

**Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Wednesday, August 22, 2012 7:11 PM  
**To:** webmaster@yardleyvillage.com; flemingref@comcast.net  
**Subject:** 07/25/2012 MINUTES: YV Council & Cmtes Meeting  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

July 25, 2012 MINUTES - Approved unanimously (5-0) at August 22 YV Council Meeting.  
Forwarded to YV Webmaster 08/22/2012

**YARDLEY VILLAGE COUNCIL MEETING: July 25, 2012****MINUTES: July 25, 2012****Executive Council Session:**

**Meeting called to order 09:03 by President Joe Ciasullo**

**Approval of MINUTES of June 20, 2012: unanimous 5:0 (forwarded YV Website 7/25)**

**Attendees:**

**Joe Ciasullo, Joane McNamara, Art DiGuiseppe, Dick Mortimer, Al Zuccarello, and Janet Burgess/CSK Mgmt**

**President Ciasullo started off with discussion of Kipcon, Inc Update Proposal of May 2012 re: YV Capital Reserve Study, which of their programs are most service to YV, and what contingency amounts should be further earmarked for foreseen & unforeseen maintenance and/or replacements.**

**Determined from onset Green Reserve Study unnecessary. Dick re-asserted 'Stucco' failures should be a primary concern (cited recent failures in Robynwood, Springton, Vassar, Zephyr Hills). Art thought a meaningful number of sample-testing of YV homes could provide data needed. Joe discussed problem of trying to reserve, or allocate, for every possible contingency vs assessing if/when the unforeseen happens. Janet advised aforementioned 'stucco failures' were due to improper flashing installations (Janet manages for most of those villages). Dick thinks monies need be allocated. Decision made to table stucco funding until receipt of Kipcon's 2012 CR Study and the budget implications for YV Reserve Budget. Art would like a presentation from Kipcon, at the least a tele-conference, if they're willing within the fees schedules quoted. Art also concerned about Kipcon performing due diligence examination & management of our roofs, both initially and for Paper Update option within 3 years.**

**Discussions continued on the itemized charges in the Proposal. Council agreed on the \$2600 Detailed Reserve Study Update with an additional Paper Update feature/option**

@ \$500 (deliverable in 3 years, if chosen).

**ACTION:** Janet directed by Joe to engage Kipcon with these concerns. Council wishes to start DRSU asap if answers are satisfactory, payment in 2 equal parts (50% initially; 50% upon completion) - giving YV control over the data received (vs. the 5% discount on full payment, yielding \$130 saving, but losing leverage over the process and work performed). Option for Paper Update can be reserved and exercised in the 3rd year (no payment due until then).

**Keefer (1733) - basement egress window & deck stair.**

**ACTION:** Janet requested to obtain letter authenticating planned basement home office is not for engaging in commerce requiring vehicular traffic & visitations, etc.

**OFFICERS REPORTS:**

Treasurer - Art reported YV investments +\$4,000 for the month.

**OLD BUSINESS:**

Smoke Alarms testing/cleaning scheduled for week Sep 10 (Jarman Electric)

Chimney caps, fan covers, pipe boots scheduled for Aug/Sep (Xtreme Wks)

**ACTION:** Janet/CSK will send notices

Executive Session concluded @ 09:55

**COMMITTEE REPORTS:**

Meeting commenced 10:00

Attendees: Tony Bruno, Jim DiCarlo, Ed Sweeney

**ARCHITECTURE CMTE -**

Tony expounded on Keefer egress basement window & deck stairs request. All paperwork, etc, is in order.

**MAINTENANCE CMTE -**

Ed Sweeney discussed handyman Kevin Free's \$40.00 rate to vacuum-out dryer ductwork, and clean up behind the appliance. Kevin extending the rate to YV homeowners. Decision made that YV would advise owners.

Jim DiCarlo advised of his repairs to loose garage door weather stripping due to use of nails to secure to sheetmetal frame. Jim using galvanized screws to anchor stripping flush. Also discussed mailbox situation (Ulster V paid \$300./per, installed - thought excessive).

**LANDSCAPE CMTE:** Mary Ellen Mara's report attached in total.

Because of vacation/business at the shore, I will not be at the meeting 7/25. I have included

Mike Neale's report on our (Janet Day, Mike and I) village walk through 7/11/12. We were particularly concerned about overgrowth of shade/ornamental trees (other than boulevard trees and evergreens) and shrubs around homes and in the common areas.

Homeowners such as Gamma, Brophy, Travis have been notified by phone and have agreed to maintenance pruning to prevent overgrowth, air circulation around air conditioners, access windows etc.

Mike expects to have a proposal for us, by August council meeting, regarding medium and heavy shearing (beyond contract, where ladder access is needed) of shrubs in common areas and around homes.

Also, a proposal for contractual pruning and shaping where necessary for shade and ornamental trees. Some homeowners are concerned that the privacy they previously wanted has resulted in a "living" wall. LeBlanc is mentioned in Mike's evaluation that follows below.

They have been informed that they must notify Ed McFalls.

Landscape committee is presently working on contacting any homeowners presently on the "NO PRUNING" list to update the 2008 list. Various members will contact individual homeowners.

Mike has offered to make allowance (when figuring price for labor involved) for the years that the contract was not enforced to trim yearly growth from shrubs because of small size, need for homeowners to "see" their plantings before they leave the mill. There has been an explosion of growth due to maturity of plantings and environmental conditions. Committee would like to gradually phase in different areas that need attention and get them to a point where, hopefully, the contract will be able to take care of yearly growth. All "mature plantings" should be controlled by yearly growth needs and no longer by homeowner desire to control size. We should be passed that. Of course, exceptions will be considered. Future costs can only be controlled if we try to enforce a reasonable balance that applies to all.

Council members:

Tomato plants have been observed in a few foundations beds in front of homes. We do not have all the facts. We do know that in at least one case, it involves renters (1734). Small patio plants on the deck are fine. Edible plants in beds that are or are near areas that are sprayed are not good. Is this something that should appear in the news letter or be mentioned individually to specific homeowners? Homeownership has changed, some simply don't remember about the spraying and most do not read my notes in the newsletter.

I am available by cell if needed. 610-721-5514

Mike's summary follows

Thanks,

Mary Ellen

**From:** "HMLand" <[HMLand@comcast.net](mailto:HMLand@comcast.net)>

**To:** [mmarra609@comcast.net](mailto:mmarra609@comcast.net)

**Sent:** Tuesday, July 17, 2012 9:01:22 AM

**Subject:** Per our meeting 7/11/12

7/17/12

Mary Ellen,

Per our meeting 7/11/12

**1637 LeBlanc:**

**Tree removal in basin at rear**

Per meeting with homeowner, Mrs. LeBlanc would like to have five (5) trees inside basin removed – paid for view. I advised per Master policy that basin was Master Association and that maintaining clear view is not Master responsibility. Advised that homeowner write letter to Ed McFalls at Hershey's Mill Master Association to make request.

**1681 – Cassel**

**Rear at storm basin**

Cut flush and remove large Black Willow restricting entrance/exist pipe of rear basin.  
Will include in Master Association for 2013.

**1683 Alexander:****Side at deck**

Prune Austrian Pines to clear structure

**Contract Item**

**Total: N/C**

**Side of house:**

Topsoil, grade, seed, erosion control at side at empty planting bed –no replacements needed.

**Total: \$90.00**

**1686 McIlwraith:****At retaining wall**

Prune to separate Boston Ivy on wall adjacent to existing Yews.

**Contract Item**

**Total: N/C**

**1692 Gamma:****At deck:****RE: Douglas Fir trees (5)****A. Prune deadwood:**

Prune to remove lower dead limbs on one (1) worst looking tree at center of deck.

**Contract Item**

**Total: N/C**

**B. Prune to shape:**

Prune to shape and control growth of five (5) existing Douglas Fir.

**Total: \$275.00**

**1694 Travis:****At air conditioning unit**

Prune existing Skip Laurel at air conditioning unit at deck to window height and shape.  
Also miscellaneous pruning on Dogwoods adjacent to clear structure

**Contract Item**

**Total: N/C**

**1695 Brophy**

Prune shrubs to clear air conditioning unit.

Also miscellaneous pruning on Birch tree for clearance over lawn area.

**Contract Item**

**Total: N/C**

**Future Projects:****I. Shrub rejuvenation – 2013**

Planting areas of deciduous shrubs with village and along perimeter fence at Boot/Greenhill Road.

**II. Shade/Ornamental tree pruning – 2013**

Clearance pruning throughout village.

Boulevard trees completed 2011

Will provide proposal and scope of work to address these projects.

Per our walkthrough – when would you need this proposal in hand to discuss at August Council meeting?

Please advise.

Per my notes I believe this is what we discussed.

Respectfully submitted,

Michael C. Neale

HMHL D

**Meeting adjourned @ 10:25.**

**Next Council & Committees Meeting: Weds, August 22 @ 09:00 & 10:00**

**Respectfully Submitted,**

**Al Zuccarello**