needed.

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**VIII. Extended Resident Comments**

- Discussed holding committee meetings at varied times to accommodate residents who work.
- Acknowledged that daytime meetings currently work best for many retired residents; committees may explore flexible options.
- Public service announcement: Starvin' Marvin remains open for the time being.

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**IX. 50/50 Drawing****X. Adjournment**