

Roger Fleming

From: alzuccarello@aol.com
Sent: Wednesday, June 19, 2013 12:20 PM
To: webmaster@yardleyvillage.com; flemingref@comcast.net
Subject: YV Meeting Minutes of May 22, 2013
Follow Up Flag: Follow up
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6/19/13 - Minutes 5/22/13 Approved (unanimous)

YARDLEY VILLAGE COUNCIL MEETING

May 22, 2013

COUNCIL SESSION:

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

Meeting called to order by President Joe Ciasullo @ 9:00

Minutes April 26, 2013: Approved 5:0. Forwarded to YV Website 5/22.

RESIDENT BUSINESS:

1730 (Campbell) - list of numerous leaks' repairs submitted; may require new roof.
Question expressed re: JS Roofing Company's insurance coverage?
ACTION: Janet to obtain price for roof replacement & JS Roofing's coverage

1695 (Berger) - sump pump frequencies again reported, plus additional grading issues with stucco issues. Mike N submitted \$3,550 Scope of Work proposal for repairs and grading remedies.
ACTION: Janet to notify Mike to proceed

1677 (Swalm) - reported rear wall dark stains under deck.
ACTION: Janet had Jacob of X-Treme Works investigate; cosmetic, deck-related

1692 (Gamma) - did not understand insurance issues presented in May's Newsletter.
Interesting in attending meeting re same.
ACTION: Request duly noted

NEW BUSINESS:

Exterior Painting - received proposal from Richard J Eagan Contractors re: Painting of

exterior components (including cleaning, sanding, scraping, caulking). Current estimates range \$55,000 - 75,000 for YV (depending on total number of shutters, garage doors & mantels - plus his estimate made no mention of front door columns).

Also awaiting separate Caulking maintenance proposal.

ACTION: Council involved in ongoing discussions as to maintenance time-table(s)

Lamppost Damage (in front of 1705 & 1665 remote parking spaces)

ACTION: Repair/re-wiring necessary. Tony B will supply names of other electricians for pricing comparisons

Stucco Issues: KHov agreed 1632 (Stieck) latest moisture readings needed further investigation and ordered "destructive testing" of sections of rear wall for underlying causes - completed on 5/16.

ACTION: On-going based on 5/16's results - entire rear wall stucco facade ok'd by KHov for removal and further inspection with YV's consultant firm - Falcon Engineering div of The Falcon Group.

Declaration: discussions ongoing as council moves forward with dealing with Section 2.3(b) (iv) phrase "and the resulting damage from a failure thereof" Legal counsel again engaged and it appears YV HOA has 3 possibilities from which to choose - and these are in stages of refinement. On-going issue with more to come

ACTION: Joe will write article in Newsletter amplifying that water intrusion through-walls is NOT an insurable event, neither with YV Master Policy - nor rest of the HM villages' insurance policies!! Thus moisture intrusion 'thru exterior walls' into the home interior is a HOA self-insured issue and event. Choices to be clarified as to what exactly constitutes the exterior wall for purposes of HOA responsibility to each other, prior to a ballot and 67% ratification.

Council Session adjourned at 10:10 AM

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

Attendees:

Jim Alexander (Architecture), Mary Ellen Marra (Landscape), and Jim DiCarlo & Ed Sweeney (Maintenance)

Architecture Committee: Jim Alexander - No Report

Landscape Committee - Mary Ellen Marra (supplied below quoted written report):

Information on items requested from April, 2013 meeting:

Dick:

1) Shrub proposal work to be completed in winter, 2014 will include all shrubs along Greenhill Road wall.

2) Red flag opposite his front door: Mike removed it. Said it was rusty and apparently just left over from previous work.

Joe, Jim DiCarlo:

present stucco /courtyard at 1719. Edwinna Brennan

- 1) Courtyard ground cover vines sprayed, removed and area mulched
 - a. Homeowner expense
 - b. Work done by HML
- 2) Stucco
 - a. Lower part of Stucco wall, right (garage) side of courtyard near meter.
 - b. Mike's response "upon initial inspection, hand can be put behind stucco".
- 3) Electric wires plugged in, roof line, near front stoop where flashing was placed to disperse rain. Was this approved? Is it a safe way to keep ice out of gutters? Mike unsure? Not a landscape issue, just noticed while checking

Final Spring walk thru report from Mike not received as of 5/19/13

Some items noted:

1670-1671 Smeltzer/Watt wall (opposite front doors) bellying out.

Proposal submitted last year? Should be considered in near future (Mike's opinion).

Periodic inspection of walls and fencing helpful by grouping work to be completed, and less expensive rather than asap individual requests (Mike's thoughts)

--Lawns needing re-seeding: 1688, 1700, 1713, 1703

--Dead pine tree along GreenHill Wall near 1701 to be removed, NC, I think

--Stump removal in Mount Yardley area, probably a cost

--Some species of ornamental grasses in common areas rotting from center.

Need attention. Will be addressed in final report from Mike.

At this point in time, no major issues, to my knowledge. Report should be available soon.

Nut Sledge spray will have to be addressed in near future.

Social Committee - Joane McNamara (supplied below quoted written report):

Joane reminded Council that the Social Committee was sponsoring a Spring Fling on June 10th at the Community Center from 6 - 8 P.M. In the past this event was held at the Pool but some years it was moved indoors due to inclement weather. The Committee chose "not to worry" and decided to schedule the event indoors from the inception. Cost per person is \$5.00 and everyone is asked to bring an hors d'oeuvre to share. She further reported this is one of our most popular events..... a great venue for new residents to mingle and meet their neighbors and "oldies" to catch up with neighbors they do not see often. It is a BYOB and cost covers paper products, flyers, eating utensils and maintenance fee.

The Social Committee distributed a survey among residents of Yardley and Zephyr asking for future event suggestions and opinions on past events. Forty two people responded and the committee will meet to discuss the results.

Next Council & Committees Meeting: Weds, June 19 @ 09:00 & 10:00

Respectfully submitted,
Al Zuccarello, Secretary