

YARDLEY VILLAGE COUNCIL MEETING-Minutes:

Attendees: Council: George Earle, Rex Cassel, Dan Worden, Art DiGiuseppe, Roger Fleming

Committees:

Architecture –Steve Keefer

CSK Mgt: Janet Burgess

The regular meeting was called to order by President George Earle at 10:03 AM.

The January 27, 2021 Minutes were approved.

Resident Business

There was no pending resident business to discuss.

New Business/Council Discussion Items

- Wing Wall Repairs. Mr. Keefer outlined the details of his investigation into how many of the 60 wing and gate walls of the 138 Yardley homes need repair. He has identified 17 as having immediate need for repairs. It was agreed that between 2-4 of the 17 walls will be done initially to make sure that the contractor will be able to correct the damage. When the 17 walls have been completed estimates for the other 40 will be obtained and funded out of the roof reserve temporarily until the Capital Contribution is increased in 2022.
- Emergency Generators. The Hershey Mill Master Association has been in conversations with PECO to add 3-4 switching stations to reduce the impact of future outages. Since there has been an increase in requests to install personal generators it is felt that there is a need to update the existing Rules and Regulations. A revised draft has been prepared that was approved unanimously for insertion into the Yardley R&Rs:

C. Exterior of Buildings

6. Exterior Building Modification Rules

I) Standby Natural Gas Generators

Natural gas generators for backup electrical power are permitted provided the placement, generator specifications, and installation comply with local Codes as well as manufacturer-distributor-installer requirements. A Generator spec sheet including sound levels produced at full load, a photo of the proposed location and a permit site plan drawing including clearances to windows, walls, air conditioner, and adjoining homes are to be submitted to the Architecture Committee for review and approval by the Yardley Council. A copy of the form "C", NEIGHBOR'S ACKNOWLEDGEMENTS, with signatures from all appropriate neighbors must be obtained and included. The homeowner must obtain Yardley Council approval and submit the approval document with the permit application. East Goshen Township approval and a building permit are required prior to installation.

Generator location guidelines state that generators must be at least 3 feet minimum from the rear wall of the building and 5 feet from doors, windows, air conditioners, and fresh air intakes, keeping 3 feet in front of the generator for servicing room. If under a deck, elevation above the generator must be at least 5 feet. The generator must sit on a composite pad that sits directly on the soil, a prepared gravel bed, or a concrete pad as specified by the generator manufacturer. The operating generator sound level at full load may not exceed 67 dBA. Automatic routine required exercise of the generator must be scheduled between 11 AM and 2 PM. Shrubbery screening may be required based on the noise impact to an adjoining neighbor.

- Village Wide Dryer Vent Cleaning Program. The vents from resident's dryers should be cleaned at least every other year. Janet Burgess of CSK has solicited a "bulk rate" bid of a discounted charge of \$45 per house (usually \$80) from Lint Doctors, if the Village can get enough participation. If residents would like to take advantage of this program they should email Janet at jburgess@CSKmgnt.com.

Old Business

- 1746 Deck renovations.. Mr. Keefer has suggested options. The project needs to be completed by Spring (end of April). President Earle will work with Ms. Lawson to see that the project is completed.

Discussion Items

Mr. Fleming presented some options for modification of the Capital Fund Forecasts for 2022 through 2026.

Committee Reports

None

Next Meetings:

Virtual Annual Meeting April 7, 2021

Council Meeting Wednesday April 14, 2021 10AM

Meeting adjourned 11:50 A.M.

Respectfully Submitted,

Dan Worden, Secretary