

YARDLEY VILLAGE COUNCIL MEETING - OCTOBER 13, 2021 - MINUTES

ATTENDEES : Council: George Earle, Rex Cassel, Art DiGiuseppe, Roger Fleming, (Dan Worden)

COMMITTEES :

Architecture – Steve Keefer

Maintenance – Jim DiCarlo

Landscape – (Paul Woodruff)

CSK Management : Janet Burgess

The Yardley Council Meeting of October 13, 2021 was called to order by President Earle at 10:05 AM.

MINUTES : The Minutes of the 9/22/2021 Yardley Village Council Meeting as revised were accepted.

RESIDENT BUSINESS

1695 - Berger and Wolf / **1694** - Millen – Flooding in Yardley Village, behind Greenhill Road at the East end and behind Boot Road at the West end, continues to be an issue with major storms such as experienced 9/1/2021 which present major rainfall of 6-8” within an hour or less. There are questions re the underground drainage system, ID / inside diameter of drainage inlets and piping, backflow prevention, and storm drain outlets. Major flooding into the basements at 1694 and 1695 resulted. A written letter dated 10/11/2021 from these homeowners was presented for Yardley Village and MA assistance. George Earle will plan to meet with them.

1638 / Marshall - Reported that sewer access pipe is cracked with tree roots growing into the pipe. Horn Plumbing was called to remedy what might be a major unbudgeted repair expense.

1628 / Clancy - With settlement scheduled, the buyer called re the stucco above the front door at the eave which was not remediated. Perhaps this is just dirty or discolored stucco which Jim DiCarlo will inspect.

1683 / Emery - Concern re trees which can be removed, but HOA will not be replacing.

1658 / Chu - This house has been empty for years and there is concern for disrepair of house and deck. George Earle and Jim DiCarlo plan to inspect.

NEW BUSINESS / COUNCIL DISCUSSION ITEMS

2022 Budget - Capital Funds Forecast – Consistent with the October 2021 Yardley Village Newsletter “Budget / Assessment” outlook, Roger Fleming presented a CY 2022 Operating Budget which reflected an increase of \$118 in Quarterly Fees from \$1,531 to \$1,649. Increases included MA/ 4.1% and Landscape Maintenance / 4.6%, stone wall rework (\$40 quarterly for 3 years), maintenance overruns, and miscellaneous landscape/ large tree pruning. Control over expenditures is difficult given maintenance and repairs which may be characterized as “regular/budgeted/expected and unexpected” which result in judgement calls for repairs or maintenance needs to be completed as a timely response. As the Village ages the needs and demands will continue to grow with consequential spending increases. A frustrating example is the landscape improvement and large tree pruning budget which consumes an ever-increasing dollar amount which should be expected to grow given the size, age, and privacy demands of the Village landscape. A suggestion from Paul Woodruff to engage an Arborist to provide a comprehensive review and plan of tree and landscape health, size, and density was considered although an estimated cost of \$20-25,000 for such a comprehensive plan would be

prohibitive. An alternative suggested by Janet Burgess would be to hire a landscaper/landscape architect for a day's evaluation at a fee with specific recommendations provided on a walkthrough evaluation accompanied by landscape, council and committee personnel.

Of course, there is major attention also focused on maintaining sufficient Reserve / Capital Funds growth for projected Roofing/2024 and Road/2026 projects planned ahead, if not sooner.

After further discussion there was consensus for Mr. Fleming to increase the 2022 Budget slightly to \$1,659 with the increase provided to Contingency and Landscape variable costs, for a final 2022 Budget to be reviewed at the November 2021 Council Meeting.

OLD BUSINESS

DISCUSSION ITEMS

Smoke/Security System repair or replacement in Yardley Village. CSK had recently inquired to West Chester Security / Matt Ratliffe asking to get on their list for this work. Per Janet Burgess, West Chester Security advised they could start the homeowner phase now to inspect and replace smoke detectors where needed at homeowner expense, then in January 2022 begin the general work of panel repair, reprogram, or replacement for all of Yardley Community. However, we still don't know if replacement panels, smoke detectors, batteries and other electronic equipment would be available. Although Ulster Village is apparently withdrawing from the HM fire alarm update program as all are individual homes, this is not an option for Yardley Village which are clusters of 2-3-4 attached homes. There was no final decision as to how Yardley should proceed.

COMMITTEE REPORTS

ARCHITECTURE

Steve Keefer reconfirmed that the recently completed stone walls work cost \$64,010, not \$70K as advised in the October 2021 Yardley Village News, given questions from Yardley residents.

Milling to resurface Boot Road from Ward Avenue to Greenhill Road has begun, which would be a long-awaited change for reduction of roadway noise, especially from passing construction dump trucks at night ! A walk-thru architecture evaluation of Yardley Village homes is beginning, to report the condition of shutters, driveways, upper windows, decks, gutters, trash closets, dormers, stucco and stone walls, and landscaping.

LANDSCAPE

CSK / Janet Burgess continues to recommend AC Tree Experts for large tree work.

MAINTENANCE

INFORMATION ITEMS

NEXT MEETINGS - Meeting adjourned at 11:35 PM

November 10th, Wednesday, 10 AM at Sullivan House

BUDGET - **December 8th** at 7PM CC Main Hall . . . CSK recommended and Council concurred that this Yardley HOA Meeting for all homeowners be held virtually with initial mailouts and request for comments.

Respectfully submitted,
Steve Keefer