

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - August 23, 2023

ATTENDEES : Council: George Earle (by phone), Rex Cassel, (Roger Fleming), Nancy St Laurent, Steve Keefer
CSK Management : Janet Burgess

COMMITTEES :

Architecture – Anthony Bruno, Steve Keefer
Landscape – Pierre Nolin
Maintenance – Jim DiCarlo

The regular August 23, 2023 Council Meeting was called to order by President Earle at 9:55 AM and ended at 11:10 AM.

MINUTES : Minutes of the last Council Meeting held June 21, 2023 were unanimously approved. (Since there was no Council Meeting on July 19, 2023, there were no July 2023 Minutes).

RESIDENT BUSINESS

1684 / Lovin – Following the power washing of hardie plank and Lovin's complaint, Council has replaced the broken basement window and plans no further reimbursement or address to her continuing complaints about all HOA activities.

1741 / Taube – Apparently all violations cited in the 6/27/2023 letter from Council have been removed or corrected including the birdhouse which was removed (although it was granted an exception if painted a different color).

1742 / Powell – The color nonconforming deck (composite flooring in gray and railings in cream color) was constructed July 17-18 without any application to Architecture or Council. As original homeowners the Powells are certainly aware of the Yardley R&Rs which require AC and Council approvals and permit from EGT for a deck rebuild. Council discussed options to include fines, deck removal, painting, grandfather, and further contact with EGT. Council decided to send a second letter via email to the Powells for them to prove a permit was issued by EGT, final inspection results, and any/all application or approvals from Council for this deck rebuild. The deck at 1742 remains unapproved and nonconforming.

1694 / Millen – Water intrusion issues continue thru the trash room / garage and now into the back basement since the Berg Construction project for the MA was completed. Smaller repairs have been completed by HOA and Alan Millen has been most patient. We await the next major hard rain to determine if further work is needed.

OLD BUSINESS

Roof Replacement – President Earle advised that he has requested a description of work as "minimum standard" from KPI-2 along with an estimate. The minimum requirements standard will be used in soliciting other viable contractors including Bachman's Roofing which was chosen by Franklin Village for reroofing Fall 2023 following extensive interviews of roofers. Reroofing Yardley Village is still planned for 2024 with bidding in Fall 2023 (possibly to include new gutters and replacing old faded upper shutters and chimney caps), based on cost, availability of materials and contractor.

NEW BUSINESS / DISCUSSION ITEMS

Insurance for Yardley HOA – A "Notice of Policy Renewal" dated 7/28/2023 has been received from CAU / Community Association Underwriters of America, Inc for "Package Policy" renewal for the year 10/1/2023 to 10/1/2024 at a cost of \$91,250. Although preliminary since our broker is still shopping around, this cost represents a \$13,107 increase (\$95 per each 138 homeowners) which together with the \$18,009 increase for the current 2023 year is a \$31,116 / 52% increase in two years ! This 2024 rate includes an increase in the basic deductible from \$7,500 to \$10,000 approved by owners thru the Insurance Amendment Vote in April 2023. Council will request a Policy Renewal cost based on \$7,500, \$10,000, and \$12,500 deductibles. Yardley's insurance cost may be higher due to the need for reroofing.

2024 Fee Cost Increases - cost increases are being announced already for 2024 including :

- MA increase of \$6.81 per unit per month (= \$81.72 per year or \$20.43 per Quarter)

- HMLD increase of +19% (= + \$210.54 per year or \$52.64 per Quarter)

COMMITTEE REPORTS

ARCHITECTURE

1616 / Engle – replacement of 5 concrete sidewalk blocks sloping unsafely away (not level) from the front porch entry has been completed by Corinthian Services at \$1,600 cost.

1675 / Davis - an estimate of \$1,250 from Corinthian Services has been received for the replacement of 4 concrete sidewalk blocks to the front door which are unsafely uneven, sunken, or raised.

Trash Door Painting – CSK will provide a list next week of homeowners who have paid \$40 for painting of faded or weatherworn trash doors which did not get painted in 2022, and a few who requested front door and side panel painting at \$110.00 cost. Bill Dailey Painting will complete this repainting during September 2023.

Green Full View Storm Doors – recent requests for storm doors which include a “retractable screen” prompted me to investigate availability. First, the Yardley R&Rs should be amended to include the acceptability of full view green storm doors “**with retractable screen**” (even though there is a 1-2” center bar), not just interchangeable glass and screen panels, so owners know of this approved choice. Secondly, green full view storm doors are no longer available in-stock or by special order thru Home Depot or Lowes, Downingtown. They are available by special order thru Home Depot, Frazer, PA although only the Anderson 2000 Series with retractable screen (poor quality) and Anderson 3000 Series in full view interchangeable. However, both type doors are available in color “Sandtone” (Home Depot- Anderson) and “Sandstone” (Lowe’s – Larson and Pella) which is a close match to the SW “Clay Pebblestone” color of the door frames in Yardley Village. This tan frame color might be a future change to consider for storm door color in Yardley.

LANDSCAPE

Yardley is looking great ! Pierre has a Fall Project planned to reseed 30+ areas where trees were removed and bare lawn areas (aerate and seed) at \$3,500 estimated cost.

1684 / Lovin – Council will replace one plant which died following Horn Plumbing excavation, but not all plantings between the walk and house as requested by Lovin. This area is homeowner responsibility.

1628-1629 – fence rails are falling into the culvert which will be directed to HML as the wetlands are MA responsibility.

1628 to 1622 – there are trees growing out of the paver wall in multiple areas. Pictures will be sent Ed McFalls, MA .

1612 – there are also concerns for the integrity of the huge wetland paver wall along 1612 which rounds the corner to Chandler. And there are also two railing areas on top which have separated and are tied together with zip ties.

1631-1630 – after 20 years there is suddenly water at the side curb area mid-wall in the garage at 1630 / Cartensen. HML has camera checked the drain pipe along the 1631 /Nolin courtyard wall and found no blockages although there is a backwards tilt. The courtyard elevation is also higher than the garage floor next door. Jim DiCarlo was going to investigate with Pierre as they await the next major rain storm.

MAINTENANCE

Jim DiCarlo will conduct inspection along with Pierre of all the retaining wall areas.

There are also 200 storm drains in Yardley which may require attention or cleaning.

INFORMATION ITEMS

The Verizon new 5 year contract equipment upgrade continues and an email was sent 6/22/2023 to 33 addresses in Yardley which had not upgraded to Verizon Fios One for replacement router and equipment.

NEXT MEETINGS

Next Council Meeting, Wednesday, September 20, 2023, 10 AM, Ardmore Room, HM Community Center.

Open Budget Meeting, Thursday, December 7 at 7PM.

Respectfully submitted, Steve Keefer, Secretary

