

YARDLEY VILLAGE COUNCIL MEETING

June 25, 2014

Attendees: George Earle, Rex Cassel, Art DiGuiseppe, Al Zuccarello,
and Janet Burgess of CSK Mgmt

President George Earle called the meeting to order @ 09:00

Minutes of May 23, 2014: Approved 4:0; sent to YV Website for posting

ACTION ITEMS:

President's Report - George Earle

In an 08:00 pre-council meeting, George and council members Rex Cassel & Al Zuccarello, and Reiny Ludin - Landscape Chairman, and Janet met with East Goshen Township's Rick Smith - Twp Manager, Mark Miller - Director of Public Works, and Matt McAloon - Pennoni Associates Consultant Engineers to East Goshen Twp. The meeting's purpose was to determine ground rules for K Hovnanian's land development group to enter and work in YV to repair and raise the twin stormwater basins' berms to proper code for future storm surges (not yet experienced). But they represent a future liability to YV if the code corrections are not completed. By doing so, correctly - and subject to YV and Township approvals, KHov will be able to reclaim their escrow held by the Township, who will also oversee the scope of work. The HM MA had long ago assumed responsibility for all stormwater retention basins, and YV is in need of the corrections and protections - especially from runoff from future upstream building and significant storms of the 25-50-100 year varieties.

ACTION - George will advise residents of the details in July's Village Newsletter. Work is expected to commence mid-August with a 1-2 week completion schedule.

Ex Officio Joe Ciasullo's Report -

Joe advised receiving recommendations of a number of construction/remediation companies from YV consultant Falcon Engineering. Invasive testing will be done initially to the 3 homes yielding the highest moisture readings, as well as the most numbers of 'unacceptable' recordings from the moisture-probes program of the 34 homes determined to have unacceptable recordings. The 3 homes, through the invasive testing process, should reveal a better picture of what the YV HOA will be facing in the immediate future, as well as the years to come with respect to additional assessments, disruptions, and disturbances. Of 3 firms singled out, Russell Construction appears to be the lead firm to deal with

the scope of work required, and best suited for Yardley's needs at this time. The invasive testing procedures will also reveal the extent of damage found, or uncovered, during the process. Due to the elevated moisture readings' probes, numbers and locations of same it was determined likely that the walls involved would be subject to tear-down during the invasive testing procedures. The remediation rebuilds will utilize the latest codes and protocols and should also reveal much about Village future costs and assessments.

If replacement of the window(s) is necessary, or desired, the shared costs will be on a 50:50 basis between the owner and YV HOA, whereas flashings rehab & repairs, etc, will be assumed by the Village HOA.

ACTION: Falcon Engineering's consulting fee proposal(s) will be reviewed by Council prior to final approval.

Treasurer's Report - No Report

RESIDENT BUSINESS:

*1632 - KHov claims no responsibility in response to new leak in rear wall of most recently remediated wall. Discussed possibility that leak occurring during severe rains May/June could be from rear deck's ledger board.

*1695 - deck extension and steps down approved.

*1705 - owner has demonstrated cooperative willingness to comply with Council's corrections to the newly erected chimney as follows: Chimney reduction - 2 ft H; replace wood corner mouldings with EIFS - per existing stucco chimney structures. Council has agreed to the new structure with the aforementioned changes.

*1747 - Council addressed following issues: garage lamp fixture damage determined to have been caused by snow plow/bucket operator haste; gutter and downspout cleanings; and stucco-area voids deemed caused by deck contractor neglecting to repair their ladder 's contact points.

OLD BUSINESS:

*Mailboxes' Update - installations to begin late July. George able to secure for YV an additional \$2,600 credit on the prior transactions. Discussions ensued on numerals (gold color on bronze mailboxes).

ACTION: Janet will coordinate with HM Landscaping to commence

*Garage Doors & Mantels - Council agreed to schedule painting mid-late summer, and before Fall's leaves drop.

ACTION: Maintenance Cmte to advise Council on recommendation of above-garage door numerals - prior to the painting program for a

seamless replacement transition. Prior considerations for reflective numerals above garage doors are not as necessary now that mailbox numeral visibility is enhanced. Also, Rex suggested the Social Cmte was looking to help the village and had \$2,500 to offer for a project - the new garage door mantel numerals would be a perfect use of the funds. Council roundly agreed.

*Mildew Treatments of Exterior Walls - there was agreement that this item could be accomplished without great difficulty. Restricted to mostly north-facing walls, if done in sequence it would be an est 1 hour to accomplish each. Homes under remediation, or about to undergo same would be by-passed until sensible to treat, or not.

*Seal Coating of Driveways - agreed this should be accomplished later in the summer with the same caveats pertaining to garage door painting and mildew treatments (work-arounds & falling leaves). In addition to driveway cracks & fissures, advised of number of larger cracks or separations at driveway/street joints where light rain surface water often disappears before reaching the stormwater culverts. It was agreed that these asphalt seam cracks - especially significant voids & separations at the streets' perimeters should be filled and packed as pre-treatments to the driveway seal coating while the crews are in place, if not sooner.

*Jarman Electric will begin their village residence visitations (30-40 homes daily) to the switch over the alarm systems from pulse to tone - where needed, and uniform battery replacements - so that this HOA-funded safety issue is brought up to standards.
ACTION: Janet will coordinate with Jarman and advise residences of visitation dates.

COMMITTEE REPORTS:

*Landscape Committee - Reiny Ludin
Reiny earlier met with Council at the Twin-Basin ingress/egress site @ 08:00. Reiny concurred with KHov's plans to repair damaged turf, and any tree limbs affected by their equipment and work. Reiny could not attend the Committees 10:30 meeting but will report on the earlier Village Landscape Walk-Thru at July's meeting.

George called for adjournment @10:50

Next Council & Committees Meeting: Wednesday, July 23 @ 09:00 & 10:00

Respectfully Submitted,
Al Zuccarello, Secretary