

Roger Fleming

From: alzuccarello@aol.com
Sent: Friday, November 22, 2013 11:57 AM
To: flemingref@comcast.net
Subject: YV Council Minutes - October 25, 2013

Minutes approved 4:0 Council Meeting of Nov 22, 2013

YARDLEY VILLAGE COUNCIL MEETING: October 25, 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 September 18 - Approved (4:0), forwarded to YV Website.

RESIDENT BUSINESS:

1637 (LeBlanc):

Deck Slider Door will be removed, flashed & re-habbed, and reinstalled by John A of Altemus Construction, rather than replaced - per agreement by owner. Associated minor interior repairs will follow. Stucco repairs expected to be concluded prior to winter.

ACTION: Janet to schedule John A, of Altemus Construction for Nov 5, or sooner, for flashing rehab of the slider unit; followed by stucco repairs by Jacob A of X-Treme Works

Doors & Windows Replacement/Rehab Shared Responsibility Policy:

Discussion on relationship(s) to 1632's destructive testing & findings of window-leakers (replacement expenses were shared 50:50) by owner & HOA, while other behind-stucco water intrusion damage was assumed by Khov. 1637's leaking deck slider door was discovered after destructive testing was triggered by earlier water-intrusion evidence in the transom area of basement ceiling. It was noted the Green Book's Rules & Regs have notable discrepancies relating to intent of Village Declarations.

ACTION: Joe looking at both the Village Declarations and Rules & Regs for conformity.

1686 (McIlwraith): reported retaining wall between units leaning. HML's proposal \$1,140 to excavate and reset.

ACTION: Council approved repair proposal. Janet advised Mike Neale.

1720 (Molt): reported interior leaks issues in cedar closet, walls & floor in loft. Thought to

be roof issue, but close inspection by JS Roofing determined this is not the case.

ACTION: Janet will follow-up with homeowner. Council requests owner to look for other causes, i.e. - ductwork or vents condensation, leaks, etc.

1739 (Flynn): replacement of corroded trashbin door issue - shared expense with HOA? Blocked drain at door's threshold (probable cause of corrosion) corrected by HML.

ACTION: Janet to engage MJ Martin Construction for est \$625 to replace as original.

1748 (Snyder): dormer window - gasket seal can be seen hanging *inside* the window.

ACTION: Janet to have John A (Altemus Construction) check and reset window as needed.

NEW BUSINESS:

Budget Discussions: 2014 is slated for Driveway & remote parking sealant/coatings, painting of Garage doors (including their Mantels, as well as replacement House Numerals), end unit front door Columns & interior unit Porch Posts, and Mildew treatments where needed.

Estimate of \$62,000 needed to cover these from Operating Budget expenses. Mailboxes are expected to be replaced in 2014, borrowing from 2016's earmarked Capital Budget. The expected increase in Quarterly HOA fees is \$12.00 per Quarter, or \$48.00 per year.

Other financial matters: Approval granted for Vanguard Intermediate-Term Grade Fund (VFICX) and Vanguard Total Bond Market Index Fund (VBTLX) funds be transferred to the Ford Interest Advantage Account.

ACTION: accomplished by CSK Mgmt for YV Council Finance Cmte.

OLD BUSINESS:

1695 (Berger/Wolfe): Joe updated Council on results of meeting with the new owners, council members, Janet, and Ingram Engineering firm re: plans to tap into the high underground water table behind and under 1695, and surrounding rear yards, divert by piping around 1695's back (only), turn the corner along side of their home and toward the street, under their sidewalk to the street's edge, then make a U-turn running parallel with Yardley Dr across their frontage and 1694's, finally cutting across (thru/under) Yardley Drive to the storm water culvert on the street's opposite side. The 1695 owners are assuming the full financial burden for this unfortunate situation, except for the re-grading portion around their foundation, which the Village HOA is responsible. By diverting the invasive water problem, via a longer, more circuitous route, the new owners will not be disrupting attached neighbor and an adjacent home cluster. Ironically, homes in these situations can be affected at a later time if the water table, fed by underground springs, shifts or relocates.

MISCELLANEOUS ISSUES:

Executive Session adjourned by Joe @ 10:25

COMMITTEE REPORTS:

Attendees: Mary Ellen Marra, Jim DiCarlo & Ed Sweeney

Landscape Cmte - Mary Ellen Marra, Chair

*Final mowing, per contract with HML, is end of October.

*Couple of Evergreens planted along Chandler Dr will be watered by HML for a fee.

*Pruning's next stage starts after leaves fall.

Maintenance Committee - Jim DiCarlo & Ed Sweeney, Co-Chairs

*Additional bollards (9) ordered for locations both in front of lampposts (taller for reflector visibility to autos at night) and as replacements to a few with freeze/thaw splits damage at their tops.

*Mailbox replacement discussions centered around an on-call ability of the Maint Cmte to continue their timely, necessary repairs to mailbox units toppling in increasing numbers over the last few years. The in-ground portions of posts continue to rot and weaken since original installations during village build outs. Carpenter bees also like soft wood to bore their tunnels to nest areas. The latest strike(out) is 9 contiguous mailboxes requiring repairs from woodpecker damage to the side slats (access bees & offspring?) but even the lid handles? - seen and verified. Concerns are for mailbox units to complete this winter upright - IF snow storms are severe, heavy or deep, and IF the persevering Maint Cmte remains at home and can brave the elements.

A special note of appreciation is noted for Jim & Ed for their yeomen efforts, including the bollard caps (splits from freeze/thaw damage) & light illuminations on house-direction road signs.

Committees meeting adjourned by President Ciasullo @ 11:05

Next Council & Committees Meeting is Friday, November 22 (09:00 & 10:00)
Annual BUDGET Meeting 2014 is Weds, December 11 @ 7:00pm Community Center

Respectfully Submitted,
Al Zuccarello