Crestwood Village Co-Op II

470 Route 530, Whiting NJ 08759

December 2026

Newsletter



President's Message

December 2026, here we are!!!

I don't know about you, but I am already too busy. These are not easy times but if we continue to work together and care for one another, we will continue to be a place where everyone is happy… may your spirits be lifted and your life filled with every good and perfect gift this day and always!!!

Our committees are up and working hard to keep CV2 a wonderful place to live. The contracts committee will begin to review contracts to assure that vendors are fulfilling their obligations that keep our village running smoothly.

The by-laws committee has completed their suggested updates and will have submitted them to the attorney for review by the time you read this newsletter. The next step will be to have a community-wide meeting to go over the suggested changes and determine if they meet the needs of our community. After that meeting any updates will be voted upon by the shareholders before being submitted to Ocean County to be registered.

Orientations continue to be done regularly with many new people coming into our village. The architectural review committee is gearing up to begin inspections to ensure that all of our units are brought into compliance with our requirements for shareholders maintenance inside and outside of units. As our village ages we need to be diligent in caring for our units.

We offer great thanks to Somebody Cares for providing Thanksgiving dinner to many of our residents. These meals provide far more than nourishment especially to those who are homebound or without opportunity to spend these occasions with family or friends. I encourage you to do what you can to provide love and support to those who might be alone during these upcoming holidays and darker days of winter.

Many thanks to the team who manages the Friendship Tree. If you haven't stopped by the clubhouse yet, please do and see the awesome the work they do. Gifts are provided to all of our over 88-year-old residents.

Our holiday tree, Menorah and Kwanzaa candle lighting will be held on Thursday, December 3rd at 6PM in the auditorium and I have heard rumors that a special visitor will fly in on his sled with Rudolph leading the way and The Dance Troupe FANTASIA performing. Bring a friend, a grandchild and a neighbor with you and join us in a sing-along led by our own Karaoke queen Amy to brighten our spirits!

Don't forget our resident's club holiday luncheon on Wednesday, December 16th. A lovely lunch and time of friendship and community will be enjoyed by all members who sign up. May this time of holidays and quiet reflection bring you joy and peace and opportunity to experience love.



Crestwood Village Co-Op Two
470 Route 530 Whiting NJ 08759
Clubhouse Office Hours
Phone: 732-350-5858 Fax: 732-716-0721
Monday – Friday 9 – 3pm Closed 12-1pm
Email: office.crestwood2@yahoo.com
Maintenance Office
Phone: 732-350-5858 Extension 103
Monday – Friday 8-4pm

After-hour true emergencies (such as fire, flood, or an imminent safety issue) call 911
For maintenance issues call 1-888-295-4617

Village Two Organizations
Aerobics – Linda T. – 201-600-4175
Bingo – Marie R. – 201-755-1406
Bocce – Stu K. – 609-240-3552
Ladies Cards – Jane F. – 732-408-5323
Library/Miller Wing – Mary M. – 732-350-4704

Manchester Township Non-Emergency – 732-657-6111

Federal Government
Social Security Administration 732-557-8000

Notary for the Village - 732-350-5858
Mariaellen – Please call one day in advance for scheduling.

Village Two Organizations
Crafty Ladies of Harmony Hall
Peggy C. – 732-849-1874
Ellen T. – 732-239-6244
Yoga – Maureen S. – 732-530-4968
Table Tennis – Joann S. – 732-330-3949
& Mark & Debbie C. – 908-433-5131

Utilities

Comcast Cable	1-877-973-1379
JCP&L	1-800-662-3115
Verizon	1-800-837-4966
Water & Sewer	732-914-1200

Services

NJ Motor Vehicle Agency	609-292-6500
Post Office	732-657-8562
Municipal Offices	732-657-8121
Consumer Affairs	732-929-2105
New Jersey Transit	800-582-5946
Ocean City Office of Senior Svc	800-668-4899
Ocean County Clerk's Office	732-929-2018
C.A.R.E.S	732-350-1400
Manchester Library	732-657-7600

Hospitals

Community Medical Center	732-557-8000
Deborah Heart/Lung	609-893-6611





KEY DATES TO REMEMBER IN DECEMBER 2026

December 2026 features major U.S. federal holidays, religious observances, cultural events, and awareness days — here's the essential list for planning.

Major U.S. Federal & Cultural Holidays

- **Dec 3 (Thu) – International Day of Persons with Disabilities**
- **Dec 4 (Fri) – Hanukkah begins**
- **Dec 5 (Sat) – International Volunteer Day**
- **Dec 8 (Tue) – Feast of the Immaculate Conception**
- **Dec 10 (Thu) – Human Rights Day**
- **Dec 12 (Sat) – Last day of Hanukkah**
- **Dec 21 (Mon) – December Solstice**
- **Dec 24 (Thu) – Christmas Eve**
- **Dec 25 (Fri) – Christmas Day**
- **Dec 26 (Sat) – Kwanzaa begins**
- **Dec 31 (Thu) – New Year's Eve**



Other Notable Observances

- **Dec 1–31 – National Cat Lovers' Month**
- **Dec 1–31 – National Eggnog Month**
- **Dec 2–8 – National Grief Awareness Week**
- **Dec 26–Jan 1 – Kwanzaa**

Planning Tips

- **Federal holidays** (Dec 24, 25, 31) may affect government offices, banks, USPS, and some schools www.uscalendar.net+1.
- **Observances** (Hanukkah, Christmas, Kwanzaa) may have local community events and market closures.
- **Awareness weeks/days** (Grief Awareness Week, Domestic Violence Awareness) are important for advocacy and support activities.



Board of Trustees
Crestwood Village Co-op Two, Inc.

HARMONY HALL
470 Route 530, Whiting, N.J. 08759
Phone: 732-350-5858
Fax: 732-716-0721

EMERGENCY SNOW REMOVAL FOR 2026-2027

ELIGABILITY FOR EMERGENCY SNOW REMOVAL WHICH REQUIRES A LIFE-THREATENING SITUATION OF PASSAGE IN OR OUT OF THE RESIDENCE FOR ONE OF THE FOLLOWING REASONS;

THE ONLY ONES ACCEPTED ARE:

1. DIALYSIS

2. CHEMOTHERAPY

3. OXYGEN DELIVERY

THESE WILL REQUIRE A DOCTOR'S NOTE

THE ONLY EXCEPTIONS ARE RESIDENTS WHO WORK IN THE EMERGENCY FIELD, i.e., MEDICAL, POLICE AND/OR FIRE FIGHTING PERSONNEL.

THE FORM ON THE BACK OF THIS NOTICE MUST BE FILLED OUT AND SENT TO THE OFFICE EACH YEAR, THERE ARE NO EXCEPTIONS.

PLEASE BE REMINDED DOCTOR OR DENTIST APPOINTMENTS, SHOPPING, OR "I RAN OUT OF MY MEDS" DO NOT WARRANT EMERGENCY SERVICES.

PLEASE DO NOT CALL THE OFFICE. WE ARE ALL HOPING FOR A MILD WINTER AND APPRECIATE YOUR HELP AND UNDERSTANDING.

Be well and stay safe,

Crestwood Village Co-Op Two

EMERGENCY SNOW REMOVAL FORM

NAME:	
ADDRESS:	
REASON FOR PRIORITY:	
FREQUENCY OF PRIORITY SERVICE:	

ACKNOWLEDGEMENTS

1. The association's snow clearing efforts are not, in any way, tailored for any individual. Snow clearing specifications may be changed in the future without prior notice.
2. The priority afforded will be one of timing and not nature of service. Not everyone can be first. There are many others on the priority list.
3. If the association's snow clearing specifications do not meet your specific requirements, you may make private arrangements for snow clearing services at your own expense.
4. In fairness to others on the list, the association must be notified immediately when the need for priority no longer exists. Additionally, each year a new form is required from each certificate holder together with a note from your doctor.
5. The association may not be prosecuted in any way because of anything that has occurred with the priority of service.

Date: _____ Homeowner: _____

Date: _____ Board Approval _____



PRESIDENT
Marian D'Alessandro
Complaints, Violations,
ADR Committee Liaison

VICE PRESIDENT
Janet Siders
Human Resources, Employee Manuals, Training
and Orientation Committee Liaison

SECRETARY
Linda Tsiaklis
Book of Minutes, Editor,
Activities Director, and Event & Voice Coordinator

TREASURER
Candice Parent
Finance Committee, and
Contract Committee Liaison

TRUSTEES AT LARGE
Joseph Bonner, Robert Paulson, Don Stanton
Community Maintenance, Inspections
Architectural Control, Contract Committee,
and Inspection Committee Liaisons



Do you have a question for the Trustees. If so, the Q&A will be on December 17th from 3-5pm. As participation has been so successful, kindly submit questions in advance, if possible, before December 10th , to ensure the organizers can prepare adequately. You can choose to send them via the office drop slot or by email.

The Q&A is in the Book & Event Center located in the Miller Wing.



SNOW REMOVAL PROCEDURES…..

With winter upon us, please prepare for the possibility of snowstorms in The months ahead. We strongly recommend stocking your pantry with several days' worth of emergency supplies, so you do not need to travel during hazardous weather. Our top priority during a storm is keeping roadways clear for emergency vehicles. How quickly we complete clearing operations depends on available staff and equipment, as our crew members must also shovel out from their own homes to reach the village.
At the direction of the Board of Trustees, the following general guidelines apply to snow removal (subject to change based on storm conditions):

- **Under 3 Inches of Snow:** No plowing or shoveling will be performed by the Co-op. Please keep a personal supply of ice melt or sand on hand to treat icy spots. Ice melt is available at the maintenance office. 10-pound bags are $10.00 or 2 bags for $18.00.
- **Over 3 Inches of Snow:** Plows will begin clearing streets as soon as accumulation is sufficient and will operate continuously to keep village roads passable.
- **Walkways and Stoops:** Crews will clear walkways and stoops, returning as needed during active storms to clear new snow. **Clear Walkways:** Please remove potted plants, lawn ornaments, and welcome mats from front stoops and common walkways to prevent tripping hazards and allow crews to shovel and salt effectively.
- **Mailboxes:** Crews will clear access to community mailboxes.
- **Storm Operations:** Because winter storms are unpredictable, our contractor actively monitors village conditions throughout every storm. Crews work to clear all sections of the village as quickly as possible.
- **Communication:** To report on a missed area, please leave a message with the management office so we can dispatch the clearing crew. We will only return your call if we need more details. Do not contact the Police Department or Manchester Township regarding village snow clearing.

Priority Snow Removal Requests

If you require priority snow removal due to a medical need, please pick up a request form at the clubhouse management office.

ELIGABILITY FOR EMERGENCY SNOW REMOVAL:

DIALYSIS, CHEMOTHERAPY or OXYGEN DELIVERY

MANCHESTER TOWNSHIP

1 COLONIAL DRIVE • MANCHESTER, NJ 08759 • (732)849-8305 • FAX (732)657-5562

DIVISION OF SOCIAL & SENIOR SERVICES

MELISSA DEPALMA
DIRECTOR

JOSEPH HANKINS
MAYOR

October 27, 2026

To whom it may concern:

Manchester Senior Services offers multiple services to senior residents in Manchester Township. We help with applications for Pharmaceutical Assistance, Energy Assistance, Property tax credits, food stamps and other financial assistance programs. We are now conveniently in 2 locations, 1 Colonial Drive, Manchester and 82 Lacey Road, Whiting. Over the past year, income limits and guidelines on these programs have significantly changed. Many residents do not know about these programs or may think that they are not eligible to receive benefits. We are hoping to inform as many Manchester residents as possible about these assistance programs in hopes of offsetting costs especially with the rise in inflation.

I wanted to take this time to inform you we have a public speaker at our office that can come out to any club meeting, village gathering or health fair to educate residents on the programs available. Please share this information throughout your community. As always, Manchester Senior Services is a free service offered to the residents of Manchester Township.

You can call our office for more information or to schedule a speaking at 732-849-8305.

Sincerely,

Melissa DePalma

Melissa DePalma
Director, Senior Services
1 Colonial Drive
Manchester, NJ 08759
732-849-8305

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. Shareholder to provide the paint.
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 main line leaks in crawl spaces, main sewer lines 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.
11. Doorbell replacement.

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 per hour

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

*Work Order – Two Technicians Hourly - $70.00 per hour

***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

Crestwood Village Co-Op Two November 2, 2026 Draft meeting minutes

The meeting was called to order by Marion D Alessandro president at 6:30 PM. She let us in the pledge of allegiance in the moment of silence.

President Marian D. Alessandro
Vice President Janet Siders
Treasurer Candice Parent
Secretary Linda Tsiaklis
Trustees at large Joe Bonner, Bob Paulson and Don Stanton
Administrator Mariaellen Varelis

Bingo Report - Marie Ruiz reported a decline in monthly revenue to $2,976 for October with $982 in supplies, noting that attendance has dropped below the goal of 80 people. Marie also emphasized the need to include "all are welcome" notices in the Village Voice and The Sun to encourage visitors from other communities.

Treasurer's Report – Candice provided the treasury figures:
- Operating Funds (First Citizens): $172,934
- Money Market Reserves: $242,006
- Morgan Stanley Reserves: $297,291
- Morgan Stanley Investment: $3,607,366
- October Check Register: $320,449.30 (Approved)

Resales: 14A Potomac – Essex A - $65,000. and 4 A Yorktowne Blvd – Oxford - $76,000. 3% = $4,230.00

New reversible ceiling fans will be installed in Harmony Hall to improve climate control and save costs.

Tree maintenance is being prioritized due to safety concerns regarding top-heavy branches and roof damage.

Secretary's Report -Linda reported present committees are ongoing and we are working on new committees for the coming year.

President Report - Marian addressed the aging units and community grounds. High water tables have caused humidity issues in crawl spaces affecting joists and insulation; a program will be developed to address these structural repairs over time.

New Business

Permission Requests;
12 A Columbus Blvd – Paint awning over front porch
34B Crocus Ln – Gutter guards
10A Crocus Ln – Install outlet for garage door
152 A Constitution Blvd – Four new windows
123 A Constitution Blvd – New water heater
17A Potomac Ln – Replace all windows
3A Mohawk Ct – Bathroom renovations
48 Bowie Dr – New central air and water heater
79 Constitution Blvd – Bathroom renovation
11A Conestoga Dr – New ceiling fan
12 B Hamilton – Attic insulation, vapor barrier (JCP&L Program)
Motion Linda, second Candice. Motion passed.

Grass Cutting/Edging and Clean Ups – The General $223,500.00, and John's Landscaping $237,622.00. Snow Removal Services – The General. Motion by Bob, second Janet. Motion passed.

The work order report showed 249 completed work orders.

Linda shared the upcoming Residents Club events;

• The community will host a "paint and sip" event on November 19th and a flea market on November 21st.

• Holiday festivities include tree lighting on December 3rd from 6:00 to 8:00 PM.

Updates

• JCP&L will conduct individual unit evaluations at no cost to residents to determine insulation needs.

• Residents are encouraged to contact JCP&L directly to schedule these efficiency assessments as they take time to complete.

Giving Tree Charity Program

• The "Friendship Tree" or "Giving Tree" initiative asks residents to donate gift baskets for seniors aged 88 or older or housebound neighbors.

Community News - Gail Apgar (MCC) shared information regarding local services including Thanksgiving meal deliveries via the police department and access to medical resources through the Ocean County Mall Division. She also noted information on mobile license renewal trailers potentially returning in February.

The Manchester Coordinating Council will facilitate Thanksgiving meal deliveries via the police department around November 26th or 27th.

Ocean County provides various support services including Meals on Wheels and specialized transportation through "Reserve a Ride.".

Information was shared regarding assistance with utility bill programs like the Universal Service Fund (USF).

DRAFT

Residents Club.....

Hi everyone, the holidays have begun and there are festivities to attend!

On December 3rd we invite all residents to enjoy the annual Holiday Tree Lighting and Show. 6:00 – 8:00 pm in Harmony Hall.

On the 16th the holiday luncheon will feature a memorable feast for sure. Come enjoy this special afternoon. Please see Linda for tickets. 12:30 – 3:00 pm at South Toms River Pizza.

The belly dancing class is taking a hiatus in December and January and will resume in February.

We thank our beautification committee and all other volunteers for turning Harmony Hall into a Winter Wonderland. Please see our flyers in this issue for more information. Wishing everyone a most blessed holiday season and a Happy New Year!

Sincerely,
Linda T.



Hamilton Lane took Halloween to the next level with their festive display!

Linda T. Corresponding Secretary



Manager Memo: As we wrap up the year the Board of Trustees and the office team would like to thank all 1,024 households for helping make the community a wonderful place to live.

Please review these seasonal reminders for the month of December.

Window & Door Seals: Check your windows and doors for drafts. If you notice damaged weather stripping or have trouble latching windows, please submit a work order to the office.

- **Thermostat Settings:** To prevent pipes from freezing during cold snaps, please keep your heat always set to at least 60°F, even if you are away for an extended period.
- **Visitor Parking:** With extra guests visiting this month, please ensure all visitors display a guest tag and park only in designated visitor spaces. Unauthorized vehicles parked in reserved shareholder spots or fire lanes are subject to towing at the owner's expense.
- **Noise Courtesy:** Please be mindful of quiet hours (**10:00 PM to 8:00 AM**).

If you have any questions or need assistance with any of these items, please stop by the management office or call us at 732-350-5858. Best wishes to all for a safe, warm, and joyful holiday season

ATTENTION SNOWBIRDS

If you are planning on being away from your home for an extended period of time, please supply the following information to our office:

Name: _____

Crestwood Address: _____

Phone #: _____

2nd Phone #: _____

Email Address: _____

Emergency Contact: _____

Approximate departure date: _____

Approximate return date: _____

Things to do before leaving:

___ Call office at 732-350-5858 to arrange for our Maintenance to winterize your home

___ Disconnect outdoor hose from spigot.

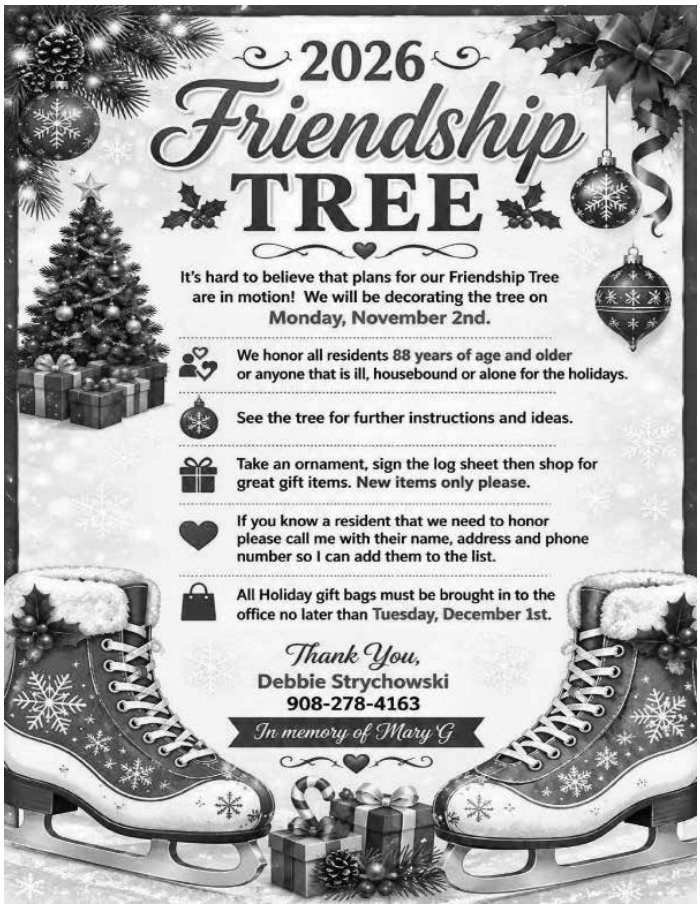
___Call Police Dept. to let them know the house will be empty.

___ Turn off waterline to washing machine.

RETURN THIS FORM TO THE OFFICE AS SOON AS POSSIBLE.

THANK YOU,
CRESTWOOD VILLAGE 2 OFFICE







IT'S TIME TO SHUFFLE!

Shuffleboard will begin on Tuesday, January 12th! @
Please be at Harmony Hall on Tuesday, January 12th at 5:45pm for our Organizational Meeting. We will go over teams, captains, rules and regulations. All games will be held on Tuesday evenings and will start @ 6PM **SHARP**
Sign up Sheets are on the bulletin board by the Library.

Mary McGillick, Coordinator.
For more information call me at 732.350.4704…
or email me at m.mcgillick@yahoo.com

RZ TERMITE & PEST CONTROL



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ALL ANIMALS
ALL RODENTS

*PRICES DO NOT INCLUDE TAX

1-732-489-9513

FREE ESTIMATES

100% PEST ELIMINATION, NO IFS, ANTS, OR BUGS ABOUT IT!

QUARTERLY PEST CONTROL
$285.00 + TAX

Rodent Special - $115 + Tax
Bee's Special - $115 + Tax
Bald Face Hornets - $145 + Tax
Bed Bugs - Call for est.
Birds - Call for est.

Mosquito + Tick Spraying - Call for Price
Termite Contracts - $115.00 per year
With No Termite Problems

ONE TIME SERVICE
$125.00 + TAX

3 TIME SERVICE FROM MARCH TO NOV
$245.00 + TAX
3 in - 3 Out

SENIOR DISCOUNT
$725 Termite Job

ads-2704B

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www.rzpestnj.com



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50 STATE ROUTE 35, KEYPORT, NJ 07735

BATHFITTER.COM *It Just Fits*®

®Registered trademark of Bath Fitter Franchising Inc. independently owned and operated by O'Gorman Brothers Inc. *Special offer good on the purchase of a bathtub, wall, and faucet kit. One coupon per customer. May not be combined with any other offer. Coupon must be presented at time of consultation. Discount applies to same day purchases only. Previous orders and estimates excluded. Offer valid only at these locations **Subject to credit approval. Minimum monthly payment required. Offer expires 12-31-25 ‡Most Bath Fitter tub installations are completed in one day. Some exceptions apply. See location for full details. Casey O'Gorman Plumbing license #13549/ HIC #13VH03015500

Reminder .....

Please submit a copy of your HO-6 policy declaration page to the Association office at each renewal as proof of continuous coverage. Maintaining active insurance is required by the community's governing rules and help protect our shared building assets.

Compliance - Avoiding Fines

Failure to submit your updated declaration page by your renewal deadline. If we do not receive proof of coverage on time, a fine may be implemented, steps we strongly prefer to avoid.

Thank you for your prompt attention to this matter and for helping keep our community protected.



An HO6 insurance policy (commonly known as condo or co-op insurance) protects your personal property, interior unit upgrades, and personal liability where your co-op corporation's master policy stops. Because co-op ownership means you own shares in a corporation rather than real property, an HO6 policy fills critical financial gaps that the building's insurance does not cover.

Personal Property Coverage

- Belongings Protection: The co-op corporation's policy does not cover your personal items inside the apartment.
- Covered Perils: Your HO6 policy reimburses you for damaged, destroyed, or stolen furniture, electronics, clothing, and appliances caused by covered events like fire, smoke, theft, or burst pipes.

The declarations page may be submitted in any of the three ways listed below:

Email: office.crestwood2@yahoo.com Fax: 732-716-0721

Mail: Crestwood Village Co-Op Two 470 Route 530 Whiting NJ 08759

Thank you for your prompt attention to this matter and for helping to keep our community protected.



The finance committee will meet in January of the new year, and we will be looking at our actual expenses paid for the first quarter of the year (Oct, Nov, Dec) and check to see that we are on track with our budgeted estimates for 26/27 years' numbers. If you signed up for this committee you will receive an email with the date and time.

We are all stretching our dollars as much as we can and our dues are a part of every household's expenses. Paying our dues ensures that our community keeps performing the maintenance and services needed to operate efficiently and that our surroundings are well cared for as well as the buildings we live in.

Additionally, we are very blessed to have Bingo dollars to help offset some of the expenses for Harmony Hall. We are replacing the older fans in the hall with ones that can be reversed to push down the heat in winter. Hopefully this saves us some electricity and heating expenses.

Below is a list of free repairs covered by our dues;

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. Shareholder to provide the paint.
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 main line leaks in crawl spaces, main sewer lines 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.

ATTENTION CRESTWOOD VILLAGE 2 RESIDENTS

WINTER ICE MELT SALE!

Stay safe this winter! Stock up on **premium Ice Melt** conveniently available right here in the village.

Special Resident Pricing

- **$10.00** — *per 10 lb bag*
- **$18.00** — *for 2 bags (20 lbs)*



Great for:

- Walkways
- Driveways
- Steps
- Preventing slips and falls



Contact Maintenance at 732-849-4432

Stay prepared. Stay safe. Stay ice-free!
Get your ice melt today!







How Cornhole, Stretching, and Resistance Bands Build Lasting Fitness

Staying active does not require a grueling gym membership or heavy weights. Combining a recreational game like cornhole with daily stretching and resistance band exercises creates a well-rounded, low-impact fitness routine. Together, these three activities improve strength, mobility, balance, and mental focus while keeping movement enjoyable and accessible for every fitness level.



Improves hand-eye coordination.
Aiming a one-pound bean bag at a six-inch hole from 27 feet away requires precise visual tracking and motor control. Over time, regular play sharpens your depth perception and spatial awareness.

Reduces stress and boosts social connection.
Playing a low-pressure game with friends or family triggers endorphins and lowers stress hormones. Friendly competition also keeps your brain engaged through strategy and scorekeeping.









These are just a few of the popular activities available. Please review the Voice calendar for additional beneficial activities. “A body in motion stays in motion”.

VILLAGE TWO ORGANIZATIONS	
AEROBICS	
LINDA TSIAKLIS	201-600-4175
BINGO	
MARIE RUIZ	201-755-1406
BOCCE	
STU KAUFMAN	609-240-3552
CORNHOLE	
JUDY KOSNAR	216-571-6953
LADIES CARDS	
JANE FRICK	732-408-5323
LIBRARY	
MARY McGILLICK	732-350-4704
RESIDENTS CLUB	
LINDA TSIAKLIS	732-581-2290
SAFETY COMMITTEE	
LINDA TSIAKLIS	732-581-2290
SHUFFLEBOARD	
MARY McGILLICK	732-350-4704
CRAFTY LADIES OF HARMONY HALL	
PEGGY COX	732-849-1874
ELLEN TIETKE	732-239-6244
YOGA	
MAUREEN SHAND	732-350-4968
TABLE TENNIS	
JOANN SPRING	732-330-3949
MARK & DEBBIE COUNTRYMAN	908-433-5131

Organizers Needed – Please call Linda T. if you have time to give. Thank you.





2026 ASSOCIATION MEETING SCHEDULE

10am December 7TH - Continental Breakfast at 9:30am

CV Two Holiday Schedule
(building closures)

Christmas Eve - Thurs, Dec 24th – Close at 1pm
Christmas Day - Friday, December 25th
New Years Eve - Thurs, Dec 31st –Close at 1pm
New Years Day - (2027, Friday, January 1st

Happy Holidays

Understanding a Co-Op Housing Model

A co-op (short for cooperative) is a unique form of housing where residents do not own their unit outright. Instead, they purchase shares in a cooperative corporation that owns the building. These shares grant each shareholder a proprietary lease on a specific unit, giving them the right to live there while the corporation holds legal title to the property. Co-ops are run by a board of Trustees elected by shareholders. The board manages finances, maintenance, and rules and regulations for the village, to maintain harmony and peaceful enjoyment for all its members.

ESSENTIAL REASONS TO WINTERIZE AND SAFEGUARD YOUR UNIT FOR THE WINTER MONTHS

As temperatures drop and winter approaches, preparing your residential unit is one of the smartest steps you can take. Cold weather brings freezing temperatures, moisture, and severe storms that can cause expensive damage if a property is left unprepared. Taking a proactive approach before the first deep freeze not only protects your living space and belongings but also gives you peace of mind all season long.

Here are the top reasons why winterizing and safeguarding your unit is essential for the colder months ahead.

1. **Prevent Catastrophic Pipe Freezes and Water Damage -** Water expands when it freezes, putting immense pressure on metal and plastic pipes. A single burst pipe can release hundreds of gallons of water per hour, destroying drywall, flooring, furniture, and personal valuables. Keep your thermostat set to at least 55°F (13°C) even when away and knowing the location of your main water shut-off valve are critical steps to avoid a costly water disaster.
2. **Lower Your Monthly Energy Bills -** Drafty windows, and poorly sealed doors, increase utility bills. Simple winterization tasks—such as applying weatherstripping, installing door sweeps, and using thermal curtains, keeping warm air inside and cold air out. These low-cost adjustments significantly reduce energy waste and keep your utility bills manageable throughout the winter.
3. **Eliminate Fire and Carbon Monoxide Hazards -** Winter brings an increase in house fires and carbon monoxide poisoning due to heightened use of furnaces, fireplaces, and space heaters. Safeguarding your unit involves testing all smoke and carbon monoxide detectors, replacing old batteries, and having chimneys or vents cleaned and inspected for blockages. Keeping flammable items at least three feet away from heat sources further reduces the risk of a household emergency.
4. **Stop Mold, Mildew, and Structural Rot -** Cold weather combined with indoor heating often creates condensation on windows and walls. Without proper sealing and ventilation, trapped moisture can lead to wood rot, peeling paint, and hazardous mold growth. Checking window caulking, clearing clogged gutters, and using exhaust fans in bathrooms and kitchens help keep moisture levels under control.
5. **Keep Winter Pests Out -** As outdoor temperatures plummet, rodents and insects actively look for warm shelter and food sources inside residential buildings. Even a tiny gap around utility pipes, vents, or baseboards can serve as an open invitation for mice or pests. Sealing exterior cracks with caulk or steel wool and storing pantry items in airtight containers keeps unwanted guests out of your home.
6. **Safeguard Your Unit While Traveling -** Many people travel for the holidays. Leaving a unit unattended for days or weeks multiplies the risk of unnoticed leaks, power outages, or security issues. Winterizing your space—by shutting off water to appliances, unplugging non-essential electronics — help prevent the opportunity of a hazardous situation.

Final Thoughts - Winterizing your unit does not require a massive budget or major renovations. Start early, follow a seasonal checklist, and enjoy a warm, safe, and worry-free winter.



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CRESTWOOD VILLAGE CO-OP TWO – STOUT'S 2026 BUS SCHEDULE

**********All reservations must be called into the office in advance 732-350-5858 **********

Before 12:00pm on Thursday for Monday, Tuesday, & Wednesday Trips

Before 12:00pm on Tuesday for Thursday, Friday, & Sunday Trips

If you receive the office voicemail, please leave your name, address, and phone number.



Per the agreement, requests received after the cutoff time are not able to be added.

Destinations

Mondays: Shoprite Manchester, (call in by 12pm on Thursday) 10 AM pickup (4 hours)

The 2nd Tuesday of Each Month: Ocean County Mall (call in by 12pm on Thursday) 9:30AM pickup (5 hours)

The 4th Tuesday of Each Month: Brick Mall (call in by 1pm on Thursday) 9:30 AM pickup (5 hours)

Wednesdays: Lacey mall, Shoprite, Walmart, TJ Maxx, (call in by 1pm on Thursday)10 AM pickup (5 hours)

Thursday: No regular service – special trips, Clubhouse pickup 6X per year. (Call in by Monday)

Fridays: Stop & Shop Whiting (call in by 1pm Tuesday) 10:00 AM pickup (3 hours)
Friday riders may exit the bus at Whiting Shopping Center
[post office, Santander bank, etc.] instead of at Stop & Shop only.

Sundays: Whiting Churches, (call in by Tuesday) 9 AM pickup (3.5 hours)

St Stephen's Episcopal **Whiting Bible Church** **Whiting Assembly of God**

Christ Evangelical Church **Whiting United Methodist** **Community Reformed Church**

St Elizabeth Ann Seton Church

(Note: There is a 3 bag limit on shopping trips)~~~~~~~~



Special Trips – Pick up at Harmony Hall at 9:30am

Please call one week in advance.

December 17th – Smithville

NO BUS SERVICE ON THE FOLLOWING HOLIDAYS

~Christmas Day ~New Year's Day

~ Days of Inclement Weather (Follow School Closings)

Stout's Bus Company 609-883-8891 Option #4

STOUT'S



December



Business Office: 732-350-5858
Maintenance Office: 732-350-5858 Option 1

Fitness Room: 8:30 – 4pm, Mon, Weds, Fri
8:30 – 8pm Tues & Thurs Sat 8:30 – 12pm

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 9:00 am Yoga* 10:30 am Aerobics 1-3 pm Table tennis 5:45 pm Corn Hole	2 9:30am Stretch 1-3pm Table Tennis 6-9pm Karaoke	3 10 am Aerobics 12 pm Safety Luncheon 1-3pm Cards/Chess HOLIDAY TREE LIGHTING 6:00 P.M. – 8:00 P.M. Garbage P/U	4 Bingo 12:30pm Open to All	5
6	7 10:00 AM Association Meeting Garbage P/U	8 9:00 am Yoga* 10:30 am Aerobics 1-3 pm Table tennis 5:45 pm Corn Hole	9 9:30 am Stretch 1-3 pm Table Tennis 6-9 Karaoke	10 10 am Aerobics 1-3 pm Cards/Chess 1-3 pm Needlers Garbage/Recycle P/U	11 Bingo 12:30pm Open to All	12
13	14 Maintenance & Office closing At 12:30 p.m. Garbage P/U	15 9 am Yoga* 10:30am Aerobics 1-3pm Table Tennis 5:45pm Corn Hole	16 9:30 am Stretch 12:30 – 3:00 Residents Club Luncheon 1-3pm Table Tennis Karaoke 6-9 pm	17 10 am Aerobics 1-3 pm Cards/Games 3-5 pm Q&A w/ the Board of Trustees Garbage P/U	18 Bingo 12:30pm Open to All	19
20	21 Garbage	22 9 am Yoga* 10:30am Aerobics 1-3pm Table Tennis 5:45 pm Corn Hole Branch & Brush	23 9:30 am Stretch 1-3pm Table Tennis Karaoke 6-9 pm	24 Holiday Business Office Hours 9 – 12:00 pm Garbage / Recycle	25 Holiday Business office and Maintenance *Office Closed*	26 
27	28 Garbage	29 9 am Yoga* 10:30am Aerobics 1-3pm Table Tennis 5:45pm Corn Hole	30 9:30 am Stretch 1-3pm Table Tennis Karaoke 6-9	31 New Year's Eve Office Hours 9–12 pm Garbage P/U		

Full details for the events listed on the calendar may be viewed inside the Voice.