

Roger Fleming

From: alzuccarello@aol.com
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Subject: MINUTES Sep 19, 2012 - YV COUNCIL MTG
Follow Up Flag: Follow up
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**YARDLEY VILLAGE COUNCIL MEETING
September 19, 2012****COUNCIL SESSION:**

Attendees: Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Dick Mortimer, Al Zuccarello,
and Janet Burgess/CSK Mgmt

Meeting called to order @ 09:03am by President Joe Ciasullo

**Approval of Minutes August 22, 2012 - unanimous 5/0
Forwarded to YV Website Sep 19**

OFFICERS REPORTS:

PRESIDENT'S REPORT - Joe initiated discussions on:

***Chimney cap rehabs - 76 remaining c-caps & exhaust fan cowls for rehab
= est \$16,000 projected for 2013.**

***Smoke Alarms Testing & Battery Testing/replacements proceeding on
schedule, expected to conclude Oct 5 @ projected cost \$5,200. Also appears
majority, if not all, batteries will need replacement.**

***Stucco Funding as a Capital Reserve Item and Testing - looking to April 2013
to commence statistical sampling re: KHov stucco-warranty expiry early 2014.
Questions centered on % of homes necessary to test to obtain conclusions,
the type of homes (ratio of interior:end units) and locations of probings, and
selection of contractor. (Garden State Environmental, original company
performing all of YV's testings, not available re: conflicts of interest with
KHov).**

ACTION: Janet will research contractors & estimates for testing.

***Painting - postponed as a 'repair item' for 2013 as a measure to reduce**

number of budget items. No glaring, or pressing item seems to require quicker attention. There was discussion about garage overhead lentils or mantels. No decisions made.

***Mailboxes - discussions revolved around current incidents and more evidence of in-ground posts' base-rot, concurrence that elaborate repairs involving ground sleeve insertions, plus additions of replacement jigs cutouts & mating of cut-outs, and confirmations that mailbox support frames have other structural weaknesses, brought it to conclusion not to opt for any expanded repairings' efforts beyond what topples between now and full replacements.**

Meanwhile, a cost of \$300 per mailbox/ \$40,000 village expense seems excessive. Keeping fingers crossed over Winter, and investigating mailbox pre-mfrd structures.

VICE PRESIDENT'S REPORT - Joane advised the newly completed YV Declarations, with insert for H/O acceptance sigs as verifications of receipt, will become available to residents on a timetable for pickups at Joane's residence (1710), where a table will be manned by Joane and other members of the Social Committee.

TREASURER'S REPORT - Art advised:

***YV portfolio value as of Sep 17 @ \$627,915, increased \$11,436 since August. Re: Citadel Bank's rollover of a matured CD on a non-communication issue, they agreed to cut a check for maturity value, \$26,150.93. Expect to be deposited into the Ford M/M account for future investment at better return.**

***Also advised Kevin Free's comments re: dryer vent cleanings' discovery of unattached duct piping dropping lint near, or upon gas h/w heaters. Art recommended consideration of mandatory dryer vent cleaning, and used as benchmark after further results of Kevin's completed work is obtained - for council's further review.**

***ACTION:* Janet obtain status report from Kevin, specifically re: duct connections**

MEMBER AT LARGE REPORT - Dick was content with Stucco Repairs as capital reserve budget item, and to begin earmarking yet-undetermined amounts to cover contingencies, especially with unknowns as to length and integrity of remediation's of 4-5 years ago. With renewed discussions of Springton, Robynwood, Vassar, and Zephr Hills V's very current problems, remediation lurks as a possible recurring issue needing additional status.

SECRETARY'S REPORT - Al opined on mailbox replacements, as well as

probable causes for clogged or sluggish sanitary lines (1703) inside homes and at street connections. He also reported on 1723 (Colvin) stucco marring issue. With regard to the Stucco issues, Joe is taking a proactive, pre-emptive position with keen interest in the KHov law suits against their contractors - and especially who was actually at fault (ramifications to liabilities for the present & foreseeable future if YV ever needs to take action again). Joe charged AI with conferring with lawyers who could shed light on, clarify issues, etc. Three were spoken with: two from HM, plus one representing JM Pereira Company, KHov's cement foundations contr, and some observations & advice obtained re: Chester County Court Common Pleas docket number for further investigation. The case(s) are currently only at written discovery and the depositions stage.

RESIDENT BUSINESS:

***1703 (Ficoturo) - sanitary pipe/toilet backup (attributed by Roto-Rooter serviceman as roof vent cover of unknown origin - and one of any number of possible causes, though this an improbable cause). H/O had this noted on his bill and seeks relief from the \$300+ s/c bill to snake the pipe! JS Roofing does not think this was the problem. AI discussed and received additional advice from Carmen B, owner Battavio Plumbing.**

***ACTION:* Janet will inform 1703 of YV HOA's lack of culpability.**

***1723 (Colvin) - stucco marring caused after H/O, as instructed by CSK, paid for removal of ivy vines left by previous owner. HML removed ivy vines in satisfactory manner, but unsightly streaks & residue from the tenacious ivy vine tracks were left. HML called back to remedy, and in doing so brought a hi-pressure power washer to bear too close to the stucco, chipping out several flakes of veneer.**

***ACTION:* Janet to confer with Mike N if HML Construction Dept can spackle/feather the thin diameter veneer with stucco-colored WP paint or coating, or Richard Eagan Contr. Hopefully the easier remedy will take care of this cosmetic issue.**

Correction: previous Minutes referenced Keefer residence incorrectly as 1733 Yardley and is corrected to 1726 Yardley.

Council Session concluded 10:00am

COMMITTEE REPORTS:

Attendees: Mary Ellen Marra, Jim DiCarlo & Ed Sweeney

LANDSCAPE CMTE - Mary Ellen to check with Mike N re:

***Estimates for 2 dead tree removals along Boot Road wall (1735-1739) without grinding out their stumps**

***Trimming issues of/for Boulevard Trees.**

There was mention of PECO-ing the Blvd Trees every 15 years, letting them re-shape by natural process. She reported 2013 is the timetable for trimming Evergreens.

***Pruning Issue - further mention made that Troon V paid out \$24,000 for ignoring serious pruning. Discussion ensued about difficulty of attempting to prune back to the prior year's growth, allowing the plants to become oversized as each year they sprout beyond previous year's growth rate and out of control.**

***Nutgrass Issue - concern of paying additional for treatment of invasive 'nutgrass' weed. YV paid \$500/yr during 2010 - 2011. Joe took issue with additional charge of \$1040 for further treatments. Thinking is - for same labor, attention to treating, chemicals expended, etc - the weed should have been kept under better control.**

MAINTENANCE CMTE - Jim & Ed discussed:

***Mailbox repairs and feasibility of quick-fix to YV's mailboxes by installing the metal sleeves for all. Side issue is it morphed into heroic measures with time consuming craftsmanship and work with 4"x4" treated-lumber jigs needing corresponding cut-outs to adjoin into the post cut-out at the base, and fitting-drilling-screwing together - all after H/O complained about the initial sleeve repair. Jim & Ed are happy to do this in manageable numbers. Q is: what happens if shortcut methods need be taken for quick mail accessibility if Jim &/or Ed are unavailable - re: weather, travel plans, or health issues. Can also be comparisons or complaints of not receiving same quality repair given their neighbor. It was re-affirmed there is no quick fix because other parts of the mailbox support frame are now weakened and beginning to rot out.**

***Mildew fix for N side of homes and what could be done. Indications of water:bleach (4:1) solution seems to take care of the problem.**

***ACTION:* Janet to check into effect of bleach on stucco.**

SOCIAL CMTE - Joane advised there would be a meeting soon.

Meeting adjourned @ 10:47am

Next Council & Committees Meeting: Friday October 26 @ 09:00 & 10:00am

Respectfully Submitted,

Al Zuccarello, Secretary