

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING - MINUTES - October 18, 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

I. The October 18, 2023 Council Meeting was called to order by President Earle at 9:55 AM and ended at 12:10 PM.

II. MINUTES : Minutes of the last Council Meeting held September 20, 2023 were accepted following agreement to a revision. Council reconfirmed that Minutes are not “official” for the Yardley website until approved at the next Council Meeting. Jim DiCarlo suggested the Yardley Newsletter remind that Council Minutes are posted on the Yardley Village website to encourage owners to review the Minutes.

III. RESIDENT BUSINESS

1651 / Seres – Interior mold issues will be revisited by George Earle who will advise CSK of any action or resolution.

1742 / Powell – Following a visit 9/23/2023 by George and Steve, the Powells were agreeable to paint the wrap-around/cover boards, step risers, and support posts in a tan color which matches the railings and house trim as an “exception” to comply with Yardley R&Rs for this composite deck built in nonconforming gray color. Steve to follow for completion.

1741 / Taube – Moss growing on their roof can be cleaned in Spring 2024 or await replacement of the roof in 2024.

IV. OLD BUSINESS

Security Panel Upgrades – West Chester Security and Electrical has completed all panel upgrades (but not all other improvements). This ongoing security project is now completed (and funds should be moved from Capital).

Roof Replacement – Using a “minimum standard” description, President Earle has received roofing estimates from KPI-2, Bachman Roofing, and Mount Vernon Construction for work to be completed in 2024. Additional costs for “extras” may include new rain gutters (and fascia), dormer removals, shutters, plywood/sheathing replacement (x % ?), and skylights/solar tubes/flashing (home owner costs). Solar panels were considered but would be additional \$40K cost plus ongoing maintenance per house, and solar shingles are not yet available commercially. Material and workmanship Warranty is also a consideration as is the possible need for a Roofing Project (Oversight) Manager and EGT Inspection. A special assessment of possibly \$10K may be needed per owner given the increased cost of materials and labor to replace aging 25 year roofs. Council plans to review final roofing costs in November.

V. NEW BUSINESS / DISCUSSION ITEMS

Insurance for Yardley HOA – A final “Notice of Policy Renewal” was received from Assured partners (Broker) on 9/13/2023 representing CAU / Community Association Underwriters of America with an Effective Date of 10/1/2023 at a cost of \$90,461 including a Deductible increased to \$10,000 (\$7,500 currently) which Council accepted on 9/29/2023. Yardley insurance covers exterior and inside the home. Basically, if a house is turned upside down, what falls out is home owners’ cost, but all other costs are HOA.

2024 Yardley Budget Projections – Using all of the known cost increases itemized in the September 20, 2023 Council Minutes and 9 months of 2023 actual costs, Roger presented projections for a 2024 Yardley Budget which preliminarily results in a \$60 per Quarter Assessment Fee increase to \$1,884.00 . The absence of New Projects for 2024 helps to offset

substantial service cost increases. A final 2024 Budget will be reviewed at the November Council Meeting for presentation to owners for the Yardley Budget Meeting on December 7, 2023.

Social Committee Funds – Roger was asked by the Social Committee if Council would accept the donation of a Park Bench and where it might be placed in Yardley. Steve and Jim will review and report back to Lynne Fleming.

VI. COMMITTEE REPORTS

ARCHITECTURE

1643 and 1645 – 6-8” of “blue” concrete basement wall waterproofing is showing as an eyesore to corner passersby. CSK has requested cost from JB Contracting to paint this 6-8” of blue wall to match existing siding colors, clean or paint the small stucco corner area, and remove the mangled aluminum border under the decks.

1702 / Kohler – CSK will request cost to grind off concrete block edges at the trash closet and caulk 4-5 block separations

1694 / Millen – Soil or impermeable stone mix has still not been added by HML to raise the ground level at the utility area behind the trash closet to prevent water intrusion into the trash closet and thru the garage. CSK to contact HML.

1698 / Flanagan – Was another tree root intrusion into the sewer drain line which was corrected by Horn & Horn Sewer.

LANDSCAPE

Gutter Cleaning – Pierre looked at all of the houses included on the gutter cleaning and maintenance cost summary for 2023 YTD completed by Roger to see what issues might be corrected. Additional tree trimmings are planned.

2023 Landscape Budget – Considering an improved tree pruning/removal campaign and landscape improvement effort utilizing an increased tree and landscape budget of \$38,980, Pierre has provided a great result for the Village with an expected residual of funds remaining.

Trees in Wetlands / Swamp – CSK will notice the MA of numerous trees in the wetland area behind 1622-1628 which are quite noticeable as they are dying from the top down and should be removed.

1741 / Taube – There have been continuing complaints of raking leaves of neighbors and blowing leaves into the street. Since this is cleaning of common areas, Council duly notes the complaints without response.

MAINTENANCE

Retaining Wall Tree – There is a tree growing thru the retaining wall at the end of Yardley Court, and the retaining wall behind 1622-1628 should also be checked. Apparently these walls are Village and not MA responsibility. Jim is obtaining cost from HML to remove the tree and kill the roots. Annual retaining wall inspection should be conducted.

VII. INFORMATION ITEMS

Work Order Log items continue to completion.

NEXT MEETINGS

Next Council Meeting, Wednesday, November 15, 2023, 10 AM, Ardmore Room, HM Community Center

- primarily to address final Roof and Budget discussions.

Open Budget Meeting, Thursday, December 7 at 7PM.

Respectfully submitted, Steve Keefer, Secretary