

Crestwood Village IV



WELCOME NEW RESIDENTS

WELCOME to Crestwood Village Four !

If you own a pet, please be advised of our Rules and Regulations concerning PETS:

4.0 Pets

- 4.1 Each unit may keep one (1) domestic pet; e.g., dog or cat.
- 4.2 Pets may not run free and must be on leashes at all times when out of doors. The maximum length of a leash is six (6) feet and must be hand held.
- 4.3 Pets shall not be walked between buildings (rear or side) or in wooded areas adjacent to or between buildings.
- 4.4 Pets may not be housed or allowed in crawl spaces. No dwelling unit may be used as a kennel, veterinary or pet storage area.
- 4.5 Pets may not be tied up outside of a dwelling.
- 4.6 All solid pet waste must be picked up immediately. This material may not be disposed of in street basins. (Revised 03/21/05)
- 4.7 All state and local laws and ordinances pertaining to domestic animals (licensing, shots, care, etc.) must be observed. (Revised 03/21/05)
- 4.8 Food is not to be distributed, left for or given to stray, feral or loose animals. Bird feeders are permitted in areas directly adjacent to the unit so long as they do not impede walkways or the ability to mow lawns, remove snow or provide other services. Setting traps of any type outdoors is prohibited unless supervised by a Township Animal Control Officer. (03/21/05)

Failure to comply with these few, simple Rules could result in daily fines being levied.

Thank you for being a Good Neighbor and Responsible pet owner!

The Board of Trustees

CRESTWOOD VILLAGE CO-OP FOUR

GENERAL INFORMATION:

Crestwood Village Co-op Four, Inc. is a non-profit, private co-operative retirement community comprised of 231 acres, 579 buildings, 1,190 units, approximately 1,600 individuals and almost seven miles of roads. YOU are now a shareholder and part owner!

The “Co-op” operations are administered by an elected board of seven volunteer Trustees from among the members. Each Trustee is elected to a two year term, commencing January 1st, and elections are held each November. Three positions are up for election in even years and four positions in odd years.

Since the physical building structure, permanent attachments and grounds belong to the Corporation, always check with the Clubhouse before making any structural modifications; including, but not limited to: walkway additions, patio enclosures, window and garage door replacements, skylights, central air and installation of satellite dishes.

We urge you to review the By-Laws and Rules and Regulations provided to you at closing as soon as convenient for a complete list of “Do’s” and “Please Don’ts”.

Volunteers are available to help you with your questions and problems. We call them “District Representatives”. A list of current District Representatives is displayed in the clubhouse. Just look up your street number and address which gives you the District Number and then locate its Rep’s name and phone number. Of course, our clubhouse staff is always there to help you also.

The entire Village is covered by the CO-OP policy for liability and fire insurance and includes the outside of the structure. You are responsible for insuring the inside of the structure, from the sheet rock-in plus liability and “PERSONAL PROPERTY” such as furniture, clothing, jewelry, etc. You are required to carry an HO-6 insurance policy and we recommend that you include a “Replacement Cost on Contents” endorsement to more adequately protect your personal property.

New Shareholders are encouraged to review contact information on all clubs and activities on the Clubhouse bulletin boards.

MONTHLY MAINTENANCE PAYMENT INCLUDES:

- 1). All property taxes
- 2). Professional lawn service by a local contractor
- 3). Snow removal (snowfall greater than 3")
- 4). Professional Bus Transportation service. No on-board charge!
- 5). Various liability coverages and fire coverages on structure (see General Information, page 2, for coverage on personal property)
- 6). Exclusive Clubhouse access. Facilities are open 6 days a week and include ample parking, meeting rooms, Library with videos and copier, Shuffleboard and Bocce courts, pool tables, public phone and soda machine. Frequent meetings with your Board of Trustees are also held in the clubhouse.
- 7). A free monthly newsletter delivered directly to your home mailbox by volunteers. This informative newsletter will keep you up-to-date on bus schedules, upcoming meetings and special events (movies, flea markets, dances, etc.)
- 8). On site Maintenance Staff during normal business hours. "On Call" staff available for emergencies during off hours. Limited basic electrical and plumbing work is also available at below market cost. Check with the Clubhouse BEFORE hiring a plumber or electrician.
- 9). Purchase and maintenance of our own service vehicles.
- 10). Outside maintenance work, excluding garage doors and windows, but including all village roads, curbs, street & traffic signs.
- 11). Gutter cleaning twice a year. Additional cleaning is available at a nominal charge.
- 12). Professional annual termite inspection and treatment, as needed.
- 13). Garbage collection 8 times a month; Mondays and Thursdays (except holidays.)
- 14). Assistance on "Senior" issues; including tax benefit programs, etc.
- 15). Office staff and clubhouse custodians.

EMERGENCIES:

Medical: Dial 911 - Put your outside light on to aid police or Rescue Squad.

HOUSING PROBLEM: Dial 732-350-0230

If the office is closed, our Voice Mail will request that you leave a message. Our maintenance men are on call 24 hours a day. There is a \$30.00 service charge for emergency calls after hours. Unless it is truly an emergency, it is advisable to wait until regular office hours.

PERSONAL MEDICAL SUPPLIES:

Members requiring oxygen and other medical supplies are *strongly* encouraged to ensure that they have a sufficient supply on hand at ALL times (especially in the winter months when major snow events are a possibility on very short notice).

POWER FAILURE:

We suggest that you keep flashlights with extra batteries on hand for emergencies. IT IS ADVISABLE TO KEEP A SUPPLY OF NON-PERISHABLE FOOD ON HAND.

Our clubhouse is equipped with its own electrical generator. If the heat goes out due to a power failure that is expected to be prolonged, our Emergency Management Team will open the clubhouse to provide shelter and warmth to all.

ELECTRIC SERVICE:

Provided by Jersey Central Power & Light. It is advisable to disconnect your TV cable and TV electric plug during an electrical storm.

TELEVISION:

Cable service provided by Comcast Cable. TV antennas are not permitted on the outside. Satellite Dishes are permitted with permission from the Board of Trustees (there are restrictions on where they can be placed).

WATER & SEWER:

At the time of printing, Crestwood Village Water & Sewer's current rates are \$51.08 Sewer rate per quarter. Water is a flat charge of \$25.57 plus \$2.74 per thousand gallons.

TREES:

Shareholders are responsible for all plantings they and/or previous tenants planted (shrubs, flowers, trees, etc). The co-op is responsible for trees that are native to our area such as (American Elm, Easter White Pine, Virginia Pine, Pitch Pine, Eastern Red Cedar, Pin Oak, Gray Birch, White Ash, etc) and will remove them if they are dead, at no charge. Live trees will not be removed unless they are creating a hazardous condition. Shareholders are responsible for all shrubs and trees not native to the area. Check with the clubhouse if you are unsure of who is responsible. Shrubs should be planted in such a manner so that as they mature, they do not scrape against the structure or restrict access to the side of the building. The shareholder will be held responsible for all material and labor expenses for shrub trimming and re-painting.

SNOW REMOVAL:

When snowfall exceeds 3 inches the CO-OP will remove snow as follows:

1. Where there is a garage, only the driveway will be cleared
2. Where there is no garage, walkways will be cleared
3. All parking areas will be cleared

Please be patient! This is a HUGE, time-consuming job. Our crews and contractors work as fast as safety considerations will allow. Should you be experiencing a medical EMERGENCY call the Clubhouse **after** summoning medical assistance.

GRASS CUTTING:

Services include: String trimming before cutting; grass cutting (clippings removed), edging as needed (where grass abuts concrete); One annual fertilizer application; late November leaf & pine needle pickup.

NEW JERSEY SENIOR BENEFIT PROGRAMS:

PHARMACEUTICAL ASSISTANCE TO THE AGED & DISABLED (P.A.A.D.)

Qualifications:

Age 65 or older (or disabled), income limit for 2016 \$26,575 (single), \$32,582.(married).

If eligible for P.A.A.D., the following benefits are available:

- 1). Prescription medications at a cost of \$6.00 (generic) & \$7.00 (brand name drugs).
- 2). \$225.00 reduction on your annual electric bill
- 3). Reduced Motor Vehicle registration fee (Contact MVA for details)
- 4). 10% reduction on cable TV rate (Contact Comcast Cable)

SENIOR GOLD PRESCRIPTION DISCOUNT PROGRAM:

Qualifications:

Age 65 or older, income limit for 2016 \$36,575 (single), \$42,582 (married)

If eligible for Senior Gold, the following benefits are available:

- 1). Co-pay on prescriptions of \$15.00 plus 50% of the remaining cost of the prescription or actual drug cost, whichever is less.

NJ STATE FAIR REBATE:

To qualify you must have been a homeowner as of October 1st of the Previous year

You must obtain the form from the State of NJ and file before the deadline.

NJ STATE PTR PROGRAM

This is a property tax relief program where you can apply to have your Property taxes frozen. Applications are available from the state. To be eligible you must be receiving social security benefits, live in your home 3 years and in the State of NJ for 10 years. Income limitations must be met.

VETERAN'S TAX DEDUCTION

Presently \$250, if you are a veteran or a spouse of a deceased veteran

Applications are available in the CO-OP office

NEW JERSEY SENIOR TAX RELIEF PROGRAM:

Presently \$250. To qualify: Age 65 or older, gross income under \$10,000, Excluding Social Security. Call Town Hall for details (732) 657-8121

CRESTWOOD VILLAGE CO-OP FOUR, INC.

MANCHESTER TOWNSHIP RECYCLING SCHEDULES

JANUARY – DECEMBER 2017

BULK TRASH PICK-UP DATES

JAN. 12th & July 27th

Large items such as furniture, TV's, stereos, doors, cabinets, mattresses and other large non-metal items will be picked up. Windows, mirrors and other pane glass must be taped before they are put out for pickup. Broken pane glass (not bottles) must be placed in a separate reusable, not cardboard, container marked "Broken Glass"

NOTE: Special Pick-ups of BULK ITEMS will be permitted when warranted by inordinate circumstances, such as the Death of a Resident, moving out of the Township. SPECIAL BULK PICK-UPS must be requested in person at the Public Works Office in Town Hall, Proof of Residency MUST be provided

LEAF & BRUSH PICK-UP DATES



March 30th & October 17th

Leaves & pine needles must be bagged with bags open & no larger than lawn & leaf size. CLEAR plastic bags are preferred. BRUSH & GARDEN WASTE, clippings and other vegetative waste must be placed in a separate container. BRANCHES must be tied into manageable bundles, less than 4' long and under 50 lbs. with a maximum branch diameter of 3-inches. Loose and unmanageable branches and waste will not be picked up.

Tires, hazardous waste, (anti-freeze, paint, thinners, solvents, chemicals, asbestos, household cleaners, etc.), concrete, tree stumps, grass clippings, and large branches will not be picked up and are not accepted at the Whiting Recycling Center. For disposal of these items, contact the Ocean County Recycling Center @ 732-367-0802. Automobile batteries may be taken to the Whiting Recycling Center

Use of the Recycling Center requires obtaining a free, vehicle identification sticker, available at the Municipal Complex.

USEPA regulations require that Freon be removed from refrigerators, air conditioners & freezers. Residents must contact a certified contractor to remove the Freon. A certificate must be placed on the appliance before removal. To request a pick-up call the Public Works garage at 350-4382 between 8:00 a.m. & 3:00 p.m.

CRESTWOOD VILLAGE CO-OP FOUR, INC.

2017 MANCHESTER TWP. RECYCLING SCHEDULE

JAN. 13, 27	MAY 5, 19	SEPT. 8, 22
FEB. 10, 24	JUNE 2, 16, 30	OCT. 6, 20
MAR. 10, <u>24</u>	JULY 14, 28	NOV. 3, 17
APR. 7, 21	AUG. 11, 25	DEC. 1, 15, 29

ALL RECYCLING MUST BE PLACED AT CURBSIDE THE NIGHT BEFORE YOUR PICKUP DATE

Dates underlined are on Saturday due to Holidays

2017 MANCHESTER TOWNSHIP RECYCLING PROGRAM

ALL RECYCLING MUST BE PLACED CURBSIDE THE NIGHT BEFORE YOUR PICKUP DATE

ACCEPTABLE RECYCLABLE MATERIALS:

(All Recyclables can now be co-mingled in one approved recycle container)

NEWSPAPER; TIED & BUNDLED (or loose in a covered container)

PHONE BOOKS, PAPERBACK BOOKS

BROWN GROCERY BAGS, PAPERBOARD (SUCH AS CEREAL BOXES & TISSUE BOXES)

MIXED PAPER; JUNK MAIL, MAGAZINES, USED WRITING PAPER, WHITE ENVELOPES, COMPUTER PAPER AND CATALOGS: MUST BE PLACED IN A REUSABLE CONTAINER.

SHREDDED PAPER

COMMINGLED BOTTLES, CANS & PLASTICS; PLASTIC BOTTLES, STEEL AND ALUMINUM CANS, GLASS BOTTLES & AEROSOL CANS (EMPTY WITH CAPS OFF).

HOUSEHOLD BATTERIES; IN CLEAR PLASTIC BAGS.

BROWN CORRUGATED CARDBOARD; TIES IN 2-FT. BY 2-FT. BUNDLES.

NON-ACCEPTABLE RECYCLABLE MATERIALS:

PLASTIC BAGS (SHOPPING BAGS, FOOD STORAGE BAGS, ETC.), ALUMINUM FOIL, PLASTIC BOWLS, PLANT CONTAINERS, FOOD CONTAINERS, PACKAGING MATERIAL, MEDICAL WASTE, DISHES, GLASSES, POTS & PANS, STYROFOAM, LIDS OR CAPS.

DO NOT PLACE YOUR RECYCLABLES IN PAPER OR PLASTIC BAGS.

Recycling Services Provided by
CENTRAL JERSEY WASTE & RECYCLING
888-870-8566

PLACES OF WORSHIP

Christ Lutheran Church – 40 Schoolhouse Rd., Whiting, NJ

Sunday Services – 8:45 & 11:00 a.m.

Phone: Office (732)350-0900 Home: (856)235-4128

Crestwood Evangelical Congregational Church – 300 No.

Schoolhouse Road, Whiting, NJ

Sunday Service – 10:30 a.m.

Phone: Office (732)350-0330 Home: (732)350-2442

Community Reformed Church – 30 Lacey Rd., Whiting, NJ

Sunday Services – 9:00 & 11:00 a.m.

Phone: Office (732)350-0232

St. Elizabeth Ann Seton Roman Catholic Church – 30 School- House Road, Whiting, NJ

Services – Saturday – 4:00 & 5:30 p.m. – Sunday – 8:00 a.m., 9:30 a.m., 11:00 a.m.
12:30 p.m.

Phones: (732)350-5001 & (732)350-5002

St. Stephen's Episcopal Church – 180 Rte. 539, Whiting, NJ

Sunday Services – HOLY Eucharist 8:00 a.m. & 10:00 a.m.

Phone: (732)350-2121 Emergency Need for Priest: (732)849-9222

Whiting Bible Church – 95 Lacey Rd., Whiting, NJ

Sunday Services – 8:45 & 11:15 a.m. & 6:00 p.m.

Office phone: (732)350-9290

Whiting United Methodist Church – 55 Lacey Rd., Whiting, NJ

Sunday Services – 8 :30 & 10 :30 a.m.

Office Phone (732)350-6878 Fax: (732)350-6321

“Barrier Free Access”

Crestwood Village CO-OP Four, Inc.
 15-E Moccasin Drive, Whiting, NJ 08759
 Independence Hall Clubhouse
Maintenance Department

Phone: (732) 350-0230 Ext. 10

Fax: (732) 350-6930

Resident's Service Request

Date: _____ **20** _____

Name: _____

Address: _____

Phone: (732) _____

Work Required

Resident's Signature: _____
 Please complete & deposit in the "Work Order" box located near the Maintenance Dept. customer window.

Maintenance Office Hours of Operation are Mon – Fri 9:00am to 3:00pm. If you have an emergency after work hours or on weekends, please call the above phone number, listen to the voice mail message, leave your name, address, phone number, and a brief description of your problem. Our Maintenance Personnel "on call" will receive the beeper message and return your call.