

_YARDLEY VILLAGE COUNCIL MEETING - MINUTES - May 17, 2023

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

COMMITTEES:

Architecture - Anthony Bruno, Steve Keefer
Landscape - Pierre Nolin
Maintenance-(Jim DiCarlo)

The regular April 19, 2023 Council Meeting was called to order by President Earle at 10:30 AM and ended at 11:20 AM.

MINUTES: Minutes of the last Council Meeting held April 19, 2023 and Minutes of the 2023 Annual Meeting/ Election held April 26, 2023 were unanimously approved.

RESIDENT BUSINESS

1626 / Cornelius - A drainage issue (from Verizon work) reported 4/6/2023 resulting in a muddy, grassless area at the bottom of the hill behind 1626 will be investigated by Pierre to determine what can or needs to be done to restore it.

OLD BUSINESS

Storm Water Drainage Project- Following completion of the drain pipe installation between 1694 and 1690 and across the street on 2/15/2023 by Berg Construction, when the road blacktopping was completed in late April the "silt fences"/ .water screening was not removed from under the three road grates. Steve will remind George for this to be completed. .Additionally, with the straw grass netting removed for HML to mow, watering will be needed by neighbors or by HML thru the MA for grass to continue to grow.

Insurance Amendment - The insurance amendment was signed by President Earle and Secretary Keefer to allow the deductible to be adjusted as needed to negotiate more favorable Yardley Village annual insurance costs.

NEW BUSINESS/ DISCUSSION ITEMS

Roofs and Gutters - Addressing a concern re the cost to reuse gutters versus new gutters when re-roofing, George Earle advised that bidding this Fall 2023 for roof replacement in 2024 would include the cost of new or re-using gutters (and even perhaps consider the replacement of old faded shutters and chimney caps). Changing gutter color from "Yardley Green" is not planned.

Dryer Vent Cleaning-Although voluntary, **Lint Squad/ Lint Doctors** is scheduling cleanings for the week of June 5 - 9, Monday thru Friday, between 8:30 and 3pm, at a cost of \$65 based on owners' responses.

COMMITTEE REPORTS

ARCHITECTURE

1749 / Chalmers-Auer - Tony Bruno presented a request for the installation of a vented gas fireplace with side wall vent. Council approved given plans, permit, and inspection process by EGT / East Goshen Township.

Street Lights -Yardley will use **Camo Electrical /John Pinelli** for street light maintenance as recommended by CSK.

Thunder Wash has scheduled 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. All houses in the cluster from 1630--1633 were cleaned on April 7 and now look like new I On 4/11/2023 the AC thru CSK emailed all Homeowners advising of the June

19 cleaning date, providing a map of those homes to be cleaned, and requesting windows be closed and spigots open. The Thunder Wash estimate dated Jan 12, 2023 is a cost of \$12,600.00 for this cleaning. The AC will reconfirm the June 19 service date with TW, review how the work will be completed, and ask if concrete pads might also be cleaned at (---, Jdditional cost. Gray, dirty, soiled or stained courtyard and roof stucco walls are not part of this green mildew cleaning.

The purported **EGT requirement for a Structural Engineer's Stamp** for all deck rebuilds in Yardley and all HM will be addressed by George Earle and Ed McFalls, MA Board, with EGT.

Aluminum Railings-Approved by Council in April, a generic description was written by the AC which will be further reviewed and can be added to the Yardley R&Rs when necessary. Council agreed.

LANDSCAPE

Yardley is looking great I The grass is fertilized and cut weekly. Annual flowers will soon be planted at entrances and directional address signs by Village volunteers all coordinated by Pierre Nolin.

HML has proposed to provide a list of local landscapers for HM homeowners' use for smaller \$250-750 projects.

Artificial flowers in "common ground areas", around mailboxes and garage doors /lights (only on trash doors) are not permitted per Yardley R&Rs. Offending homeowners will be notified by the HOA.

MAINTENANCE

Steve reported for Jim Dicarlo that a supply of 8 new **mailboxes**, 21 brackets, and 1 used post has been located in storage at HML. And Jim has 6 additional magnet capsules for mailbox repairs where needed. Most brown mailboxes require a good cleaning which may then be enhanced for color restoration with an application of **Renu**. How long the Renu coating will weather and endure is the question to be answered in 2024. Yardley mailboxes were all replaced in

Summer 2014 so no warranty remains.

1689/ Mortimer-A serious honey bee infestation into the house under the bay window has been reported. Since bees are "protected", and Moyer Pest Control cannot get to the nest/queen, a specialist was requested to visit for control.

INFORMATION ITEMS

Trash and recycle collection throughout the Mill by A.J. Blosenski continues to be unpredictable due to worker availability. Other collection services would cost more than double current contract costs. Although twice-a-week (one trash and one recycle pickup) might be sufficient, there are not equivalent savings.

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

NEXT MEETINGS

NeKt Council Meeting, Wednesday, June 21, 2023, 10 AM, Ardmore Room, HM Community Center (although this may be cancelled due to Council members' travel. Email can be used if needs occur).

Respectfully submitted, Steve Keefer, Secretary