

Roger Fleming

From: alzuccarello@aol.com
Sent: Thursday, August 22, 2013 9:37 AM
To: flemingref@comcast.net
Subject: Fwd: YV Council Meeting: July 17, 2013

YARDLEY VILLAGE COUNCIL MEETING: July 17, 2013**COUNCIL SESSION:**

Attendees: Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Al Zuccarello,
and Janet Burgess - CSK Mgmt

Meeting called to order by President Joe Ciasullo @ 09:00
MINUTES: June 18, 2013 *Village Declaration Amendment Meeting and
June 19, 2013 Council & Committees Meeting were Approved 4:0
Both sets forwarded to YV Website on 7/17/2013

A Special Note: Sorrow was expressed by all at Dick Mortimer's sudden passing. Various resident names were previously submitted and discussed as potential candidates for appointment to the open council seat. Rex Cassel expressed a willingness to serve and was approved unanimously. Rex will be asked to attend the next Council Meeting on August 21.

***Declaration Amendment's Final Votes - acceptance and ratification is today's Council Meeting of July 17, 2013.**

94 homes/votes registered for Amendment 2
13 homes/votes registered for Amendment 1
4 homes/votes against any changes

The overwhelming sentiment, and votes, were for eliminating the clause: " ... and the resulting damage from a failure thereof" as specified in both Amendments 2 and 1 (total of 107 - 4). The primary difference being the portion and parts of the wall the HOA was willing to be responsible for. Thus the original wording of the YV Declaration of Covenants & Easements Section 2.3(b)(iv) was dismissed by 96.4% of the owners to eliminate the clause and only 3.6% voting to keep the status quo.

ACTION: Janet to take appropriate steps to have the Declaration of Covenants and Easements for Yardley Village duly registered, including any other curative changes to the previous document. A revised insert page will be mailed to each resident to replace the existing page of their individual document.

RESIDENT BUSINESS:

1621 (Sapp): approval for proper, approved awning automatic, and the current approval form for this purpose will be revised to eliminate the requirement for removal of the frame after each season.

ACTION: Janet will correct YV's awning form doc

1633 (Borel): homeowner responsible for foundation wall leak into basement.

ACTION: Janet will so inform H/O.

1695 (Berger/Wolf): ongoing issue of water surrounding foundation(s) - due to storm water pipe, or underground springs & hydrostatic pressure. Power failure to existing sump pumps is their huge concern. Type of pump run by domestic water supply was discussed. Owners wish to engage a natural gas generator. Joe requested AI to check with Mark Miller, E. Goshen Twp Director of Public Works. Can also secure FEMA maps.

ACTION: Janet will check with Pipeline Technologies to determine if a break in an underground PVC storm water pipe.

1745 (DiGiuseppe): needs driveway repairs. Depression at garage threshold forces extra acceleration assist to overcome, then rapid braking. Separation and cracks also introducing more water intrusion and subsequent under drive way washout.

ACTION: Janet to engage Chris Schaffer (C.Schaffer Paving Contractor, Inc). Also, Joe requested that Janet have the driveway at 1674 checked and addressed, if necessary.

NEW BUSINESS:**Exterior Caulking -**

Immediate need to caulk all ground/1st floor openings and thru-wall penetrations: hose bibs, cable entries, electric panel boxes, furnace pipes, vents) - also check & caulk where necessary, windows that set atop stone walls, area where stucco flashing meets top of stone wall, area where stucco comes down to stone wall and top of garage doors in header area. Time line for completion: 4 to 6 weeks.

ACTION: Janet will engage John Altemus, Altemus Construction, re: July 3 bid of \$19,285.

Dormer Windows -

47-48 dormer windows will be checked, properly fastened, and caulked during the Exterior Caulking Program. Two bids received from: Richard J Egan Contractors (\$3,901) & Altemus Construction (\$3,883)

ACTION: Janet will engage John Altemus, Altemus Construction, to also handle this project.

Retaining Wall (1670-1671) -

Bulging and in need of restructuring. Work Order is \$1,155 from HML.

ACTION: Janet engaging Mike Neale, HML with the w/o.

STUCCO Issues -

Moisture Probes, numbers of and their locations need to be determined by Falcon Engineering - per style of home. Joe awaiting reply from Mark McCann, VP, for his comments. What does YV need to do to move along; what does Falcon need to do? When probes are completed (or partially completed - weekly) communications with KHov can commence. Falcon will also generate Findings Reports as progress ensues, and a full Findings Report when probes are completed. Also, it was determined the probing assessments will be billed evenly among the 138 homes (like snow removal assessments, etc).

ACTION: Joe will contact Mark McCann; a 3-way conference call by Janet was attempted during meeting.

1632 (Stieck) - work order awarded with purchase of 2 Andersen 400 series windows to X-Treme Works of Malvern PA. This concern did the dormer window stucco repair at 1737 (Hall), and chimney caps project 2012-13. Windows ordered July 10; expected delivery arrival August 1-2. Installation to be scheduled ASAP with KHov's contractor, Andy Labuda, to restore the rear wall (currently under plastic sheathing & scaffolding since May 16).

ACTION: Janet to advise Jacob Altemus of X-Treme Works as soon as windows arrive for installation.

1637 (LeBlanc) - Joe and Council awaiting word from Nate Patterson of KHov when action will take place on their compromised and weakened stucco wall at their deck's ledger board. Al visited and reported wet insulation and framing above their basement ceiling tiles in front of their triple slider walkout.

ACTION: Joe trying to obtain work order repair date from KHov.

Miscellaneous:

Discussed Windows description of Andersen 400 series: same warranty and guarantee as original windows. When new windows are warranted, HOA & H/O will split the bill 50:50. If owner wants to upgrade, expense difference is totally on H/O, and style must conform to YV architecture.

ACTION: Art will check wording re: GreenBook of Rules & Regs.

Also, the Declaration doc may need a curative adjustment re: HOA responsibility for Door Frames & Window Frames; owners responsible for doors & windows (sashes) replacements.

ACTION: Janet will handle this aspect.

Lampposts (1665 & 1705 remote parking spaces) -

Informed both lampposts arriving within the week for re-installation.

Mold/Mildew Treatment -

Janet advised of product named Wet & Forget which was tested effectively at one of the problem areas of the walls at 1640. This product will be used by a contractor to address a number of homes that have advised of this problem.

ACTION: Joe will submit the treatment list to Janet.

Joe advised, due to the considerable undertakings YV was ready to undergo, there were no additional funds available for other currently unfunded projects such as Painting, Mailbox replacements, Garage Door Mantel numerals, Driveway paving, etc, which will have to wait until 2014.

Due to Council's need to get ahead of these issues, and the time constraints of our usual Council Session, our meeting was extended to 10:30 AM.

There was no Committees meeting, and Joe adjourned this meeting @ 10:45 AM.

**Next Council & Committees Meeting is Wednesday, August 21 (09:00 & 10:00)
Respectfully Submitted,
Al Zuccarello**