

## Roger Fleming

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**From:** alzuccarello@aol.com  
**Sent:** Friday, December 06, 2013 11:25 AM  
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**Subject:** YV Council & Cmtes Minutes - November 22, 2013  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Roger - please post these council-approved Nov 22nd minutes on the website.  
 Janet - these are good for your January 24th Packet.  
 Thanks, Al

## YARDLEY VILLAGE COUNCIL MEETING: November 22, 2013

### EXECUTIVE SESSION:

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

Meeting called to order by President Ciasullo @ 09:00  
 MINUTES of October 25 - Approved (4:0), forwarding to YV Website.

### ON-GOING BUSINESS:

#### Declarations -

Replacements and/or rehabs of damaged exterior doors (including deck sliders) amplifies the need to clarify the wording of the Declarations with the Village Rules & Regs, so both are in agreement.

**ACTION:** Art is in progress of drafting a village letter to explain necessary clarifications.

#### Stucco Probes -

October - a number of homes have received either full, or partial probes. Joe had dialogue with Falcon Group (Engineering Div) about continuation of probes in a prior two week dry spell. Also, in light of 1637's slider door and deck ledger board revelations - additional probes were determined necessary. Falcon Engineering thought suggested additional probes could wait until remaining homes are completed.

November - Joe led new discussion on Falcon Engineering's Village Probes Program, the manner in which executed - including questions relating to the manner these were executed; their time frame; the lack of probes to significant portions of homes due to the technician's lack

of easy access; previous agreement(s) on number of probes per style home vs deliverables; and the reports, or lack of, being generated re numbers of homes with any excessive moisture readings (probe values of 19 - 40). Council in full agreement with these observations.

**ACTION:** Joe expects to resolve with Mark McCann, VP Falcon Engineering.

## RESIDENT BUSINESS:

**1621 (Sapp):** reported 2" hole in stucco above front window, right side of home.

**ACTION:** Al agreed to check out. Determined to be perfect woodpecker hole in styrofoam EIFS window mantel trim (exterior insulation finishing system). Can be color-caulked or wood-puttied (but won't stop a woodpecker).

**1637 (LeBlanc):** Jacob of X-Treme Works expected to begin stucco remediation around re-habbed deck slider door, and walkout basement exterior wall after Thanksgiving.

**ACTION:** Janet will advise when work underway. LeBlancs will be advised when completed.

**1661 (Zuccarello):** roof leaks - 2nd new bedroom ceiling water spot caused triggered an inspection by Leroy S of JS Roofing. Leaks' area closest to joint wall with 1662 is originating section (a roof portion used as up/down runway to access 2nd floor areas of 1662 during days of stucco remediation, and another stucco re-do for color match project in early December '09, plus traction 2x4's nailed then pried up, then 2012's chimney cap rehabs).

**ACTION:** Janet called JS Roofing. Leroy validated excessive foot traffic. He lifted & caulked 2 dozen shingles with open nail holes in the shingles through the underlayment, and into OSB sheathing.

**1693 (Glasgow):** Front sidewalks repair estimates from HMLD & Bann Valley Constr @ \$2,390 & \$2,350. Joe unsure of second contractor and inquired about George Cipolloni, cement contractor. Janet tried to contact, but has heard nothing back.

**ACTION:** Janet will attempt to locate George for his estimate prior to assigning w/o.

**1702 (LaManna):** feels water bills are excessive and not theirs. They state both AquaPA and plumber thoroughly checked their meter and all plumbing and assure they have no internal leaks. They think their water is was being used by landscaping personnel unauthorized. HML denies the usage.

**ACTION:** Janet to inform the residents without definitive proof, little can be done to prove - or disprove.

**1707 (Day):** wet ceiling tiles in basement under deck slider door indicate a leaker, or ledger board problem.

**ACTION:** Janet had this checked by Richard J Egan Contractors - not able to determine the source. Further investigation deemed necessary.

**1727 (Loose):** mold/mildew on gated stone wall & decorative globe entrance.

**ACTION:** Treatment plan can be linked to mildew walls treatments Spring of 2014 (see Miscellaneous)

**NEW BUSINESS:**

YV received request from Cooper Levenson, Attnys at Law, representing KHov in the KHov vs Pennoni suit against the trades subbing for KHov. Discussions revolved around YV's position and what could follow - engaging legal advice from YV counselor Gilbert Toll, possibly Ulster V's lawyer in a similar suit several years back - Thomas Wilson, and Zephyr V's current legal advisor, Steve Sugarman - including Council's vetting for additional info and preparations to engage.

**ACTION:** As requested, Janet to send the list of 28 homes with high moisture readings to Brian D Barr of C/L and, in anticipation of KHov's response, set up an exploratory appointment with Gilbert Toll in December

**MISCELLANEOUS ISSUES:****Mold/Mildew Treatment: Stucco walls AND stone wall pointing**

Determined earlier commercial 'Wet & Forget' is unsuitable for YV needs after other villages had unsatisfactory results. Rex submitted info on the desirability and safety of oxygenated bleach vs. chlorinated. A gentle spray application (1:4 parts bleach:water ratio) should work best. Since this problem only affects mostly north walls, draping drop cloths over shrubs, etc not a major hurdle. Residents should not attempt applying.

**ACTION:** Council expected to initiate in Spring 2014.

**Gutters/Downspouts & Leaves Clean-outs:**

Centered on specific gutter & downspout replacement where the need is present - either under, or in close proximity to canopies of heavy tree overgrowth. Leaves can also be blown out of gutters from ladder access rather than 'roof walking'. Topic tabled for future discussions.

Executive Session adjourned by Joe @ 10:40

**COMMITTEE REPORTS:**

Attendees: Mary Ellen Marra, Ed Sweeney, Jim Alexander

**Mailboxes:**

Council & all three committee members in attendance discussed new Mailboxes' order with

Salsbury Industries. Agreed upon was a dark Bronze color. Black numerals are inappropriate so a contrasting, lighter 04 Gold color was chosen. Also, the YV HOA mailbox system will be kept in place, reduced from 5 to 3 m/b's. YV is possession of a sample/gratis mailbox - so the order will be for 140 m/b's and 141 posts, plus necessary attachments and hardware - including some extra arms for future mishaps (knockdowns) repairs.

**ACTION:** Janet will place order for 2013 pricing. HMLD will store for us and do the installations. Mailboxes will be erected Spring 2014

**Landscape Cmte** - Mary Ellen Marra, Chair

1. Second cleanup scheduled for mid-December
2. Will initiate new system for email approvals for mundane & routine
3. Pruning to take place late December/early January

**Social Cmte** - Joane McNamara, Co-Chair

1. YV Holiday Party Brunch @ HMGC Sunday, December 8th.
2. Joane reported on the Yardley Bocce Tournament, organized by committee member Marian Sweeney - with help from Ed Sweeney and Rex Cassel, as very successful.

Committees meeting adjourned by President Ciasullo @ 11:15

YV Annual Meeting is Weds, December 11th @ Community Center 7:00pm

Canceled scheduled Council & Cmtes Meeting of Friday, December 20

Respectfully Submitted,

Al Zuccarello