

## YARDLEY VILLAGE COUNCIL MEETING

**April 13, 2016 & April 20, 2016 Annual Meeting/Election**

### **April 13, 2016 - Call to Order:**

George Earle, President, called the meeting to order @ 09:59am

### **Attendance:**

George Earle, Rex Cassel, Joe Ciasullo, Roger Fleming, Art DiGiuseppe, Al Zuccarello and Janet Burgess of CSK Management

### **Minutes Approval:**

Minutes of March 14, 2016: Approved 6:0 with prior edits

## **VILLAGE / RESIDENT BUSINESS:**

**1692** - mold found inside roof's interior attic space. Two roofing firms examined attic area for signs of water penetration, wet or stained sheathing or frame, etc - and found none. Probable cause likely interior home's humidity level and lack of attic circulation from eaves venting.

**ACTION:** mildew or 'Dowacide' treatment recommended.

**1735** - smoke alarm & smoke detector false alarms issue becoming problematic as time passes with more owners noting same issue(s): that of system(s) not sending signals to Security, nor owners receiving any interior home warning or alarm - until Fire/EMT responders arrive. Warnings ensue from township fire marshall (\$500 fines) for repeat incidences. There is now conflict of where blame lies on replacement of hard-wired smoke detectors alarm system (Comcast or owner) and where responsibility is for repair/replace after 15 years of aging and recommended replacement life, regardless of Rules&Regs (Green Book) when smoke alarms were new & all functioned well.

**ACTION:** Rules & Regs owner responsibility is defined, but this may become a YV Issue rather than that of an occasional owner. Issue expected to air at Annual Meeting/Election on April 20.

**1639** - mailbox received damage to underarm bracket during blizzard plowing. Slider door issue from Fall 2015 re-habbing (a window pane had its interior seal broken & its inert, insulating gas escape).

**ACTION:** m/b bracket replaced; paint received for scratch touch-up as needed. KPI2 addressing the latter issue this Spring 2016

**1711** - landscaping plantings and section of driveway received damage during blizzard plowing.

**ACTION:** Plantings damaged or destroyed will not be reimbursable, but some may be salvaged with landscaper care. Driveway damage will be repaired and patching contrast will disappear when village next surface coats driveways as regular maintenance item.

**1723** - wet stucco area above trash door is being investigated for water intrusion.

**ACTION:** Janet has engaged contractor, X-Treme Works, to do the probe-tests.

**Treasurer's Report: Roger Fleming**

Roger readying for his presentation at Annual Meeting/Election Meeting.

**NEW BUSINESS:****E/W End Entrance Signs (Address Directions):**

Discussion on related issue of disparities and questionable address directions, especially the East End sign responsible for directing significant new visitors, guests, service (repair/maintenance) vehicles, including Fire&EMT responders due to their approach via the North Gate, or security's Main Gate. AI submitted a village layout sketch to demonstrate the homes affected and relocation of numerals advisable to correct the home-numbering issue, and often voiced problem, for at least 16 homes. There are an additional 17 homes to add to both E&W entrances to serve as an optional direction, depending on which entrance is approached first.

**ACTION:** Council concurred 6:0 with both scenarios. Jim DiCarlo will re-do last month's sign sketch to include additions illustrated in the new village layout plan, and send to MileNeale to effect these.

**OLD BUSINESS:****Special Assessment Report -**

Council is pleased with the response of an estimated 2/3rds of the HOA having Paid-in Full the complete stucco repair assessment 2016.

**George signaled for admittance of Committee Chairs to the Council meeting.**

**COMMITTEE REPORTS:****Architecture Cmte - Tony Bruno, Chairman**

Tony investigating **composite** deck color choices for decision by Council. Deck repairs activities: power wash, staining, wood replacement, and full deck replacement expected to accelerate after remediation.

**Finance Cmte - Bob Moyer, Chairman**

Bob distributed his 2-page YV Summary Report of April 12. Discussions followed on the financial health of the Village, and also the Question of our investment strategy: Change or Keep Current Ratio 40/60?? - Council advised 6:0 to stay the course!!

**Landscape Cmte - Reiny Ludin, Chairman**

Repairs for Mailbox & Bollard damage incurred during Blizzard '16 is covered by Kevin Logue, snow removal contractor. Reiny met with Kevin to also tour the other damages incurred - including special plantings. Some special plantings will require repair (splice-tape & prune) before shock & infection kills them. Reiny will also submit a plan for 2017 to follow the mulching, as well as address future turf problems.

**Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Co-Chairmen**

Jim is re-sketching the E/W Entrances address signs for Mike Neale to follow. Original bid to replace YV street signs (nearly all in-ground bases have wood-rot) did not include E/W Entrance address directions signage. Mike also confused with original sketch. No problem - with remediation and the village disarray, directional signage confusion has existed for years. Another couple months will matter little.

Jim is also having readied several new bollard replacements. Damaged mailboxes were repaired. Janet has secured touch-up paint, and Mike is cannibalizing badly damaged or unsalvageable m/b's for parts.

**Social Cmte - Joane McNamara, Chairperson**

Joane reported all was quiet. She expects to step down this year and seeks another replacement.

**George adjourned the meeting at 11:37am.**

**Annual Meeting & Elections: Wednesday eve, April 20th @ 7:00pm**

**The next regular Council & Committees meeting: Weds, May 18 @ 10:00 & 11:00**

Respectfully submitted,  
Al Zuccarello, Secretary

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## **ANNUAL MEETING & ELECTION:**

**April 20, 2016**

**Attendance:**

George Earle, Rex Cassel, Joe Ciasullo, Roger Fleming, Art DiGiuseppe, Al Zuccarello and Janet Burgess of CSK Management

George called the meeting to order @ 7:00pm. An overflow attendance was again present.

Topics addressed by George were:

The State of YV; status of on-going stucco repairs & remediation; discovery of new mold-discolored sheathing unrevealed by probes testing & in places unexpected (with all its associated ramifications & strategy validations); chimney remediation (stucco removal & clad-overs with Hardie plank left-overs while contractor crews in place) resulting in significant savings vs attempts to do so when re-roofing occurs); experience with several roof dormer removals; YV legal status (as possible within stipulated limitations). HOA appreciation was echoed & applauded.

Roger gave the Financial State of YV & our Treasury address to the appreciative audience.

Additional discussions evolved, including being addressed by the Wagner Realty team on the topic of positive YV re-sales and the pulse of new buyers now validating Council's earlier

determination to move forward, Village-wide, on the remediation project, repairs & assessments to get it done!

**ELECTIONS:** Janet reminded Council of the Declarations need for elections to address current expiring terms. There being no candidates stepping forward to run, the re-election to another 2 year term by Acclamation was bestowed upon Art DiGiuseppe, George Earle, and Roger Fleming by a grateful HOA. Again, more accolades were bestowed on Joe & George for past years of tackling the issues, and on Council in general for their hard work in wading through the issues.

**Replacement of all YV Smoke Alarms every 10 years (or so):**

Martin Praino, 1735, made a presentation reiterating this earlier issue, complete with evidence and ramifications, etc. The audience listened intently since the false alarms issue raised (and penalties by the Twp for repeated occurrences) indicate capabilities of affecting many. Martin referenced HM Security Dept and actions of a number of other villages acting on this issue as a HOA/village issue rather than an individual responsibility. Joe asked Marty if he would be willing to head up an ad hoc committee of 3 to study the issue and present the results to Council for further determination. He agreed to do so.

There being no further business, this Annual Meeting was adjourned by George, at 8:35pm.

Al Zuccarello,  
Secretary