

YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

YARDLEY VILLAGE COUNCIL MEETING-Minutes: September 20, 2017

Attendees: Council: George Earle, Rex Cassel, Joe Ciasullo, Art DiGiuseppe, Dan Worden, Roger Fleming

Committees: Tony Bruno

CSK Mgt: Janet Burgess

The meeting was called to order by President George Earle at 10AM.

Resident Business

- 1612 (Francis) Exterior light is rusted causing streaking down siding. Light condition is due to age not remediation. Its correction is a Homeowner responsibility.
- 1655 (Santucci) After being inspected it was determined that the crack in the living room wall is a settling issue/not structural that can be corrected by a light application of plaster and some touch up paint and is a Homeowner responsibility.
- 1637 (Burns) A request has been received seeking approval for 1. Deck privacy fence 2. Adding skylights and 3. Pathway lights from garage to front door. The request has been sent to the Architecture Committee.
- 1633 (Woodruff) Driveway depression. The information will be given to the Asphalt Contractor so that the depression can be corrected this Fall before Winter.

New Business/Council Discussion Items

- On December 6, 2017 the Annual Budget meeting will be held at 7PM in the Main Hall Community Center.
- 2018 Meeting Dates: Village Council Meetings will be held on the third Wednesday of each month (except November) at 10AM in the Paoli Room, Community Center. April 17, 2018 the Annual Meeting & Election will be held at 7PM in the Main Hall Community Center. December 4, 2018 the Annual Budget meeting will be held at 7PM in the Main Hall Community Center.
- The 2018 Management Agreement with CSK Management Inc was renewed with no increase in the fee.
- The Council voted to renew the insurance policy with Nationwide Insurance for one year. CSK will request documentation of the coverage and obtain the paperwork. George Earle will explore the possibility of funding an insurance consultant with the Master Association to identify other companies that can possibly provide effective cost coverage beginning in 2019.
- The Company involved with replacing smoke alarms will be contacted by CSK to improve turn around time.
- The Verizon transition project was discussed. Information has been distributed to residents and updates will continue to be made available.
- As a result of a finding by an independent home inspector involved in the sale of a residence that the deck was non-conforming and needed to be updated, the Council reviewed the building code. It is the understanding of the Council that existing decks are grandfathered. If a deck

needs replacing, it will need to conform with existing current code. George Earl will look into developing information about the cost and repair of our deck posts that could potentially rot, and he will develop guidance for the village.

Committee Reports

Architecture Committee Tony Bruno Chairman

Mr. Bruno reported that the garbage doors that were delivered were the wrong size. He was successful in finally convincing the supplier to provide the correct doors but the replacement project has been delayed until the doors are delivered.

Landscape Committee Reiny Ludin Chairman

An overview report of pending issues was submitted.

Contract Items

- Broadleaf weed treatment done
- Pruning done

Quoted Items-Waiting for update from HMLD on the following:

- Reseeding
- Planting at ends of 2 cul-de-sacs
- Stump grinding, re-grading and reseeding between 1633(Woodruff) -1634(Koonz)
- Aeration

Time lines to be provided by HMLD

Work Order Log

-Mr. Ludin has spoken with 1734 (Holcroft). He advised that we would take out shrub but not replace it. It has been decided to not touch the maple tree at this time.

Meeting adjourned 11:30 AM.

Respectfully Submitted,

Dan Worden, Secretary

