

# YARDLEY VILLAGE COUNCIL MEETING - MINUTES      June 21, 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 June 21, 2023 Council Meeting was called to order by President Earle at 10:00 AM and ended at 11:15 AM.

**MINUTES:** Minutes of the last Council Meeting held May 17, 2023 were unanimously approved.

## RESIDENT BUSINESS

**1689 /Mortimer-A** nest of honey bees found under the front bay window has been exterminated as the hive was inaccessible. The open crack underneath the bay window between foundation, house sheathing, and bay window waferboard bottom covering is to be caulked closed by RJ Egan Contracting.

**1616** /Engle-Outward sloping sidewalk of 3-5 concrete blocks at side entrance/stoop may need to be replaced as a safety concern. A cost estimate has been requested from Corinthian SeNices.

## OLD BUSINESS

( - **Aluminum Railings** - Council approved a **Motion** to accept a word copy and electronic file of "Description" for Aluminum Railing which is already online with a link. CSK will email this Description to Yardley residents. Roger has successfully changed the format index to update the R&Rs accordingly.

**Roof Replacement-** Is still planned for 2024 with bidding in Fall 2023 (possibly to include new gutters and replacing old faded upper shutters and chimney caps).

## NEW BUSINESS/ DISCUSSION ITEMS

**Yardley Village Green Color** - Although changing gutter color from "Yardley Green" is not planned, Steve asked about requesting an estimate for repainting Yardley Green trim which is aluminum clad and fading with sun and weather exposure. We are not repainting trim now but this may be needed in 3-5 years, and it may be prudent to acquire an estimate (as there is currently no accrual for repainting).

## COMMITTEE REPORTS

### ARCHITECTURE

**Thunder Wash-** On June 19-20, 2023 TW completed the power wash (low pressure washing with detergent and bleach) of Hardie Plank and stucco walls to clean green mildew, mold, or growth as marked on a Village map. House siding at 1630-1633 had been cleaned on April 7 and all remaining siding now looks like new I TW did a great job and Steve will email Thanks I Many concrete pads and front porches were also cleaned at \$40 private pay cost, and many sides of additional homes were also cleaned. The Thunder Wash estimate dated Jan 12, 2023 is a cost of \$12,600.00 for this cleaning. Gray, dirty, soiled or stained courtyard and roof stucco walls were not part of this green mildew cleaning.

**1628 / Devlin - Deck Rebuild in Composite** - Matt Smoker has applied for a permit to EGT but has not heard if EGT will require a **Structural Engineer's Stamp**. He thinks not as 1628 is a complete rebuild whereas 1633 retained the 6 X 6 supports.

## LANDSCAPE

Yardley is looking great although rainless dry weather is beginning to take a toll on foliage greenery. In Fall there are 30+ areas to reseed, additional trees for removal, and bare areas to restore.

/ .,, Pierre provided an excel **Summary of Landscape expenditures** as Landscape Budget, Misc Landscape Improvements, and Tree Pruning totaling \$17,342. So \$21,638 balance remains of total \$38,980 Landscape 2023 Budget in 3 categories.

**HML** has proposed to provide a list of three local landscapers for HM homeowners' use for smaller \$250-750 projects or to possibly engage an outside company to create landscape bid contracts for HML beginning Fall 2023.

Per George, perhaps the MA may act for all villages to include in **the MA fees package to provide lawn and landscape services thru HML** thereby retaining reliable service within HM I

**1741 / Taube-As** new residents they continue to challenge the R&Rs with excessive plantings, bird houses, and chairs in "Common Areas" versus in approved garden/ 18" bed planting areas, and including ornaments, oversized planting pots, and hanging baskets. Roger advised Taubes could petition Landscape and Council for permission as exceptions. Rex wondered if it is advisable to pursue every technical violation unless there are complaints from village neighbors. CSK is to write a letter for Council review to **list all R&Rs violations at 1741 to be removed within two weeks.**

## MAINTENANCE

**Jim** Dicarlo has been working to update the Yardley alpha and numerical directory of residences for Village use.

## INFORMATION ITEMS

The Yardley Welcoming Committee will plan to deliver Yardley Rules & Regulations to newcomers.

The Verizon new 5 year contract equipment upgrade continues with last notice to villages which have not upgraded to Verizon Fios One for replacement router and equipment. There are 33 addresses in Yardley which have not upgraded, and last Zoom sessions are July 5, 7, 11.  
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## NEXT MEETINGS

**Next Council Meeting, Wednesday, July 19, 2023, 10 AM, Ardmore Room, HM Community**

**Center** - only if needed. Respectfully submitted, Steve Keefer, Secretary