

## **Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Wednesday, July 25, 2012 1:17 PM  
**To:** flemingref@comcast.net; webmaster@yardleyvillage.com  
**Subject:** YV Council MINUTES: June 20, 2012 - Approved 5:0  
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### **YARDLEY VILLAGE COUNCIL MEETING**

#### **Executive Council Session:**

**Meeting called to order 09:03 by Joane McNamara, VP**

**Attendees: Joane McNamara, Art DiGiuseppe, Dick Mortimer, Al Zuccarello,  
and Janet Burgess/CSK Mgmt**

**Approval of MINUTES: May 23, 2012 unanimous 4:0 (Sent to YV Website)**

#### **OFFICERS REPORTS:**

**\*President's Report - Joe C is out with severe back problems.**

**\*VP Report - Joane conducted meeting. Immediately followed with a summary of this meeting for Joe's benefit.**

**\*Treasurer's Report - Art advised YV investments are growing, increasing est \$9,000 since last report.**

**\*Secretary's Report - Al in search of the perfect Minutes.**

**\*Member at Large - Dick reiterated Capital Reserve Study needs to include the items: Stucco, Culverts (stormwater carry system), while easing off Landscaping. Also inserted in the discussion as an item for consideration - Interior Courtyards' maintenance.**

#### **OLD BUSINESS:**

**2012 Slate of Officers - Council voted to keep same as 2011.**

**KiPCON Reserve Study Update - Council tabled discussion until President Ciasullo in attendance.**

**X-Treme Works Proposal (6/18) re: Chimney Caps & Roof Vent Maintenance Report, and including H/O optional exhaust vents, distributed by Janet as received. Council voted with President Joe Ciasullo's suggestion to do 76 this year, and balance 76 in 2013. H/O**

responsible for maintenance of their own attic/roof exhaust fan cowls @ \$35.00/per - to be done during chimney caps & roof vent maintenance to avoid extra roof traffic and intrusions on residents. Can be paid by HOA and billed back to H/O, but before work is completed, resident buy-in is sought by email, or letter & rsvp.

**Action:** Janet will inform X-Treme Works of w/o. Joe will send emails/letters to be sent to H/Os requiring exhaust vent maintenance prior to repairs.

**Garage Door Painting:** Council agreed another message in the YV News would be in order that G/D Painting is the responsibility of the Village Association - when the decision to paint is scheduled. But if residents choose to have their door painted prior to the village schedule (or replaced re: H/O damage, etc), these are at their expense and must conform to the approved YV color.

**Action:** Joe will re-advise the policy in YV Newsletter; Barbara Reeves Cohen will insert as revision for the Green Book.

**Smoke/Security Alarms Testing - Jarman Electric to start testing &/or cleaning units July & August @ \$38.00/per.**

#### **NEW BUSINESS:**

**1694 (Travis) - Bottom portion stone-facade wall at ground level peeled away. Al agreed to visit 1694, following, and report. Joane, and possibly Art, also checked into this. Al's report concurred with Mike Neale that repairs or replacement of stone facade unnecessary. The report added that re-grading should cover over marred areas when the peeling stone facade was removed. Visiting council members agreed.**

**Action:** Janet will issue w/o to Mike.

**Power Outages - becoming too frequent and subject of attention, again. Al has running history & dialogue. Requested YV seek consensus from other Village Presidents in MA to bring strength in numbers, perhaps relief from further suffering through any more of these HM partial, or segmented outages, and a long overdue remedy to this issue. Have had three within 9-10 mos, unrelated to storms. Situation could also be a problem with some of our physically disabled or infirm residents, including folks caught in a loft, or basement, when all goes pitch black - then trying to find the stairs, let alone navigate them. Once back safely, still danger of injury & broken bones from groping in the dark. Doubt any of us, in previous existences, ever felt the need to keep flashlights & lanterns in these locations to what has now come to be accepted as inevitable. Unknown whether a PECO problem with inbound power lines, or an internal HM tired grid, our transformers, etc.**

**Action:** Joe being requested to run this issue back to the MA.

**Executive Session concluded @ 10:05am.**

#### **COMMITTEE REPORTS:**

**MAINTENANCE CMTE - Ed Sweeney submitted comprehensive report on number of issues and items taken from his attendance at annual MA Maintenance meeting, and other discussions:**

**\*Paving - recommended obtain 3 bids. Trash/Garbage trucks do most damage to streets. It was noted the perimeters of remote parking spaces not as critical as streets since no heavy trucks access.**

**\*Dryer Vents - he found a contractor for \$40.00 per unit. Ed will utilize this service and report back. Other contractors mentioned: Battavio Plumbing/HVAC, Mr Dryer Vent**

**\*Garage Door Life Span - 10 to 14 years? (but based on villages with composite/wood panel doors)**

**\*Roof Discoloration often caused by rust &/or black algae. Cleaning was discussed. A council member in Springton V had this done; consensus is not consider cleaning options at present.**

**\*Roof Life Span - it was mentioned that roofs should last from 12 to 14 years.**

**\*JS Roofing & Leroy (Yardley & other Villages roof contractor) prominently mentioned to be the best.**

**\*Ed also included from that meeting the benefits to scheduling some of this work at the same time as other Villages who are using the same vendor, re: cost efficiencies. There was consensus to this concept. Janet was complimented on the caliber of contractors she calls upon for service to YV.**

**\*House Numerals above Garage Door - Ed & Jim continue to look for appropriate replacement numerals - but replacements need to be tabled until determination of program to cleanse unsightly lime/salts streaks & stains on the lentils & panels above garage doors (by either rejuvenating coatings that can shed these deposits &/or stains with rainfalls, or re-painting of the lentil/panel).**

**\*Mailbox Post Sleeve - Ed reported that the installation of the mailbox sleeve was very successful.**

**\*Re-affirmed MA responsible for repair of Greenhill Rd/HM villages boundary fence. Ed & Jim walked the Village to inspect the perimeter and secured some of the wooden posts. Dick discovered another broken slat so there are now 2. They stopped at Vassar V.**

***Action:* Janet will inform MA to inspect & replace both slats in YV section.**

#### **LANDSCAPE CMTE - Mary Ellen Marra**

**\*1688 (Sohenay) - Mary Ellen reported the beech tree behind their deck & family room blocks view & light. Art & Dick inspected immediately following meeting; Al checked into the overgrowth situation immediately following his visit to 1694. Dick recused himself as the attached neighbor, yet agreed with all who viewed the situation that the tree be taken down, and a thinning out is needed.**

***Action:* Janet request of HML a proposal comparing cost of pruning vs. cost of removal, plus addition of a smaller tree & shrubs.**

**\*1656 (Baturka) - ornamental pear tree needs trimming (problem on Yardley Ct since they were transplanted from the Samples with an extra head-start on growth prior to the**

homes & street being built, are oversized, and are becoming burdensome. Note: 1661 (Z) had to have theirs replaced.

\*1658 (Chiu) - same problem of tree encroachment on kitchen window; same species.

Mary Ellen talked about the landscaping issues that we will be facing in the very near future. As our Village ages and the trees and shrubs continue to grow, more pruning and trimming will become necessary. Mary Ellen mentioned that our landscaping budget will need to have funds allocated for pruning on a program basis. Al complimented Mike Neale for his & HML's diligent effort to maintain the beauty of the landscaping. Thinks he is the best! But unsure if the apparent careful pruning & shaping tweaks is cost effective when annual new growth surges beyond the annual pruning efforts. Its a given that trees & shrubs will have cut-back look for year, or so - but savings also significant when pruning, on a significant scale, can be skipped.

\*Ornamental trees and shrubs will be trimmed once during the growing season. 12' or larger trees will be pruned at an additional cost.

Janet will ask Mike for a contract for future work regarding this. Mary Ellen gave Joane a copy of the present Contract Agreement from Mike for Joe.

**SOCIAL CMTE: Joane McNamara**

**Pool Party slated for Monday eve, June 25. Joane estimates 60 residents will attend as of June 20.**

**Meeting adjourned @ 11: 25am.**

**Next Council & Committees Meeting: Wednesday July 25 @ 09:00 & 10:00 respectively**

**Respectfully Submitted,**

**Al Zuccarello**

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