

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

... YARDLEY VILLAGE 2023 ANNUAL MEETING/ ELECTION - MINUTES - April 26, 2023

Council : George Earle, President
Rex Cassel, Vice President
Roger Fleming, Treasurer
Nancy St Laurent, Member at Large
Steve Keefer, Secretary

CSK Management - Janet Burgess

Following Homeowner sign-in thru CSK, our Management Company, President George Earle welcomed all to start the meeting at 7:00 PM (ended at 8:05 PM). Of the estimated 55 attendees, **41 "Homes" were represented**, exceeding the requirement (35) of 25% of 138 Homes for **"Quorum"** to conduct business.

President George Earle introduced all Council Officers, and offered thanks to all Yardley Volunteers who keep Yardley Village looking good, acknowledging that Yardley is certainly among the best villages in "The Mill" (Hershey's Mill).

By acclamation of all present two current **Council Officers**, Rex Cassel and Steve Keefer (continued for Dan Worden following four years' service as Secretary), were unanimously voted to continue on Council for another 2 year term.

President Earle announced the **proposed Insurance Amendment** was accepted with a final count of 99 YES votes and 9 NO votes. This will eliminate the dollar deductible, currently \$7,500, to help negotiate more favorable annual insurance cost for Yardley Village.

Roger Fleming, Treasurer, presented a **2022 Annual Financial Reporting** as required by Yardley by-laws. Actual Revenue thru 12/31/2022 of \$916,773 slightly exceeded Budget, and Expenses of \$900,753 were \$15,076 under Budget. The Total Capital Reserve Fund of \$1,943,396 less Debt of \$21,493 represents a Total Value of \$1,921,903 which equals almost \$14,000 per Homeowner. The majority of Yardley's investments are professionally managed by Bryn Mawr Trust.

The following represent topics of review presented by President Earle as well as Homeowners' questions:

-There is currently no Yardley Financial Committee, thus BMT professionally directs Yardley's investments.

-Roofs. Council plans to obtain bids during Winter 2023 to contract to re-roof the entire Village during Summer 2024. 2023 was not a year to replace roofs given the high price of oil for materials, supply chain issues, and manpower. Presently, given oil's cost impact on material costs, Council expects Roofs will cost more than Reserve Funds.

-Dormers. The plan is to remove all dormers when re-roofing given the excessive cost to rebuilt this add-on.

-Gutters. Are planned to remain "Yardley Green" color, and hopefully most will be structurally suitable for continuing re-use given their size is the largest possible. Downspouts were enlarged following the stucco remediation in 2016. Leaf Guard to cover gutters will be re-evaluated, although owners may call CSK if gutters need to be cleared of debris.

(**,-Power washing** of green mold and mildew from Yardley stucco and Hardie Plank walls where needed will be completed
- by ThunderWash beginning on June 19, 2023. Homeowners will be advised of this process.

-The **Storm Water Management project** at the East end of Yardley has been completed to contain water runoff from .. Greenhill Road. The MA/ Master Association paid the \$75-80,000 cost of this necessary improvement.
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-A homeowner suggested that **street drains** should be cleaned out to remove leaf and debris accumulation.

-**HML** will no longer complete minor landscape projects in HM villages, but will advise a list of local landscapers.

-**EGT / East Goshen Township** has new Inspectors who are far more stringent. George Earle is working with Ed McFalls, MA/ Master Association Board to attempt to find more reasonable responses and enforcement, especially if a structural engineer's stamp is required for deck re-builds. HM residents should remember government overreach when voting.

-**Sports Group.** the new **Bocce courts** are to be completed for Memorial Day Weekend.

-**Mowing.** One owner asked if HML has considered using non-gas powered mowers? Yardley Council will ask.

-**Dryer Vents.** Homeowners will be contacted for this every two year recommended cleaning by Lint Squad at \$65 cost.

-**Termites.** Watch for flying termite swarms and alert the HOA for inspections if needed.

-**Verizon.** The 2nd 5 year contract is underway. Those missed in Yardley will have a 2nd pass opportunity for Fios One.

,**Next Council Meeting, Wednesday, May 17, 2023, 10 AM, Ardmore Room, HM Community Center**
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Respectfully submitted, Steve Keefer, Secretary

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - April 19, 2023

¹**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 9:30 AM and ended at 11:00 AM.

MINUTES: Minutes of the last Council Meeting held February 22, 2023 were unanimously approved.
(There was no Council Meeting held March 22, 2023, so therefore no Minutes for March 2023 to consider).

RESIDENT BUSINESS

1724 /Ramonda-Two requests via 4/5/23 email :

-To change roof trim, gutters and garage doors from "Yardley Green" to a more neutral "clay"/ light tan trim color. An opinion to ask at the Annual Meeting although changing all the trim would be extremely expensive probably requiring a hefty special assessment.

-Three portable speed limit signs' placement in the middle of Yardley Drive (rather than on the side/grass) is dangerous. These signs are meant for obstructive attention and have been effective in slowing traffic (and a far better alternative than speed bumps). CSK to convey this response to Jeanne Ramondo.

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1633 /Woodruff-Deck (partial) rebuild based on amended application for materials' changes including powder coated aluminum railing and permit from EGT was approved by Council. Per Mr. Woodruff the natural gas line may be reconnected by a licensed plumber with no permit required per EGT. The **EGT requirement for a Structural Engineer's Stamp** for this (and all deck rebuilds in HM?) will be addressed by George Earle and Ed McFalls, MA, with EGT.

OLD BUSINESS

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 prior to installing a fixed awning. The finished look was like new siding! The Thunder Wash estimate dated Jan 12, 2023 is a cost of \$12,600.00 for this cleaning. The AC will write a list of instruction and concerns for CSK to convey to all Yardley homeowners prior to the June 19 village-wide spot cleaning.

Proposed Insurance Amendment - Letters dated and mailed January 30 and March 14, 2023 to homeowners have still not resulted in the needed 93 "Yes" votes for a quorum to pass the proposed insurance amendment to remove the dollar amount (currently \$7,500) for the deductible to help control insurance cost. Per CSK the current insurance market deductible is around \$12,500. Council is hopeful for a quorum of Yes votes by or at the Annual Election Meeting on April 26, 2023 or additional homeowner personal contact will be needed.

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). A letter was sent to all homeowners in March asking if others may be interested in serving on Council for a two-year term. Roger will be prepared to discuss Yardley 2023 Expenses-to-Budget YTD.

Dryer Vent Cleaning-Although voluntary, dryer vent cleaning every two years is important for efficiency and safety. CSK will email notice and \$65 cost to Yardley homeowners. **Lint Squad** will schedule cleanings based on owners' responses. We hope the HOA will receive a list of all addresses which participated.

/COMMITTEE REPORTS

ARCHITECTURE

Brown mailbox fading was further reviewed. Most 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. Leakage can be fixed with clear silicone caulk. A future Newsletter will encourage all homeowners to at least wash their mailboxes. CSK also provided Maintenance/ Jim D. with 6 additional magnet capsules for mailbox repairs where needed.

1666 / Street Light out - Given lack of response re warranty of previous October 2022 street light repairs, we will use **Camo Electrical /John Pinelli** as recommended by CSK. First, AC will check all Yardley street lights' operation then report.

1740 / Plotzger- request to replace back entrance slider doors with French doors is acceptable provided the exterior look presents the same as slider doors. **1631 / Nolin** - request to replace double windows with slider doors to the deck **is** acceptable with same exterior slider door look and dimensions given a permit and contractor insurance.

LANDSCAPE

1626 / Cornelius - Reported 4/6/2023 that since AC Tree Experts pruning, there is considerable water runoff down the hill between 1626 - 1627 resulting in brown muddy grass below. Pierre Nolin will investigate.

Landscape costs summary thru 1Q2023 as an excel sheet were presented by Pierre showing \$14,140 of \$38,980 Total Budget spent and \$24,839.76 remaining - a great review !

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

-**Grass mowing** is "common element" expense and homeowner **1741 / Taube** is not to cut their yard. CSK will advise.

-Pavement or bed "**border materials**" are not to include "wood, plastics, or red bricks" per Yardley R&Rs. Pierre will send a list to CSK where repair or removal is needed.

-**1645 / Romano** - removal of large Oak tree, soil leveling, new Dogwood tree, and grass sod all at owner expense provides a greatly improved property appearance !

MAINTENANCE -Jim DiCarlo - no report

INFORMATION ITEMS

1695 / Berger - HOA sending bill to her for the wood post replacement at the parking area next to 1683 Yardley which was damaged by her contractor. She should present bill to her contractor for their insurance to repay her.

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

NEXT MEETINGS

Next Council Meeting, Wednesday, May 17, 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