

Roger Fleming

From: alzuccarello@aol.com
Sent: Wednesday, July 17, 2013 3:56 PM
To: flemingref@comcast.net
Subject: YV Declarations Meetings - 7/10/2013 & 6/18/2013
Follow Up Flag: Follow up
Flag Status: Red

YARDLEY VILLAGE DECLARATIONS MEETINGS:**July 10, 2013 Village Meeting - re Declarations Amendments/Options**

Since the June 18 Village Meeting pertaining to the Declarations Amendments, additional diligence on legal clarification of wording ensued (original wording was validated), more emails & mailings went out to home owners and another YV Newsletter spotlighted the importance of this vote with ramifications if ignored, and ballots were mailed to the residences for tally at the July 10, 2013 village meeting.

The following votes have been collected and will be applied, with additional votes to be canvassed and secured in the immediate future, and another village meeting may be scheduled for acclamation - if necessary.

Results: 29 homes in attendance at this village meeting; 35 necessary for quorum. Votes mailed, fax'd, and email/scanned = 97 total at the time of the 7/10 meeting.

13 votes for Amendment/Option 1
81 votes for Amendment/Option 2
3 votes for Amendment/Option 3

Amendment 2 is the obvious clear 5:1 choice, garnering 84% of the current vote. Amendment 1 would eliminate the clause "and the resulting damage from a failure thereof" while Amendment 2 would eliminate this clause and also expand the definition of the exterior wall for which the H.O.A. would be responsible.

President Joe Ciasullo led discussions on village probing timetable, where leaks were in evidence at especially 1632's remediated (2009) wall, plans for maintenance caulking on regular basis, the 'windows' situation and warranty, and owner/HOA sharing replacement expense 50/50, and probably most comfortable for the owners is that KHov did "destructive" testing where nearly entire rear wall of 1632's back wall was torn off and is being remediated again - **thereby setting precedent under their Extended Warranty** that expires April 30, 2014. The residents expressed their gratitude to Joe & Council for seeing this through in the measured, diligent, and thorough manner exhibited.

Having no further discussion, Joe adjourned the meeting.

Respectfully Submitted,

7/20/2013

Al Zuccarello, Secretary

June 18 Village Meeting - re Declarations options:

June 18, 2013 YV Meeting @ 7:00 PM:

Council Attendees: Joe Ciasullo, Art DiGiuseppe, Al Zuccarello,
with Janet Burgess/CSK Mgmt

An estimated 60-65 residents attended an informational meeting and slide presentation to discuss the need to amend the YV Declaration of Covenants & Easements. Three possible approaches were described by President Joe Ciasullo. These included the current wording in Section 2.3(b)(iv); elimination of the phrase "and the resulting damage from a failure thereof"; elimination of this phrase and also a redefinition of what constitutes the external wall. It appeared that by the end of the meeting the majority of individuals were reasonably aware of the issue and a show of hands supported the last of the above approaches.

The meeting concluded with a request by Joe for volunteers to assist John Babiec as a committee to investigate and identify a comprehensive maintenance program which will minimize financial costs associated with moisture incursion problems.

Respectfully Submitted,
Al Zuccarello, Secretary