

SERVICES INCLUDED IN MONTHLY MAINTENANCE CHARGES

1. Bus Service
2. Grass cutting and snow plowing (over 3 inches of snow)
3. Gutter cleaning **twice a year**. Gutter Repair and replacement
4. Exterior painting of doors (not garage doors) upon receipt of an approved Permission Request
5. Outside caulking of doors and windows
6. Repairing of garbage can Repair or replace mailboxes
7. Yearly termite and crawl space inspections
8. Building structural repairs, roof and siding repairs
9. Road potholes repaired.
10. Maintenance of streets and stop signs
11. Repair of water/sewer leaks in crawl spaces, sewer drains cleared.
12. Tree trimming or removal that is hazardous to the unit (to be determined on an individual basis)
13. Sidewalk repair (that is hazardous for safety)
14. Driveway patching (not damage from oil leaks)
15. Masonry: reset sills, and loose bricks. Steps and foundation repairs
16. Original to unit outside doorbell repair only
17. Changing smoke detectors & Carbon Monoxide batteries
18. Malfunctioning carbon monoxide or smoke detectors
19. Secure the base to the exterior railing. (No replacement of railing)
20. Water meters and water pipes from streets to buildings.

***SERVICES NOT COVERED THAT MAY BE PROVIDED FOR A FEE**

1. Repairs to additions, alterations, or extras that weren't part of the original dwelling at the time of Village Construction
2. Door closures on storm doors. Repair garage doors or awnings.
3. Caulking of sinks, vanities, showers, tubs, and inside windows
4. Adjustment of doors, repair of walls, ceiling cracks, or nail pops
5. Repair of plumbing fixtures, flush tanks, or cleaning of clogged drains in unit.
6. Repair or replacement of electrical fixtures and heaters
7. Replacement of door locks or door sweeps. Inside door chimes
8. Attic fan replacement or Interior electric switches
9. Outside spigot repair or replacement
10. Paint or Replacement to outside Railing.

If you do not see the item listed above, you may contact the maintenance team at 732-849-4432 to find out if they are able to provide service.

Services Price Adjustments – Implemented October 2025

*Resale Inspection - \$225.00

*Winterizations - \$300.00 (*This includes the de-winterization*)

*Work Order Minimum - \$30.00 for the first 30 minutes *Work Order – One Technician \$40.00 to \$50.00

*Work Order – Two Technicians - \$30.00 to 40.00 for the first 30 minutes

*Work Order – Two Technicians Hourly - \$60.00 to \$70.00

***All service calls made “After Hours” are \$60.00.

Payments for work orders are to be sent to either of the addresses below and be sure to write the work order number on the memo section of the check. Please do not bring payments to the maintenance office. *Thank you.*

Crestwood Village Co-Op, Two Inc.
470 Route 530
Whiting, NJ 08759

Association Advisors
c/o Crestwood Village Co-Op Two
19 West Main Street Freehold NJ 07728