

WHITING VILLAGE AT CRESTWOOD COMM. ASSOC. INC.

SUNSHINE MEETING

FEBRUARY 22 2024

MEETING OPENED AT 10 AM; ALL TRUSTEES EXCEPT ED ESPOSITO PRESENT. PLEDGE OF ALLEGIANCE PERFORMED.

GUEST SPEAKER MARTIN LYNCH, MANCHESTER TOWNSHIP TAX ASSESSOR INTRODUCED. HE GAVE A PRESENTATION CONCERNING UPCOMING RE-ASSESSMENT OF ALL HOMES IN MANCHESTER.

THE FOLLOWING INFORMATION WAS INCLUDED IN MR. LYNCH'S EXPOSITION:

ALL HOUSES WILL BE REASSESSED TO "TRUE MARKET VALUE", BASED UPON RECENT SALES OF HOMES IN MANCHESTER. THERE ARE 22,000 HOMES TO BE REASSESSED. THIS WILL BE PERFORMED IN-HOUSE TO SAVE MONEY. OUR LAST REASSESSMENT AND REAPPRAISAL WAS CONDUCTED IN 2020. THE STATE REQUIRES THE INSPECTION OF EACH HOUSE. SUPERVISION OF THIS PROJECT BY TAX ASSESSORS OFFICE IS CONDUCTED BY COUNTY & STATE. INSPECTIONS WILL BEGIN END OF MARCH. INSPECTORS WILL HAVE E-BADGES AND WILL ASK TO BE ALLOWED INTO YOUR HOME. IF YOU REFUSE TO DO SO, THEY WILL ESTIMATE THE AMOUNT IN ACCORDANCE WITH SALES & THE REASSESMENTS OF SIMILAR HOUSES IN THE IMMEDIATE VICINITY OF YOUR OWN HOME. THERE IS NO COMPREHENSIVE STREET-BY-STREET LIST FOR THE INSPECTIONS AVAILABLE AT THIS TIME.

INSPECTORS WILL HAVE A TABLET WITH INFO ON YOUR HOME INCLUDED, AND MAY ASK PERMISSION TO TAKE PHOTOGRAPHS OF THE INTERIOR. THE INSPECTOR WILL BE INSPECTING AC TYPES, PATIOS, PORCHES, GENERAL IMPROVEMENTS, RENOVATIONS TO BATH & KITCHEN, & SHEDS & CRAWSPACES.

INDIVIDUAL HOUSES WILL NOT NECESSARILY EXPERIENCE A RAISE IN TAXES: APPROXIMATELY 1/3 OF HOUSES WILL RESULT IN RAISES, 1/3 IN LOWER TAXES.

A PRELIMINARY REVALUATION LETTER WILL BE MAILED TO RESIDENTS JAN. 2025 & RESIDENTS WILL BE ABLE TO MEET WITH ASSESSORS OFFICE BY APPT, FOR A REVIEW.

ALL RESIDENTS SHOULD AVAIL THEMSELVES OF THE FOLLOWING PROGRAMS: SENIOR FREEZE PROGRAM, CALL 800-882-6597, ALSO A PROPERTY TAX REDUCTION FOR VETERANS, INCLUDING THOSE WHO SERVED IN PEACETIME, (\$250) & A SENIOR DEDUCTION PROGRAM (\$250) ALL OF WHICH APPS ARE ALSO AVAILABLE AT MANCHESTER TAX ASSESSORS OFFICE.

IF HOUSING MARKET GOES DOWNWARD, MANCHESTER WILL ADDRESS THE SITUATION. RESIDENTS MAY APPEAL THEIR ASSESSMENT ANY YEAR BY APRIL 1.

MR. LYNCH ANSWERED A NUMBER OF QUESTIONS FROM THE AUDIENCE PURSUANT TO HIS PRESENTATION TOPIC, INCLUDING QUERIES ABOUT NATIONAL GUARD ELIGIBILITY FOR THE VET TAX REDUCTION, THE METHOD OF ASCERTAINING HOUSE VALUES BEING EMPLOYED BY INSPECTORS, PROCEDURES INVOLVED IN RESIDENTS FILING OBJECTIONS TO THEIR INDIVIDUAL REASSESMENTS, CONCERNS ABOUT AMOUNT OF HOMES IN MANCHESTER THAT ARE EXEMPT FROM PROPERTY TAXES,

IF VILLAGE WILL BE GIVEN TAX CREDITS DUE TO THE FACT THE ASSOCIATION PAYS FOR UPKEEP OF VILLAGE STREETS (NO), AND THE FACT THAT THE CLUBHOUSE ITSELF, INCLUDING ALSO ALL COMMON GROUNDS, ARE NOT CHARGED PROPERTY TAX.

MR LYNCH WAS ALSO ASKED ABOUT THE APARTMENT COMPLEX BEING BUILT NEXT TO MANCHESTER HIGH SCHOOL,: 514 APTS ARE BEING BUILT, ALL ALREADY RENTED, & WHATEVER AMOUNT OF APTS COMPLETED AT THE ASSESSMENT TIME WILL BE INSPECTED AND ASSESSED.

HE ALSO ANSWERED QUESTIONS ABOUT THE FUTURE HOMES TO BE BUILT AT HERITAGE MINERAL LAKE AREA: IT HAS BEEN REZONED TO ALLOW 2,450 HOUSES, ALTHOUGH NOTHING IS PLANNED AS YET

MR. LYNCH WAS THANKED BY THE BOARD AND RESIDENTS FOR HIS PRESENTATION, AND THE SUNSHINE MEETING CONTINUED.

THE BOARD SECRETARY READ THE JANUARY 18 2024 SUNSHINE MEETING MINUTES, AND THEY WERE APPROVED AND ACCEPTED BY THE BOARD. SHE ANNOUNCED THAT THERE WILL BE A FREE FISH N CHIPS LUNCHEON FOR CV7 RESIDENTS ONLY ON MARCH 28. PLEASE CALL 732-715-0813 ASAP IN ORDER TO RESERVE A SPACE, AS, ALTHOUGH ALL CV7 RESIDENTS ARE WELCOME AND ARE INVITED, THE VOLUNTEERS HOSTING THIS EVENT CAN ONLY ACCOMMODATE A SET AMOUNT OF GUESTS. SHE ALSO INFORMED THE AUDIENCE THAT THERE WILL BE A MARCH 9 VENDORS MARKET AT THE AUDITORIUM, HOSTED BY THE EVENTS COMMITTEE. THERE WILL BE ANOTHER VENDORS MARKET ON APRIL 13.

ROSETTA ANNOUNCED THAT ALL 6 SITTING MEMBERS OF THE CV7 BOARD OF TRUSTEES HAD BEEN VOTED BACK INTO OFFICE, WITH MICHAEL KANE ALSO BEING VOTED IN. WE WERE NOT ALLOWED TO POST THE ACTUAL ACCEPTED VOTE COUNT UNTIL YESTERDAY, BEING REQUIRED TO WAIT FOR REVIEW BY THE JUDGE. THAT COUNT IS NOW ON OUR WEBSITE AS OF YESTERDAY, WILL BE IN OUR MARCH NEWSLETTER, HAS BEEN POSTED ON OUR FB PAGE, AND IS AVAILABLE IN THE OFFICE & ALSO HERE AT THIS MEETING AT A TABLE AT ENTRANCE TO AUDITORIUM. THERE WILL BE A MEETING OF JUDGES AND LAWYERS ON FEB. 26 TO DISCUSS THE LITIGATION. THE BOARD WILL BE SWORN IN SOMETIME AFTER THAT MEETING, ON A DATE TO BE DECIDED UPON BY THE LAWYERS AND JUDGE.

SHE ALSO TOLD RESIDENTS THE CLUBHOUSE NOW HAS AN INDOOR PICKLEBALL COURT (STARTING MARCH 1) & A BASKETBALL HOOP GAME, IN ADDITION TO OUR INDOOR SHUFFLEBOARD COURT. THERE WILL BE INFO SENT OUT ON PROCEDURE FOR RESERVING TIME ON PICKLEBALL COURT.

MARCH SUNSHINE MEETING WILL BE AT 6 PM. IN ORDER TO ACCOMMODATE AS MANY RESIDENTS AS POSSIBLE, WE WILL BE HOLDING ALTERNATING DAY AND EVENING SUNSHINE MEETINGS EACH MONTH ON THE 3RD THURSDAY.

ROSETTA WARNED RESIDENTS THAT BOTH A SILVER AND A BLACK SUV HAVE BEEN REPORTED BY SEVERAL RESIDENTS TO BE STOPPING IN FRONT OF HOUSES AND TAKING PHOTOS. SHE REMINDED RESIDENTS THAT THEY DO NOT HAVE TO ALLOW ANYONE ONTO THEIR PROPERTY.

OUR TREASURER, HOWARD SNYDER, TOLD RESIDENTS THAT THE BUDGET IS COMPLETED, THAT THE INCREASE OF MONTHLY FEE WILL BE \$ 2.00 (TWO DOLLARS),

WHICH IS LESS THAN THE COST OF LIVING RISE. ALL OF OUR VENDOR CONTRACTS THAT WERE UP FOR RENEWAL ARE COMPLETED: STOUTS BUS SERVICE RAISED THE FEE FROM \$45 PER HOUR TO \$85 PER HOUR, WHICH WOULD INCREASE OUR COST FROM THE PRESENT \$83,000 PER YEAR TO \$140,000; WE

HAVE BEEN FORCED TO REDUCE THE DAYS OF BUS SERVICE TO SUNDAY AND 2 DAYS PER WEEK, WHICH WILL REDUCE OUR COST ANNUALLY TO \$66,000, A HUGE SAVINGS OVER THE ORIGINAL AMOUNT WE WERE PAYING.

JOHNS LANDSCAPING CONTRACT WILL DESIGNATE THAT ALL WALKWAYS WILL BE SHOVELED AT NO EXTRA CHARGE TO THE VILLAGE. THE CONTRACT WE HAD WAS NEGOTIATED BY A PREVIOUS BOARD PRESIDENT, AND DID NOT INCLUDE HAND-SHOVELING OF WALKWAYS AT NO EXTRA COST; IT WOULD HAVE COST THE VILLAGE AN EXTRA \$4,500 EVERY TIME THAT SERVICE WAS USED. THIS IS NOW RECTIFIED IN THE NEW CONTRACT.

HOWARD GAVE THE TREASURERS REPORT & INFORMED RESIDENTS THE STATE OF NJ REQUIRES A RESERVE STUDY EVERY 3 YEARS. HE SAID OUR R & R FUND HAD BEEN GREATLY UNDERFUNDED AND STILL IS, ALBEIT TO A MUCH LESSER DEGREE, DESPITE THE RECENT INFLUX OF MONIES FROM CD INTEREST THAT HE HAS BEEN ABLE TO REALIZE FROM INVESTMENTS. HE SAID THE BOARD WILL ATTEMPT TO CUT EXPENDITURES IN OTHER AREAS TO HELP FUND THE R & R. HOWARD INFORMED THE RESIDENTS OF RECENTS CDS WE HAVE THAT ARE MATURING & HOW THOSE WILL BE RE-INVESTED.

THE VILLAGE WILL HAVE ACCRUED AN ANNUAL AMOUNT OF \$50,000 IN INTEREST THIS YEAR.

KEN STEBNER COMMENTED UPON THE CV7 FOOD PANTRY BEING AN EXCEPTIONAL SERVICE FOR OUR RESIDENTS WHO MIGHT NEED A LITTLE HELP.

THE REV. HARTFORD, A CV 7 HOMEOWNER, GAVE A STIRRING STATEMENT ABOUT VILLAGE UNITY AND COOPERATION & THE NEED FOR EVERYONE IN THIS VILLAGE TO COME TOGETHER FOR THE GOOD OF THE WHOLE.

MEETING ADJOURNED AT APPROXIMATELY 12 NOON, BY PRES. ROSETTA DELUCA, SECONDED BY VICE-PRESIDENT ROBERT BUONANNO.

NEXT SUNSHINE MEETING SCHEDULED FOR MARCH 21 AT 6 PM.