

**Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Monday, October 28, 2013 6:09 AM  
**To:** flemingref@comcast.net  
**Subject:** YV Council Minutes - September 18, 2013

Sep 18 Minutes: Approved unanimous 4:0

**YARDLEY VILLAGE COUNCIL MEETING: September 18, 2013****EXECUTIVE SESSION:**

Attendees: Joe Ciasullo, Art DiGiuseppe, Rex Cassel, Al Zuccarello,  
and Janet Burgess - CSK Mgmt

Meeting called to order by President Ciasullo @ 09:00  
MINUTES of August 21, 2013 - Approved (4:0), forwarding to YV Website.

**RESIDENT BUSINESS:**

1637 (LeBlanc): destructive testing completed around deck slider door, and completely under, and including deck ledger board to determine leak source & water intrusion damage - as evidenced by warped hardwood flooring in family room directly in front of left side of slider door (right corner standing on deck), and damaged OSB sheathing and insulation below ledger board into the basement ceiling areas. Wood rot discovered at right corner of slider door.

**ACTION:** Janet to call Jacob Altemus of X-Treme Works for flashings rehab of the slider unit, or replacement.

1695 (Berger/Wolfe): ongoing high watertable levels under basement floor & surrounding foundation, per Ingram Engineering's study. This issue, recognized as a hardship to the homeowner and their responsibility, is determined by YV Decs & Covenants, Rules/Regs and re-affirmed by YV legal counsel. Council will do all it can to help clarify the issues for the residents, include re-grade the home's perimeter.

**ACTION:** Meetings will be called for further clarifications of the Ingram study & report.

1711 (Reeves-Cohen): re waterfall cascading from front gutter - No Report to date.

**ACTION:** Tony Bruno, Architecture Cmte, assigned.

1718 (Gentile): on previous roof repairs, areas to patch were missed by YV's usual trustworthy roofing contractor - resulting in interior water intrusions and ceiling/wall staining.

**ACTION:** Janet will have roofing contractor repair & re-paint the drywall sections.

1720 (Molt): reported interior leaks issues in cedar closet, walls & floor in loft. Appears a roof issue.

**ACTION:** Janet to advise Leroy - J&S Roofing

1739 (Flynn): issues of waterfall cascading gutter(s) and trashbin door replacement

**ACTION:** Janet to order fiberglass t/b door; Mike Neale to inspect and clean gutter & drains.

1747 (St.Laurent): homeowner complaints of toilet bowl rings and shower caulking discolorations and peeling appear to be normal interior maintenance items.

**ACTION:** Janet will advise.

### **NEW BUSINESS:**

Janet Burgess, CSK Management awarded 3 year renewal contract by reducing 3% increase to 1.5% increase for its term.

### **OLD BUSINESS:**

Stucco Probes -

Continuing. A number of homes have received either full, or partial probes. Joe had dialogue with Falcon Group (Engineering Div) about continuation of probes in recent 2 week dry spell. Also, in light of 1637's slider door and deck ledger board revelations - additional probes were determined necessary. Falcon Engineering suggested additional probes should wait until remaining homes are completed.

MT Thomas Consulting -

Council has received their Fee Schedule for direct time, travel, etc - if this concern were used as consultant.

### **MISCELLANEOUS ISSUES:**

Mold/Mildew Treatment -

Commercial product Wet & Forget was determined unsuitable for Yardley V needs after applications presented unsatisfactory results in other HM villages by John Altemus, contractor handling our caulking project. Determined old tried & true bleach/water gentle spray application of 1:4 parts bleach:water ratio will work best. Since this problem only affects north walls, draping drop cloths over shrubs, etc not a major hurdle. Residents should not attempt re damage to eyes & clothing.

**ACTION:** Council expected to initiate in Spring 2014.

Executive Session adjourned by Joe @ 10:10

### **COMMITTEE REPORTS:**

Attendees: Mary Ellen Marra, Jim DiCarlo, Bob Moyer

Finance Cmte - Bob Moyer, Chairman

Discussion focused on YV's fiscal liquidity and the optimum investment vehicle to park our ready cash: Vanguard or Ford Fund. Also the question of whether to cease re-investment vs increase cash was considered as well as liquidating the Vanguard Bond funds, transferring proceeds to either Vanguard's M/Mkt (0.01% interest) or Ford Interest Advantage Fund (currently @ 1.1%) made this an easy choice (checks are written from Ford Acct).

Landscape Cmte - Mary Ellen Marra, Chair

A number of shrubbery & trees items within Landscape Cmte's discretionary budget responsibilities were discussed and \*approved for action. What was necessary was approved. Mary Ellen submitted the usual, and appreciated items list.

\*Removal of dead fir tree: Chandler Dr & YV walking path - HML @ \$175

\*1621 (Sapp) - issues of tree roots too close to foundation & tripping hazard - \$310

Maintenance Cmte - Jim DiCarlo

No Report

Committees meeting adjourned by President Ciasullo @ 11:05

Next Council & Committees Meeting is Friday, October 25 (09:00 & 10:00)

Respectfully Submitted,  
Al Zuccarello