

**Roger Fleming**

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**From:** alzuccarello@aol.com  
**Sent:** Friday, March 22, 2013 10:53 PM  
**To:** webmaster@yardleyvillage.com; flemingref@comcast.net  
**Subject:** Fwd: MINUTES: YV Council Meeting: February 22, 2013  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Roger - thes Minutes of Feb 22, 2013 were approved today unanimously (4:0) for website posting. Thanks, Al

**YARDLEY VILLAGE COUNCIL MEETING**

February 22, 2013

**COUNCIL SESSION:**

Attendees: Joe Ciasullo, Art DiGiuseppe, Dick Mortimer, Al Zuccarello,  
and Janet Burgess/CSK Mgmt

Meeting called to order @ 09:00 by President Joe Ciasullo.

Minutes of January 18, 2013: Approved 4:0

**President's Report**

Joe C noted that the initial CY2012 Operating Expenses show a \$25,000 positive variance but this would be impacted by a negative carry-over from CY2011 of \$7,000 and a carryback charge recorded in CY2013 of \$8,000 for snow removal and \$4,000 for Landscape and/or Misc Bldg expenses. This would leave a positive variance after audit of approx \$6,000.

**Resident Business**

Dormer Windows' Recent Issue(s):

(1662) - entire window & frame blown in by wind gusts early February. These (52 homes) are seated in place by 2 clips and perimeter caulking. CSK Mgmt had the window re-seated, anchored and re-caulked the same day. This situation also occurred with attached neighbor (1663) a couple months earlier. Council is fact-finding on this new issue.

**ACTION:** Janet to obtain repair cost(s) for these two occurrences, plus a couple prior ones.

## Declaration Docs

Joe led discussions on some additional changes that should be added. It was resolved:

A. The technical corrections to the Declaration can be made without approvals. They will be included in an email/mail requesting residents to make the changes manually.

This eliminates need to issue pages for manual insertions.

B. The following changes to be made to the Declaration require 67% approval of the residents and, if/when approved, will be registered in the new Declaration:

Page 7 - Article II, Section 2.3 (b)(iv) - delete "**and the resulting damage from a failure thereof**"

Page 12 - Article III, Section 3.1 (m) - change the words to read "**an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Residential Buildings in accordance with 2.3 (b)(iv) C and D**"

C. Assuming there is agreement to the above, it would appear that two separate actions must be taken. One is the issuance of an email/ mailing to all residents requesting them to make the technical corrections to the Declaration. The other is the issuance of a mailing to all residents explaining the suggested changes to Page 7 and Page 12, as stated above, and requesting their agreement by signing and returning same. Upon sufficient approvals, registration of the revised Declaration and distribution of new pages incorporating these two changes will be made.

**ACTION:** Janet will attempt the technical corrections to the Declaration doc.

## Dryer-Vent Clean & Vacuum (2 Year Event)

Council has determined, for the safety of all homes/all clusters, this is a homeowner necessity and responsibility every 2 years - and especially for the current low cost of \$40 per unit.

**ACTION:** Janet will send letter to all unresponsive residents, as earlier requested, who have not completed this maintenance. This may also be an item for inclusion in the YV Rules & Regs green book.

## Generators

Concluding discussions by council determined that very special, specific reasons (possible medical) would be necessary to permit an unwieldy and awkward special exception, replete with binding conditions and requirements. Council was unanimous in this decision.

**ACTION:** Joe will, again, inform the requestor of this final decision.

## Dog Fence

Again, council re-visited. Conclusion the same - for all the reasons earlier cited: creeping expansionism, barking, clean-up, neighbors and maintenance & landscaping crews visitations through the Village areas and common grounds.

**ACTION:** Joe, again, will inform the requestor of this final decision.

### **Stucco Probes (Proactive re KHov Warranty Expiry 4/20/2014)**

Awaiting final contractor's est of charges (current estimates @ \$525-550 per end unit, and \$400-425 interior) . Determined end units utilize est 15 probes/per, and interior units @ 10. Strongest incentive, and determining factor for homeowners is possible cost of ignoring damage to insulation, wiring, framing, and interior walls, etc, if water intrusion present and unnoticed.

**ACTION:** Joe to inform residents of procedure and costs, and somewhat HOA-underwritten by est \$122 per unit formula, pending upon number of sign-on residents.

### **Mildew Treatments (North-facing walls)**

Issue is cosmetic.

**ACTION:** Awaits village walk-thru this Spring/Summer by A-Cmte to supply council with number of walls affected, etc.

### **Finance Cmte**

Discussion centered on member/financial advisor Jim Falcone, moving away within next 2 months. Council concurred with sending feelers out to YV residents with the proper financial-investing credentials to recruit a replacement for Jim.

**ACTION:** Joe will forward an email to village residents to see what shakes out.

There was no Committees' Meeting, no further discussions or reports.

Meeting was adjourned at 10:37am

Next Council & Committees Meeting: Friday, March 22 @ 09:00 & 10:00am

Janet reminded us of April 17, 2013 Annual Meeting & Elections.

Terms for Dick Mortimer & Al Zuccarello expire. Both members are happy to return to council, and the issues.