

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - SEPTEMBER 22, 2021

ATTENDEES : Council: George Earle, Rex Cassel, Art DiGiuseppe, Roger Fleming, (Dan Worden)

COMMITTEES :

Architecture – Steve Keefer

Maintenance – Jim DiCarlo

Landscape – Paul Woodruff

CSK Management : Janet Burgess

The regular September 22, 2021 Council Meeting was called to order by President Earle at 9:55 AM.

MINUTES : Last Council Meeting was held July 14, 2021, although no Minutes were available. The Council Meeting scheduled for August 11, 2021 was cancelled. Therefore, there were no Minutes to be approved.

RESIDENT BUSINESS

1726 – Keefer – Dormer removal and re-roof. CSK will advise LB Home Improvement to proceed as estimated at HOA expense.

1709 – Kirsch – Following multiple roof leak reports and authorization for LB Roofing to do roof area repairs, no response from homeowner. Jim DiCarlo will contact both his neighbor and Leroy Beiler.

NEW BUSINESS / COUNCIL DISCUSSION ITEMS

Capital Funds Forecast – In order to provide a **2022 Budget Estimate** for the October Council Meeting, there was discussion re current actual costs including stone walls, landscaping, tree removal, as well as HM MA anticipated cost increases and current capital funds. Mr. Fleming will consider items in the current capital plan to be covered including alarm systems, stone wall repairs, roofs, roads, anticipated increases from the HM MA, and expenses thru 4Q21 to provide a reasonable but sufficient 2022 Budget, including an increase, for Council to consider in October.

OLD BUSINESS

In re-discussing Roads (2026) and **Roofs (2024)**, there was further review of the Yardley Village “roof leak history” provided at the May 2021 Council Meeting by Roger Fleming. Per CSK, Yardley’s contracted roof visit (including minor repair) charge is \$150, although annual roof leak repair work orders “are costing an average of over \$6,000 per year.” Council’s strategy for the next two years will be to monitor roof leaks, maintenance, and costs with an eye to actual roof replacement budget costs to have all roofs replaced in 2024.

DISCUSSION ITEMS

The **Smoke/Security System** repair or replacement in Yardley and indeed throughout Hershey’s Mill Villages continues as a major question of what best action to take. Yardley has budgeted \$70K for panel repair, reprogram, and replacement where needed and replacement of smoke detectors at homeowner expense where desired. CSK has recently inquired to West Chester Security / Matt Ratliffe asking to get on their list for this work, although there is no final answer. It would be helpful if CSK had a final list of addresses where panels are known to need replacement (estimated to be 30+/-), which might be available from Joe Ciasullo.

Given a shortage of both security panels and contractors, Yardley Village strategy will continue to be to receive a bid for security panel test, reprogram, and replacement where needed and to replace smoke detectors at homeowner expense where desired.

COMMITTEE REPORTS

ARCHITECTURE

Steve Keefer provided detail on the recently completed stone wall repair /rework of 60 gate (courtyard) or wing walls. All stone wall work was completed by Bann Valley Construction at the estimated cost of \$64,010 which averages \$1,067 per wall despite individual wall costs ranging from \$700 to \$3,180 depending on severity of twenty years of weathering and work required.

LANDSCAPE

Paul Woodruff recommended that Yardley Village engage an arborist to estimate large tree life, health, and costs. CSK knows an arborist to contact although the cost for a proposal with a plan can be \$20K. Since Tree work is outside of Yardley's contract with HML, we can do our own contacting and CSK recommends AC Tree experts. CSK / Janet Burgess also reported there are constant and many tree maintenance homeowner requests, many which are unrealistic, "entitlement", and additional costs.

With the sudden change of manager at HML to Chris Morris and new assistant, Jason, it has been tough going, although their work is good. With \$19K of landscape costs expended in 2021 YTD, what dollar costs remain to be billed ? And what will be needed as a realistic budget for 2022 ? \$20K or ??

Paul will categorize **estimated 2022 landscape costs** for Council's October Meeting.

All future HML landscape invoices are to be passed thru Paul for his review and approval as he planned the work, which should remove some of the "what is not billed yet" questions thru the year.

CSK was requested to send a letter to HM MA asking when the **dead trees outside the wall/fence** perimeter surrounding Yardley will be removed (as it is now five years since the beginning of the Sunoco/ET project).

Re HML Proposal 12296 and other miscellaneous tree and landscape requests (Agenda pages 15 – 23), Paul is to review all with Janet Burgess to clarify what is proceeding, completed, or not yet billed.

1737 and 1738 – Large (paver wall protected) **Sycamore tree**. CSK will send a letter to these owners advising that "no action is planned".

MAINTENANCE

20 Mailbox brackets have been ordered and are in transit which HML stores until more are needed.

A gate re-welding repair was authorized at \$125 cost.

A motion was tabled to do nothing / not proceed with the purchase for \$350 of a back-of sign to be placed on the back of the **Yardley Village sign** at the West end (and the electrical cable has not yet been buried).

No other village in HM has any ID on the reverse side of their village sign.

NEXT MEETINGS - Meeting adjourned at 12:10 PM - Respectfully submitted, Steve Keefer

October 13th, Wednesday, 10 AM at Sullivan House

November 10th, Wednesday, at 10 AM at Sullivan House

BUDGET - December 8th at 7PM CC Main Hall . . . CSC recommended and Council concurred that this Yardley HOA Meeting for all homeowners be held virtually with initial mailouts and request for comments.

