

**Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Friday, November 30, 2012 4:40 PM  
**To:** webmaster@yardleyvillage.com; flemingref@comcast.net  
**Subject:** MINUTES October 26, 2012  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Roger - Oct 10 Special Exec Mtg & Oct 26 reg YV Council Minutes approved 5:0

**YARDLEY VILLAGE COUNCIL MEETINGS:**

**October 10 - Executive Session special meeting held at President Joe Ciasullo's home to discuss roof inspection issues. Dick Mortimer and Al Zuccarello also in attendance.**

**October 26 - COUNCIL SESSION:****Attendees:**

**Joe Ciasullo, Art DiGiuseppe, Dick Mortimer, Al Zuccarello, and Janet Burgess/CSK Mgmt**

**Meeting called to order @ 09:05A by President Joe Ciasullo.**

**Approval of MINUTES of September 19, 2012 - unanimous (4:0)**

**NEW BUSINESS:****Yardley Village DECLARATIONS (Covenants, Easements & By-Laws):**

**Discussion on distribution (or lack of response) re: YV's Declarations and some items still in need of clarification:**

**Declarations Curative Amendment expected to handle Declarations Docs quorum approval issue. Council discovered that the rewrite of the Declarations is covered by Curative Amendment (Section 7.2) not requiring a quorum vote by the HOA - reason being the rewrite was necessary to supplement, or correct, any provision which is: incorrect, or defective, or incomplete, or which is inconsistent with any other provision.**

**Dick advised that the 1st Architectural Supplement of Nov 18, 2002 should be verified as a remaining legal YV Document.**

**Also, Craig Snyder (1748) wrote council re original docs on fire detection/panic alarms components' responsibility vs dialers now cited as HOA responsibility, but interior-related wiring belongs with h/o. Additional issues and/or clarifications expected to emerge.**

***ACTION:* Joe C to send Craig reply; Art handling this response for Joe while he is traveling.**

**OLD BUSINESS:**

Roof Issues - 1732 (Zuleski) continues reporting multiple issues & host of additional problems.

**ACTION:** JS Roofing to re-roof the problem section at cost \$4,800.

Also, neighboring 1730 (Campbell) had three repairs by JS Roofing. More recent leaks' from Hurricane Sandy reported by: 1663 (Inverso), 1662 (Ferroni), 1655 (Santucci).

Prior to Hurricane Sandy, JS Roofing (Leroy) reported damage from walking on roofs cannot be overemphasized. Thought some damage could be from crews rehabbing chimney caps, etc.

Kipcon's owner, Mitch Frunkin, advised Roof Inspection Survey (statistical sampling %) not worth the exercise due to specifics of wear & exposure. Advised our roofs poorly constructed, and adversely affected by being walked on. Also mentioned roofs do not appear to be able to fulfill 'life expectancy' limits, and may need replacing 5 years sooner than planned and budgeted.

**CAPITAL RESERVES Report:**

Council decided to follow Kipcon's Threshold Funding recommendation which increases YV's annual contribution to the Capital Reserve from \$64,966 to \$80,371 - increasing amounts to H/O units by \$9.00 p/month.

Council Session concluded 10:00am

**COMMITTEE REPORTS:**

**ARCHITECTURAL CMTE:** Jim Alexander  
No Report

**LANDSCAPE CMTE:** Mary Ellen Marra

Boulevard Trees tour with Mike Neale and HML's arborist, Mary Ellen & Al Z. Major issue Fireblight virus infections of Pear Trees taking its toll. 1662 (Ferroni) needed 100% removal prior to Hurricane Sandy's winds could topple it onto residences &/or vehicles. 1683 (Alexander) 50% infected will require removal. Observed more: 1660 (Berish) lost large limb from center trunk that came straight down imbedding itself into mulch area decorated with pumpkins where grandchildren delight in playing, 1656 (Baturka) lost center portion of that tree, 1655 (Santucci) blew over couple years ago as 100% loss, and neighbors moved their cars out of driveways on Yardley Ct during Hurricane Sandy to avoid falling limbs from the Pear trees - which did happen. Replanted, mis-planted Pear trees are most serious problems with signs of infection.

HML discussed proposals to deal with the Pear trees especially. Re other Blvd Trees' varieties - Lateral Reductions vs Shaping (problematic that post-growth canopy shrouds tree top, preventing light from entering to center - results in denuded growth in center and weakened tree) are the two methods of pruning/shaping. Discussion evolved around current 3 year plan of trimming expanding to 5 year plan. Starting as an initial 10 year program, shaping issues would be addressed 3x (2013, 2018, 2023). In some cases, tree removal more economical than 3 trimming & shaping exercises - especially the Pear Trees so susceptible to Fireblight. Pruned cuts, or limb removals opens tree to more infection from the virus in the immediate proximity of these Pear trees. Issues to consider in taking action: time yields larger tree to remove, and collateral property(s) damage from falling limbs &/or toppled tree.  
**ACTION:** Mike N will work up report on cost per tree to prune & shape every 3-5 years vs cutdown & sapling replacement.

**MAINTENANCE CMTE:** Jim DiCarlo & Ed Sweeney

Mailbox support structure - incidents appear to be increasing with 5th post rot-out just witnessed in the immediate vicinity (includes 2 rot-out topples close by), plus a 6th repair to replace warped decor slats.

Mold/Mildew on stucco home exteriors.

**ACTION:** Janet to get advisement of bleach affecting stucco in 4:1 water/bleach solution.

1719 (Brennan) - garage wall buckling from invasive ivy growth creeping under & behind stucco wall at its foundation cut. Unsure if metal drip ledge is part of this stucco wall cut (drip ledge can stop invasive ivy infiltration).

**ACTION:** Joe or Janet to call in Nate Patterson - KHov

**FINANCE CMTE:** Jim Falcone

Jim, in answer to a request by Joe on which YV investment(s) might be tapped in event of quick cash need, provided us with a summation of our finances & investments. Both he, and Art, advised using both Ford and Money Market accounts. Joe floated the idea of a special informative meeting for YV, complete with appropriate slide presentation, to discuss Finance Cmte's investment philosophy. Await further info.

Meeting adjourned 11:25am.

Next Council & Committees Meeting: Friday, November 30 @ 09:00am & 10:00am

Respectfully submitted,  
 Al Zuccarello, Secretary