

## YARDLEY VILLAGE HOMEOWNERS ASSOCIATION

### YARDLEY VILLAGE COUNCIL MEETING-Minutes:

June 19, 2019

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

#### Committees:

Architecture – Steve Keefer and Chairman Tony Bruno

Maintenance-Chairman Jim DiCarlo

Landscape-Chairman Reiny Ludin

Finance- Bob Moyer

CSK Mgt: Janet Burgess

The meeting was called to order by Vice President Rex Cassel at 10:05 AM.

The May 15, 2019 minutes were approved.

#### **Resident Business**

1650 (Raymond) A copy of a roof inspection report from Hancock Building Associates dated May 28, 2019 was reviewed and discussed. It was decided to request that a third party Falcon Engineering do a study of the total roof covering 1649,1650 and 1651. It has been agreed to clean the stains on the stucco dormer.

1690 (Heckman) Janet (CSK) will follow up on her request for a proposal from Hersey Mill Landscaping to check all catch basins and clean those that need to be cleaned.

1746 (Goodale) A non-conforming deck has been constructed without a Township permit that also is not in conformance with the Yardley Village Rules and Regulations (the Green book). The deck is not all wood, with aluminum rails and vinyl clad on stairs, the privacy panel is square and not sloped, and the color is wrong. A variance for composite flooring, a township permit and repainting the deck and railing with an approved color will be necessary.

#### **New Business**

Asphalt Consultants LLC has presented a proposal to do a Property Survey Analysis Report (PSAR) of Yardley Village asphalt and/or concrete pavements, adjacent curbs, inlets and utilities describing observed deficiencies with recommendations for repair for \$8,381. A decision on the proposal was tabled until Fall.

#### **Old Business**

An inventory and inspection of Yardley dormers from the ground level has been completed by Roger Fleming. There are 53 total dormers, 4 with damage and 5 with cloudy windows. If a homeowner wants to keep their dormer the cost of a new window installed is \$600 which is to be split 50/50 between the homeowner and the Yardley Village. CSK has requested cost estimates from KPI2 and Extreme Work regarding the cost of replacing the dormer stucco including necessary flashing work.

Alarm panel issues continue to be discussed. The Council is still accumulating information to try to determine the extent of the problem and which panels need possible replacement. An inventory of the various panels that have been installed has been created. Joe Ciasullo reported that he has received feedback from 130 households. To date he has identified 23 Ranger 8600 panels that would need to be replaced. No decision has been made yet since more data needs to be generated. There was a question about whether the East Goshen ordinance requires an upgrade of smoke alarms. Art DiGiuseppe made an inquiry of the Township and found out that all alarms must sound both at the location of the smoke being determined and at all other smoke alarm positions. Additionally, if wired smoke alarms are to be replaced, current code may require upgraded wiring in conformance with the National Wiring Code. everywhere and that in all likelihood replacement of Ranger 8600 panels will require rewired smoke alarms or new battery smoke alarms.

### **Committee Reports**

Architecture Committee: Chairman Tony Bruno and Steve Keefer presented their list of inspection issues that they have found for their review of the Western End of the Village. The Eastern End review is currently under way and the Central section has not yet been scheduled. 68 properties were inspected. 19 were found to be in conformance, 9 decks need refinishing, 14 trash doors need attention, and 7 driveways need attention. In summary they looked at trash closets, spouting, dormer windows, driveway asphalt height at concrete, concrete, deck finish, AC units and general appearance. The Council was reminded that all changes to decks (replacement, color, stair additions, etc) have to have prior paperwork approval from the Architectural Committee prior to proceeding and may need to have a permit from the East Goshen Township. Joe Ciasullo will draft a letter to be sent to all residents reminding them of the need to be in conformance with the Yardley Village Rules and Regulation.

Maintenance Committee: Chairman Jim DiCarlo No report.

Landscape-Chairman Reiny Ludin advised that he has received more requests to improve plantings and more tree trimming and removals. He was concerned that he has reached his total budget. Additional funds were authorized from contingency accounts.

Finance: Bob Moyer presented a report on the current Yardley Village Capital Reserve Funds. A recommendation was made to consider changing the ratio between Equities and Fixed Income. It was decided to schedule a meeting with Bryn Mawr Trust to discuss options.

### **Next Meetings:**

Council Meeting Wednesday

July 17, 2019 10AM

Meeting adjourned 12:45 P.M.

Respectfully Submitted,

Dan Worden, Secretary