

Roger Fleming

From: alzuccarello@aol.com
Sent: Wednesday, May 22, 2013 11:45 AM
To: webmaster@yardleyvillage.com; flemingref@comcast.net
Subject: MINUTES: YV Council Meeting - 4/26/2013

YARDLEY VILLAGE COUNCIL MEETING

April 26, 2013

COUNCIL SESSION:

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

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

Minutes March 22, 2013: Approved 5:0
 April 17, 2013 Annual Meeting/Elections: Approved 5:0

Both sets of Minutes forwarded to YV Website* following meeting.

*Roger Fleming, website manager, advised savings of \$60.00/yr to discontinue YV weblink for the link connected to the Hershey's Mill website. Council concurred

Council Reorganization - No Change

OLD BUSINESS:**Dormer Windows Issue:**

Continue to monitor closely. Internal water damage &/or blown-in(s) are not endemic. Dormer windows exist on all interior units (52 homes) and 8 early Chardonnay models for a total 60 homes with the decorative, but non-functional roof structures.

1737 dormer window leak - stucco/flashing leak repaired. Findings from visit with KHov's Nate Patterson is that no evidence of water-stained or rotted wood indicates a flashing problem. But the entire window + frame was loose and could be rattled; it was caulked at an earlier time. The vinyl gasket around the perimeter of the window also has hairline splits in the creases at the frame's placement - in both sides of window's length. JS Roofing found wet sheathing at the top of dormer's right corner roof structure where it ties into main roof. X-Treme Works did the repairs and re-stuccoed. Questions arose about internal ceiling & wall repair.

ACTION: Janet to call 1737 to advise checking with their HO6 policy insurer on internal walls damage.

Dryer Vent Cleaning/Vac:

Council is in general agreement that dryer vent cleaning should be performed every 2-3 years

(further discussion on time span). The recent village survey of completions for this procedure within the last 2 years yielded only 42 responses. Dryer lint is flammable and an enabler of dryer vent fires. Discoveries of disconnected duct lines can also be a hazard in vicinity of the gas-flame operated H/W heater with pilot light. This was cited. Cleaning is an issue for both owners & attached neighbors. Home handymen (Kevin Free, Mr Dryer Vent, and others) perform servicing for \$50-125 per home.

ACTION: Dick Mortimer to write a draft regulation for Green Book Rules/Regs for final review and frequency.

NEW BUSINESS:

Caulking Program:

Joe led discussion on Caulking maintenance re flashing issues. Main topics were Windows & dormers; current conditions of original caulking on unremediated walls vs newer remediated; and possible strategies for Caulking prior to the village stucco-probe program. Ramifications with KHov's warranty and annual 'To Do' listing of HOA maintenance led to pros & cons issues.

ACTION: Janet to check with Richard Egan Contractors for pricing and availability for possible caulking of homes, including dormer windows.

STUCCO ISSUES:

1632's buyer had probe test by G.M.Thomas Inspections and reported unacceptable moisture levels on their 2009 remediated rear wall. KHov notified and sent in GSE (Garden State Environmental) to check GMTI's data. Present were: Michie Thomas - GMTI's owner, the realtor, Pete Lesniak - GSE technician, and council rep. Testing was aborted because GSE tech's moisture probe failed to operate. Michie had 3 of same model in his vehicle. Pete L stated he needed to use his own. Had to be re-scheduled for all involved.

1623 - visited a 3rd time by KHov's Nate Patterson (twice with council rep), re stucco problem at the bottom corner of end unit's remediated front/side to unremediated rear wall (wood exposed). The entire corner - where both walls meet were never folded over to form a corner molding or capping. The other issue is an unremediated rear wall at the adjoining neighbor's (1622) remediated wall, at ground level. There is an open gap from stucco buckle at the mating of both walls, not likely existing prior to 1622's rear wall remediation. The fingers of a hand can be inserted into the open bulge.

1653-1652 issues - courtyard with garage walls either side, 1652's garage has a masonry scoring cut above grade. The stucco portion below the cut line is breaking away but still attached to foundation. May or may not be an issue. 1653 has stucco veneer chipped away; owner concerned with wicking. Nate Patterson of KHov saw both issues and made no comments to council rep other than documentation needed for action.

VILLAGE INSURANCE POLICY vs DECLARATIONS

Joe led discussion re liability for internal home damage, and possessions, of the owner on non-covered events of damage due to water intrusion. Council needs to gain answers on HOA

Liabilities vs individual HO6 policies relating to the clause " ... and from damage thereof"

ACTION: Janet will set up Council meeting with Kevin Snagard, Pres, Linday Insurance Group - to determine information regarding the YV master policy.

ADDITIONAL PROJECTS AGENDA:

Relative to above, Joe noted the possibility of having approx \$30K available (\$23K for immediate use). There are a number of unbudgeted items that could be considered for implementation this year such as:

Caulking; Painting (garage doors, overhead mantels & house numerals, front doors), Driveway Sealing, Shutter Reconditioning, Mailbox Replacement, East End Wall, Mildew Treatment.

ACTION: Janet will obtain price for the painting actions so a decision can be made on these projects.

Council Session adjourned @ 10:00

COMMITTEE(S) MEETING: Called to order @ 10:03

ARCHITECTURE CMTE: Jim Alexander
No Report

LANDSCAPE CMTE: Mary Ellen Marra

*Mary Ellen reported the street lamp repair between 1679-1680.

*There is also a change, or modification to the Landscape Form to email.

*Need for nutgrass treatments and discussions on 2013's weed explosion ensued.

*HM Landscaping's Proposal #5773 called for \$9,075 in pruning expenditures for 167 trees in time phases through 2014. This has now been reduced to 100 deciduous trees for total of \$5,434.

*Shrubs Pruning, at a cost of \$3,800, can wait until Jan/Feb 2014 and Mike Neale will pass on savings of \$1,000 from the earlier two-year 2013-2014 program.

*Landscaping Budget - Mary Ellen will now have a separate line item to cover Pruning expenses in the 2014 budget with a proposed budget of \$4,000.

FINANCE CMTE: Art DiGiuseppe
No Change

MAINTENANCE CMTE: Jim DiCarlo & Ed Sweeney

Bollards replacement was mentioned, but not a priority issue. It was suggested they can easily be straightened &/or stained for uniformity, rather than replaced.

Mailboxes issues - a restaining requirement was discussed, and a time to replace.

Maintenance will advise when they believe this is necessary.

ACTION: Joe will include a statement regarding staining of mailboxes - deadline by mid-June,

or Maintenance will accomplish at \$40.00 fee.

SOCIAL CMTE: Joane McNamara

4 new members added as both replacements and expansion

Joane revived a request to have an East End wall built with \$3,775 - \$3,275 of YV Reserves Fund. The wall is quoted at \$6,275 by HML, and the Social Cmte offered to donate \$2,500 - \$3,000. Joe explained timing is the issue, with so many other essentials coming to light (dormer windows, caulking, stucco repair most recently), that this decision would need to be delayed until necessary projects and items could be resolved with regard to other uses of the Fund.

A Yardley & Zephyr Villages Bocce Tournament is in the making. Information was distributed by email attachment to Yardley Village Send list.

The Pool Party has been changed to "Spring Fling" at the Community Center - Monday, June 10 from 6:00 to 9:00pm. The affair is byob and hors d'oeuvres are requested for sharing. A flyer will be delivered later in May.

Meeting adjourned @ 11:11

Next Council & Committees Meeting: WEDNESDAY, May 22 @ 09:00 & 10:00

Respectfully submitted,
Al Zuccarello