

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - January 25, 2023

ATTENDEES : Council: George Earle, Rex Cassel, Roger Fleming (Absent : Dan Worden, Nancy St Laurent)
CSK Management : Janet Burgess

COMMITTEES :

Architecture – Tony Bruno, Steve Keefer
Landscape – Pierre Nolin
Maintenance – (Jim DiCarlo)

The regular January 25, 2023 Council Meeting was called to order by President Earle at 10:35 AM. Ended 12:40

Dan Worden, Secretary – Resignation – Due to declining health, Dan has submitted his resignation from Council. Steve Keefer agreed to be appointed Secretary to complete Dan Worden's term ending 6/1/2023. Council thanked Dan for his help and involvement for the last four years of service on Council !

MINUTES : The Minutes of the last Council Meeting held November 16, 2022 were approved.

RESIDENT BUSINESS

1726 / Taube – CSK will advise Janet Taube by email that personal plantings in Yardley common areas are not permitted as clearly stated in the Rules & Regs, per her request to the Landscape Committee.

OLD BUSINESS

Crack sealing of village roads by Trampel is planned to be completed during first quarter 2023 depending on weather and materials availability.

Power washing by Thunder Wash during Spring 2023 of (mostly) Hardie Plank and stucco walls as marked on a Village map was discussed. Roger Fleming and Steve Keefer had surveyed and noted on a village map by a walk around in late October 2022 those walls and areas needing cleaning (low pressure washing with detergent) to eliminate green mildew, mold, or growth. Concern was expressed for equally shared water use for cost, rather than from only a few homes. A **Motion** was approved to accept the Thunder Wash estimate dated Jan 12, 2023 at a cost of \$12,600.00 for this cleaning.

Insurance Amendment – CSK prepared a simplified letter for mailing to homeowners intended to explain the need to remove the dollar amount (currently \$7,500) for the deductible to help control insurance cost. The Deductible might then be increased or decreased to help control insurance cost. Council is required to obtain a 67% affirmative vote from home owners to change Yardley's Documents prior to insurance renewal in September. Roger Fleming suggested we review insurance cost savings if the insurance deductible was increased to \$10K for 2024.

NEW BUSINESS / DISCUSSION ITEMS

Security / Smoke Alarm Upgrades have continued thru West Chester Security and Electric. Control panel replacements require the homeowner to replace ten-year-old smoke detectors which all must now alarm in unison. Since smoke detectors are the responsibility of the individual homeowner, it is an expense which many decline to pay although EGT Use and Occupancy Certification will eventually require this be completed. **HOA still needs a list of addresses from West Chester Security where new security/smoke panels are needed** (where homeowners have declined to pay for upgraded smoke alarms resulting in upgraded panels not being installed).

COMMITTEE REPORTS

ARCHITECTURE

Steve Keefer provided a “show and tell” including samples of a proposed aluminum powder coated **deck railing system** proposed by Smoker Carpentry for AC and Council approval. Given Council Q&A it was decided to review specs, see an actual installation, and defer any decision until next Council meeting.

1633 / Woodruff – The AC and Council in Jan 2023 approved a deck rebuild which requires a permit from EGT for deck work and an original permit or new permit from EGT for the gas line-to-grill connection which was installed by Mr. Woodruff.

Apparently, originally a gas line from house to grill was permitted as a Yardley building option (?), although any deck rebuild today would require a permit to continue use of a gas line conversion to grill use.

At 1643 the original protective foundation coating is an undesirable blue color which should be painted. AC is to identify if any other buildings show similarly when doing Spring 2023 village walking evaluation.

LANDSCAPE

Pierre Nolin reported that AC Tree Experts dead tree removal and pruning has progressed from the West end and with rainy weather ahead will be completed on Saturday, Jan 28.

1746 – Ladders along the Village fence. CSK will contact JB Construction for removal.

1792 / Al Gamma – Council received a \$467 estimate from Bartlett Tree Experts for root collar surgery to the white oak boulevard tree (versus \$550 for removal) to consider. Pierre will email Mr. Gamma that Council declined his request.

Amendment : After the Council meeting upon further review by Council it was decided to share 50/50 the cost of the \$467 estimate since the cost was less than the cost of tree removal and replacement.

1792 / Al Gamma – concerned the Yardley Pipe Plan to prevent flooding at 1693-1694 will result in tree removal behind his home. George will review plans again with Mr. Gamma that trees necessarily removed for the pipe line will be replaced with new, younger foliage / trees.

1736 / Orsini – requested Council get a quote for thinning / trimming the huge (historic) Sycamore tree behind her house. Pierre to investigate if this would provide any benefit to the tree (and if EGT would even ever allow removal).

MAINTENANCE – Jim DiCarlo – not present

INFORMATION ITEMS

Per George Earle, a member of the MA and BOD, changes with the HML Group are coming under new manager, Kris Givens. HML is a “partner” with HM Villages for services and landscape, and it is beneficial for HML and HM Villages that they continue to be successful as our landscape and services provider (rather than bringing in outside contractors).

NEXT MEETINGS

Meeting adjourned at 12:40 PM

Next Council Meeting, Wednesday, 10 AM, February 22, 2023, Ardmore Room, HM Community Center

Respectfully submitted, Steve Keefer, Secretary

