

April 25, 2012
YARDLEY VILLAGE ANNUAL
MEETING
East Goshen Township Meeting Hall

President Joe Ciasullo called this meeting to order @ 7:05pm

Council attendees: Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Dick Mortimer, Al Zuccarello, and Janet Burgess/CSK

BUDGET:

Budget 2011 and Budget 2012 were discussed in detail, along with our Assets investments, and expenditures forwarded to 2013. Homeowners were mailed the 2011 Audit Results by CSK Management, and villagers were content, and complimentary of Joe's presentation.

OTHER BUSINESS:

Discussion on Garage Door painting ensued (clarification made this is/will be HOA/Village expense when investigation deems this necessary). Ancillary items: shutter rejuvenation, mailboxes also mentioned as in study. No further comments ensued.

Meeting adjourned @ 08:30; next Village Council & Cmtes Meeting: May 23 @ 09:00am.

April 20, 2012
YARDLEY VILLAGE COUNCIL MEETING: @ Joane McNamara's home (1710)

Executive Council Session:

Meeting called to order 09:00 by President Joe Ciasullo
Attendees: Joe Ciasullo, Joane McNamara, Art DiGiuseppe, Dick Mortimer, Al Zuccarello
and Janet Burgess/CSK Mgmt

Minutes approval: March 9, 2012 - unanimous 5:0. Referred to our YV Website pm of 4/20

OLD BUSINESS led meeting:

1. Shutters reconditioning - handful of homes in need vs entire YV
*Action: Item for timetable evaluation; discussion May 23 council meeting
2. Driveways Seal/coatings -
*Action: Item is budgeted for 2013
3. Garage Doors - Green Book Rules&Regs covers Painting by HOA
*Action: Item re-mentioned in Maintenance Cmte Report

4. Smoke/Security Alarms Testing - last 2006. 2012 est @ \$5,200 by Jarman Electric
***Action:** Janet to check on optimum time between servicing
5. Capital Reserve Study - last done 2008/2009 @ \$2,000
***Action:** Item review for 2013 (Dick noted stucco, landscaping, culvertswill also be included)
6. Architecture reference for Storm Doors - Green Book Rules&Regs provides specs
***Action:** Delete first sentence - C. 1. a), page 8, re: approval by Architectural Cmte
7. Declarations/By-Laws distributions to Homeowners
***Action:** Joane & Social Cmte, etc, to make personal contact to assure receipt
8. Discussions re: Weds eve, 4/25 YV Annual Budget Meeting, earlier CD rate, Finance Cmte advisement
***Action(s):** Janet - supplied CD rate & advised 2011 Audit Results were mailed to homeowners
 Art - would contact & advise Jim Falcone of discussion

RESIDENT BUSINESS:

1691 (Ward) - advised Joane of possible stucco damage & discoloration could be water/mold-related , garage door peeling trim?, and dormer painting & stucco repair needs.

***Action:** Nate Paterson/KHov checked her home for possible water intrusion/damage. Found none. Tony &/or Ed &/or Jim were asked to look at same and concurred with Nate P. No discernible damage reported.

1612 (Francis) - corner in constant need of landscaping repair (careless drivers)

***Action:** Janet to have HML install the bollard 'cure'

1704 (Schmit) - re: skylight installation.

***Action:** Council agreed & signed off on request

Executive Session concluded 10:10am. Dick departed for prior appt.

COMMITTEE REPORTS:

ARCHITECTURE CMTE: Jim Alexander present

*Roofs' rusting chimney caps & attic fan covers. Jim A presented house #'s report

Action(s): Janet to check with Xtreme Works on overall assessment of entire YV roof vents, chimney caps, etc - all Items for 5/23 discussions re: time table (rehabbing vs replacements; chimney caps est @ \$200 to rehab).

*Garage House Numerals - lively discussion re: near-universal stages of deterioration of our current numerals vs a handful of earlier color-variations & materiel installed individually.

Action: Tony B requested to bring samples, etc, to May 23 meeting for council's consideration

LANDSCAPING CMTE: Mary Ellen Marra present

*HML Proposal #5675 from April 13 Spring Walk-thru submitted. Proposal(s) were read and discussed, along with Turf Health studies with specific homes' listing of village common areas surrounding same. Re-seeding with Fescue better in droughts.

Action(s): Joe to check out 1695 (Brophy) tree stump situation (\$275) and advise. Balance of \$2,059 proposal accepted, along with Turf Health recommendations. Related to mulching, Mary Ellen checking with Mike Neale on cost of natural wood chips for planted areas at base of wall along Greenhill Rd.

MAINTENANCE CMTE: Jim DiCarlo & Ed Sweeney present

*Survey of Houses' maintenance items: Windows, Shutters, Dormers, Garage Doors, Mailboxes completed by Jim & Ed

Action: Advised mailboxes/posts are biggest problem, but replacements should be on 'as needed' basis. Also discussed garage door perimeter gaskets working loose (nailed to aluminum frames). Tony B requested to advise on sheet metal screws as their logical replacement - either as reinforcement replacement where needed, or full replacements)

Al Zuccarello left the meeting @ 11:15a for prior commitment.

Meeting adjourned thereafter.

Next Council & Committees Meeting: Wednesday, May 23 @ 09:00 & 10:00

Respectfully Submitted,
Al Zuccarello, Secretary

ADDENDUM:

Action Items - Yardley Council Meeting - April 20, 2012
submitted by Joane McNamara

Joe:

1. Inspect tree stump at Georgie Brophy's house.
2. Inform homeowners re: roof exhaust fans.

Janet:

1. Ask Master Association for name of those who have done study.
2. pg. 8 section C - 1 A - strike architectural committee approval.
3. Get cost from Xtreme works to paint roof fans etc.
4. Arrange to have *bollard* installed on corner (1612).
5. Ask Jarman how often smoke alarms should be tested and cleaned.

Mary Ellen:

- 1. Check with Mike re: cost of wood chips along area of *Greenhill Road*.**

Ed and Jim

- 1. Get replacement numbers for mailboxes and check height of all mailboxes.**
- 2. Make decision re: wobbly mailboxes - need work or wait until replacement is needed.**
- 3. Discuss with Tony re: screws for gasket around garage doors.**
- 4. Consult with Tony and bring to next Council meeting suggested samples of numbers to replace brass coated ones above garage doors.... black wrought iron or other suggested samples so that Council can vote.**

Joane

- 1. Find volunteers (Social Committee or others) who are willing to distribute packets of revised Declaration and By-Laws. Since signature acknowledging receipt is needed phone calls must be made first to confirm that resident is home.**