

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - February 22, 2023

ATTENDEES : Council: George Earle, Rex Cassel, Roger Fleming, Nancy St Laurent, Steve Keefer
CSK Management : Janet Burgess

COMMITTEES :

Architecture – Steve Keefer
Landscape – Pierre Nolin
Maintenance – (Jim DiCarlo)

The regular February 22, 2023 Council Meeting was called to order by President Earle at 9:55 AM. Ended 11:20

MINUTES : The Minutes as “rev 1” / revised of the last Council Meeting held January 25, 2023 were approved.

RESIDENT BUSINESS

1695 / Berger-Wolf – A complaint of tire tracks in the grass between houses from AC Tree and a drainage concern from a “rut” in the back yard common area were reviewed. Landscape and Council will have a look at this area this spring although it is expected that Spring time and the newly-installed pipe drains to collect water runoff from Greenhill Road should resolve flooding around 1695-1694.

OLD BUSINESS

Crack sealing of Yardley village roads by Trampel started this week on Feb 20 at the West End. All sealing should be completed during first quarter 2023 depending on weather and materials availability.

Thunder Wash has scheduled a start date of June 19 to power wash (low pressure washing with detergent) Hardie Plank and stucco walls to clean green mildew, mold, or growth as marked on a Village map. Although this date is acceptable, how will wall areas above fixed awnings be washed ? Architecture will review a list of Village homes with fixed awnings and the map of walls to be cleaned to determine if an earlier cleaning date is needed. The Thunder Wash estimate dated Jan 12, 2023 is a cost of \$12,600.00 for this cleaning.

Proposed Insurance Amendment – CSK prepared a letter dated and mailed January 30, 2023 to homeowners intended to explain the need to remove the dollar amount (currently \$7,500) for the deductible to help control insurance cost. The Deductible might then be increased or decreased to help control insurance cost. Council is required to obtain a 67% affirmative vote from home owners to change Yardley’s Documents prior to insurance renewal in September. Responses are being received for tally prior to the Annual Election Meeting on April 26, 2023.

NEW BUSINESS / DISCUSSION ITEMS

Annual Yardley Election Meeting will be April 26 at 7 PM. Rex Cassel and Steve Keefer (continuing for Dan Worden) will stand for re-election (effective April 27) although a letter will be sent to all homeowners in March asking if others may be interested in serving on Council for a two-year term.

A Welcome Committee has been organized by Pat Kiefer although Karen McKenna of the Social Committee has been welcoming new residents to Yardley . . . for further review to co-ordinate efforts.

Newsletter template changes are needed for the Council and Committee Members page. The AC will request via email.

COMMITTEE REPORTS

ARCHITECTURE

Steve Keefer further reviewed an aluminum powder coated **deck railing system** proposed by Smoker Carpentry. After reviewing installation and size specs and seeing an actual installation with pictures, the AC and Council were receptive to allowing use of the aluminum product. However, the only color acceptable for this aluminum product is “Textured Bronze” for consistency with Yardley’s deck color requirement in the R&Rs of “brown tones”. Black, white, or beige are not acceptable, although we expect there may be an alternative manufacturer’s product in a darker Brown. The AC will draft a generic description to be formally included in the R&Rs for decks.

Brown mailbox fading was discussed. Most mailboxes require a good cleaning which may then be enhanced for color protection with an application of Armorall, car wax, Renue or maybe Wet & Forget. Yardley mailboxes were all replaced in Summer 2014 so no warranty remains. Leakage can be fixed with clear silicone caulk. A future Newsletter will provide instruction to homeowners for mailbox cleaning and maintenance rather than billing homeowners where needed.

Two residents contacted the AC following an appeal for help in the January 2023 Newsletter. Volunteer support is the lifeblood of maintaining Yardley Village, and additional Newsletter requests for help will continue.

LANDSCAPE

Pierre Nolin reported that **AC Tree Experts** dead tree removal and pruning was completed on Saturday, Jan 28.

1736 / Orsini – requested Council get a quote for thinning / trimming the huge (historic) Sycamore tree behind her house. Pierre did provide an estimate of \$1,500 cost for pruning which would still not eliminate the large leaf and branch debris. No response received.

Off-year supplemental mulching is available thru HML at the same costs as previously offered, \$175 for courtyard unit and \$225 for an exterior home. Landscaping will not offer this service as a homeowner can easily do or have done.

MAINTENANCE – Jim DiCarlo – not present

INFORMATION ITEMS

George Earle, a member of the MA and BOD, advised of Wellington’s interest to open up an exercise co-op with HM for use of their exercise room, swimming pool, and meeting room. Proposed use of The Cove as an exercise room is on-hold.

Council also reviewed our Snow Removal program whereas HML may have to initiate a “minimum payment” program for other villages to cover equipment cost (for a snow-less Winter - but it is not over yet !).

The Verizon new 5 year contract equipment upgrade continues with issues.

NEXT MEETINGS

Meeting adjourned at 11:20 AM

Next Council Meeting, Wednesday, March 22, 2023, 10 AM, Ardmore Room, HM Community Center

Yardley Annual Meeting and Elections, Wednesday, April 26, 7:00 PM in Community Center

Respectfully submitted, Steve Keefer, Secretary

