

3.38
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July 6, 2026 ✓

BARBARA D'AVERSO
4 Brentwood Street
Whiting NJ 08759
732-715-0813
barbaradaverso@gmail.com
July 2 2026

This is the submission of my letter of intent & resume for a position on the Board of Trustees of Crestwood Village 7 in Elections to be held September 2026.

I have been a homeowner in CV7 since 2002 & an elected Trustee of the Board of Trustees since 2021. As a homeowner, I observed the unacceptable actions of the previous Board & its President for a number of years and decided I could not in good conscience remain silent and on the sidelines any longer. I ran for office, was voted in by my fellow residents, and have been re-elected in the following elections since..

In addition to my duties as Board Secretary, I have generally focused on assisting in the implementation of an extensive array of Community services and Events for our Residents, both to raise monies for our Association & to improve morale & a sense of Community amongst Crestwood Village 7 homeowners. This Board, in conjunction with the Trustees Events Committee, has since 2021 hosted an extensive annual schedule of events, including free lunches and breakfasts, vendor markets, dances, car shows, day-after-Thanksgiving dinners, Meet n Greet for new homeowners, Christmas concerts, Halloween Trunk or Treats for the local children and many other events. The Trustees Events Committee, aided by many residents with donations and as volunteers, has reinstituted the previous concept of a free Food Pantry for CV7 residents, a useful and greatly- appreciated benefit to homeowners, which had been closed down by a previous Board. Our little Pantry has a large following of residents availing themselves of the assistance.. The Pantry operates without any money from the Association budget, financed solely by donations from residents, the Events Committee, and from local retail food companies that very generously offer their assistance.

If re-elected, I would like to expand our Village's event schedule to include more presentations of Health Fairs and other informative events. I am also interested in exploring possibilities of state and federal Grants for our Association for the benefit of our residents.

My previous, pertinent work experience includes: owner/operator for 11 years of 3 large craft consignment shops of 95 crafters each in 3 NJ shopping malls, internal & customer security mgmt in a major big-box store, creation & mgmt of 2 different gift shops, Coordinator & Chair for over 12 years for Vendors/Crafters/Antique Sellers at both Chatsworth Cranberry Festival & City of Cape May Boardwalk Craft Shows.

My last employment before retirement was 7 years as supervisor and manager for Food Product Demonstration Teams at both BJ's & Sams Club. I hold a BA in English /Am. Lit. from Livingston College.

I ask for residents' votes to re-elect me to another term on CV7 Board of Trustees because I would like to continue to be of service to my Village and so that the array of Community Events already established for our residents can continue to expand and benefit the people of Crestwood Village 7.

To: Residents of Village VII
From: John Delgaldo
Subject: Candidacy for the Position of Trustee

Dear Members and Neighbors,

I am writing to formally submit my letter of intent to run for the position of Trustee for Crestwood Village. Having moved to the community this year. I am eager to offer my skills and leadership experience to our neighborhood. of our community

My background includes serving on two different boards in various positions. This first hand experience has taught me the importance of knowledgeable governance, accountability, and fiscal responsibility. I take great pride in my work, and I am committed to ensuring that every action I take as a trustee serves the best interests of our community.

In my time here, I have been highly impressed by how well-organized Crestwood Village 7 is. I am running for this position to lend a helping hand in maintaining that stability and helping our community prosper moving forward.

Thank you for your cooperation

Respectfully,

John Delgaldo
10 Hartford Rd
732-814-0146
johndelgaldosellsnj@gmail.com

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John Delgaldo

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July 6 2026

Rosetta DeLuca
119 Chelsea Drive
Whiting, New Jersey 08759
July 6th, 2026

Please accept this letter as formal notification of my intent and candidacy for the Board of Trustees.

People often ask why I chose to continue to serve, especially when the challenges can be demanding. The answer is simple: I love this community. While the loudest voices can sometimes dominate the conversation, I know the silent majority recognizes and appreciates exactly what they have within this "Team of Change".

I work in this office every single day, on call 24/7, welcoming anyone who walks through our doors with questions, concerns and ideas, because every resident matters. I do not hide behind emails or administrative walls. I have been transparent with every issue. I am here not for the politics or title, I am here because I care about the daily peace of mind of our neighbors. That is why I am running again.

However, focusing only on my own efforts wouldn't be fair to the rest of our team. This is a Board of "ALL" Trustees. We have truly melded together to get the job done. I am incredibly honored to serve alongside this exceptional group of dedicated residents who volunteer their vast knowledge and work hard for our community every day.

Thank you for the privilege of serving on this board, and thank you for your support and your vote to continue this important work

Experience and Contributions:

My professional background, combined with my active tenure on the board, has allowed me to bring valuable hands-on experience to our community's budget planning, infrastructure management, landscaping, and daily operations.



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Kenneth "Ken" Freeman

Email: kenrod47@verizon.net Phone: (732) 664-3255 Contact me with your questions

Mission Statement

My mission is to once again serve as a Board Member dedicated to restoring responsible leadership, sound financial oversight, transparency, and a higher quality of life for the homeowners of Crestwood Village.

Homeowners deserve a meaningful voice in the operation of their community. Working to restore owner involvement and strengthen communication between the Board and residents, ensure that community decisions are made openly, fairly, and in accordance with our governing documents and New Jersey and Federal law. Committed to promoting education for both Board members and homeowners so that our community operates in accordance with accepted HOA standards, reducing unnecessary conflict and avoiding costly legal disputes.

Objectives:

Encourage homeowner participation in community operations. Increase financial stability through responsible planning and cost-effective management.

Treat every homeowner with dignity, respect, and professionalism. Welcome residents' ideas and suggestions that could help improve our community.

Promote ethical leadership and industry best practices for community associations.

Experience includes:

Over 48 years of experience in real estate, sales, property management, and community operations.

Managing residential, senior, condominium, HOA, commercial, and subsidized housing communities. Preparing and managing annual operating budgets. Negotiating capital improvement and rehabilitation projects. Supervising maintenance, construction, security, administrative, and clerical staff of up to 67 employees.

My experience has taught me that successful communities are built on transparency, communication, accountability, and homeowner involvement.

I'm committed, if elected again, to try working with fellow Board members to restore trust, encourage homeowner participation, and protect the interests of all residents. Above all, ensure that village employees give owners the respect they deserve.



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A.W.
July 6, 2024

Helo fellow homeowners.

I would like to run for election to our board of trustees.

I have lived in Crestwood Village VII for 14 years. 2 years as a renter and 12 as a homeowner.

I worked for 40 years in the Garment industry in New York.

I worked daily with executives and sewing employes with great success.

I want to serve on the board to provide transparency to all homeowners.

Board members have a responsibility to let everyone know how our money is being used.

Please consider giving me a chance to help make our village one that people want to come to live in.

Sincerely

Brenda Klein

68 Falmouth Ave

Whiting NJ 08759

732-330-8773



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Joseph Olbis BOT Candidate '26
Hummingbird Ln.

Hi my name is Joe Olbis.
I have lived in Village 7 for
the past 4 years. I ran my
own HVAC business for over
40 years and earned a reputation
for being HONEST + FAIR.

I am running for the
Board of Trustees. If elected
I will bring over due change
to OUR Village, that's been
in desperate need for the
past 5 years.

So, if you are SICK +
TIRED of being bullied,
harassed and denied access
to YOUR AMENITIES...

THEN VOTE FOR ME

JOE OLBIS

received

STAND UP to change so we can
can TAKE OUR VILLAGE
3.36

BACK!

Joe Olbis

Karen Sheahan

49 Augusta Road
Whiting, NJ 08759
Telephone: 732-864-7966

July 5, 2026

Election Committee Chairwoman
1 Falmouth Avenue
Whiting, NJ 08769

To Ms. Audrey Wilson:

Please accept this letter as my letter of intent to run for a position on the Board of Trustees in the Whiting Village at Crestwood VII Community Association, in the upcoming election scheduled for September 2026.

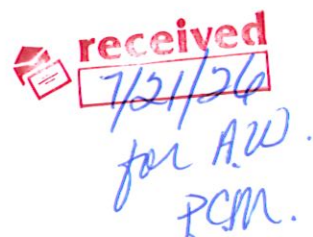
Allow me a short introduction for the residents I haven't met. I have owned a house here in Village 7 since 2010. Originally from NJ and relocated to Nebraska. I raised 8 successful children before returning to NJ in 2011. I have been a licensed real estate agent in 3 states and worked for over 45 years, including property management. I have volunteered in numerous organizations.

I have successfully served on the Board of Trustees, here in Village 7, in several positions, leading up to President of the Board. My life experiences have taught me (above all things) patience.

It is my hope to see our community have the opportunity to recover the amenities and social opportunities that have been taken away. I hope to see our common areas reopen to all residents, and it is my hope to see the present put into the past to heal this Village so we can all enjoy the life we invested in.

I look forward to meeting you at "Meet the Candidates Night"

Sincerely,
Karen Sheahan

received
7/21/26
for A.W.
PCM.

Carole Snider
44 Chelsea Drive
Whiting, New Jersey 08759

Please accept my resume of my intent in continuing my service on the board of Trustees.

Having served on the Board for the past two years, I have consistently worked with impartiality and professionalism to manage our day to day operations. I value working hand in hand with community members for the betterment of our Village, always focusing on honesty and integrity. My time on the board has been incredibly rewarding, and I have consistently strived to do my absolute best for our community.

As a resident, I am deeply invested not only in my own future but also in the future of everyone who lives here. My experience has equipped me with a deep understanding of our communities needs and the proven capability to continue serving you effectively.

Thank you for your time and consideration.

Work Experience:

- 16 years office manager at a construction office. Edison NJ
- 3 years at housing authority as section coordinator. Edison NJ
- 4 Employed by ET Thesman selling houses in an adult community in Arizona.
- 3 years on the Board of Directors at ET Thesman.
- 3 years Board of Trustees Village VII



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