



Yorkshire Village Master Association

Thursday, October 27, 2022

7:00pm Open Session Minutes

This meeting will be held via Zoom video tele-conference

Call to Order

Stan motioned to open the meeting at 7:05pm, Cindy 2nd, Brian 3rd.

Approval of Minutes

Stan motioned to officially approve the July 28, 2022 Session minutes, Cindy 2nd, Brian 3rd.

Financial

Tricie discussed the main budget line-item increases which are resulting in a fee increase for 2023 in the amount of \$10 which include the tree maintenance line item which is increasing from \$3k to \$15k. Tricie confirmed that the last increase for the Association was 11 years ago. Further, Tricie discussed the vast acreage of open space wood lands that the HOA is responsible for that pushed the line item over budget this fiscal year from \$3k to \$7425 and confirmed that the Association really needs to handle the tree maintenance proactively vs. reactively as it has been all along. Tricie discussed the increase in the pool management contract starting in 2022 from \$47,400 in 2021 to \$65,850 in 2022 which used a portion of the surplus from the pool closings in the two prior years. Tricie discussed the budget line item for the pool management contract would reduce from \$65,850 in 2023 to \$49k should the Board approve for the filing of the exempt applications with the health departments at Lawrence Township and Mercer County but the overall budget for 2023 would not reduce due to the additional line items that have to be increased. Tricie confirmed that the pool management line item was increased in 2022 to the \$65,850. Tricie discussed the pros and cons of the HOA being exempt ultimately being financial but advised that it forces people to take full responsibility of themselves and family when entering the pool deck area and she wasn't sure how that would work out. Further, Tricie confirmed the legal requirements with signage to over communicate the fact that the pool would be a Swim at Your Own Risk facility once exempt which would require signage at every side of the pool fence.

Tricie opened the floor for homeowner questions prior to the Board officially approving the budget:

Jairo, 123 Canal View is concerned with the tree maintenance line item being at \$15k forever. Tricie discussed the vast acreage of the wood lands again, confirmed that they not only encompass the section along Canal View Drive side of the HOA but they continue behind the Port Mercer Road section as well. Further, discussion was the age of the Association at this point reaching 30 years and having a species along their edge that was infected by the Ash Born Beetle several years ago which has now killed them creating safety risks of trees at the woods edge to snap and fall. Tricie again advised that the Association has been doing tree maintenance all along in a reactive approach which is causing a budget overage every year and by planning proactively for this maintenance the HOA can get through the areas of risk in approximately 3 – 5 years and then revisit the line-item budget. Stan reminded everyone that with the Association getting older that regardless of whether the tree maintenance line item was to be reduced in the future, the other line items would potentially increase due to aging and budgeting correctly now is key.

Amanda, 4 Marchesi Drive stated making the change at the pool to exempt is a hard NO for her and would be extremely concerned with the safety aspect of not having lifeguards. Further she discussed her experiences with swimming as well as her family and feels it is not a good idea.

Jayshree, 9 Port Mercer Road confirmed that she doesn't actual use the pool but wanted to confirm that it wasn't increasing the insurance for liability. Tricie confirmed that when an HOA changes to exempt they absolutely must follow the law fully with the required signage which as previously discussed is ultimately on every section of the pool fence as it confirms and communicates the pool is a Swim at Your Own Risk facility and advised that the insurance company for the Association confirmed the laws in place for the exempt status pools which does not increase insurance.

Bharat, 14 Canoe Road discussed the enormous jump in the pool management contract rate and asked about the bidding process annually and if the Association went out to bid. Tricie confirmed that the scope went out to 4 pool management companies for the 2022 season and confirmed that within the industry the communities that had a contract in place with American Pool and Fox Pool Management wound up only being operational for a portion of the season due to staffing issues and not having guards to service pools they had contracts at. Tricie discussed that she didn't disagree that St. Nick was one of the more expensive vendors in that industry but confirmed that the pools St. Nick managed for season 2022 were open every day they were contracted to be open, although the hours were adjusted to 11am to 7pm the pools were fully operational every day. Stan also stated that the HOA scope went out to multiple vendors and that the Association had used Sparkling Pools for many years and the service was horrible. Tricie further commented that Sparkling Pools was no longer in business that they were bought out several years ago by American Pools due to the number of drownings that occurred in one summer. Tricie also discussed that part of that merger was professional training by the same pool management organization that operates with Disney which has the lifeguards taking breaks every 15 – 20 minutes to "rest their eyes" which ultimately cuts a pools operation from an 8-hour day to a 4-hour day since anyone in the pool at the time they must break must get out. Cindy expressed appreciation for Bharat's comments and reintroduced the topic of a pool committee, with the suggestion that Bharat and other interested homeowners join/be involved in a new pool committee to review next season's bids when the time comes. Jayshree agreed. Cindy notes that the previous year's pool committee was helpful when the decision was made to keep the pool closed for a second year. Cindy continued to express the daunting task of finding a pool vendor with equal consideration to cost and quality which the Board does not take lightly, especially this summer when homeowner's were finally able to use the pool again after being closed for 2 years.

Therefore, not having further budget related discussion, Stan motioned to approve the 2023 fiscal operating budget with the \$10 per month increase, Cindy 2nd, Brian 3rd.

Old Business

Homeowner Areas of Lifted Concrete:

Tricie advised that the township had completed the addresses that were on the 2022 fall replacement list during the summer and any continued areas that were lifted had to complete the work by obtaining their own contractor. Tricie did confirm that the list of areas has dramatically decreased but was aware of a location that was at the area of a house in foreclosure, so she did not expect anything to be done until the bank officially took that property over or sold it.

Weekly Inspection Reminders:

Tricie discussed that the management team continues to conduct weekly inspections and again urged those in attendance to come out and look at your own house as it's better to proactively resolve something on your property before hearing from the HOA with a violation letter. Tricie confirmed that there was still time to have your siding power washed as those vendors don't typically stop for the winter season until mid-December when the temperatures are more consistently lower. And while grass growth has slowed down at this point that folks need to make sure that they go into the fall / winter season with a clean property.

Phase 2 tot lot equipment on Port Mercer Road

Tricie confirmed that the phase 2 of the tot lot area upgrades was completed at the Port Mercer Road area.

Tennis Court Resurfacing:

Tricie confirmed that the resurfacing project that was originally planned for 2022 and tabled is going back out to bid in 2023.

Homeowners in Attendance:

Dipak Sitapara, 114 Canal View Drive
Velan Krishnan, 9 Canal View Drive
Jayshree Kaywachwala, 9 Port Mercer Road
Amanda Schofield, 4 Marchesi Drive
Jairo Foglietta, 123 Canal View Drive
Dustin Litvak, 9 Flanigan Street
Bharat Sharma, 14 Canoe Road
Indiran Thirumani, 45 Canal View Drive
Kosala Hewa, 2 Marchesi Drive
Shridhar Inamdar, 86 Canal View Drive
Saminathan Ramsubramanian, 7 Flanigan Street
Amber Lee, 107 Canal View Drive
Shu-Jean Chuang, 20 Yorkshire Village Road
Riju Kaistha, 28 Yorkshire Village Road
Yi Chen, 62 Canal View Drive

Stan Karuzis, Board member
Cindy Mah, Board member
Brian Seidenfrau, Board member
Manish Sharma, Board member
Shohbit Deep, Board member

Homeowner Q&A:

Shohbit asked who is responsible for pest control, Tricie confirmed that the Association is responsible for the common areas within the Association but confirmed it would depend on what the issue was. She advised that she was aware that someone had been stung at the homeowner gathering that occurred at the Port Mercer open area but confirmed that the landscaping team had done a major clean up in the wooded areas between the open space and the residences there and may have agitated a nest somewhere but confirmed that stinging insects have more rights than humans do at this point due to their importance to the environment but confirmed that if there was a visible nest the pest services would remove it from that area.

Amanda discussed her recent experience with someone flashing lights at her when she was driving down Canal View Drive at 23 MPH and confirmed that she felt it was ridiculous.

Amber asked if the speed limit within the Association could be lowered, Tricie reminded her that the roads were public within the Association and suggested that she attend township meetings to get on their minutes about the issues with speeding because the Association has reached out for years for speed bumps and simply reporting that it's a dangerous situation and while they do acknowledge by putting up the mobile speed checker, they simply won't change anything.

Riju discussed vendor signs all over the Association bringing down the resale value, she confirmed she was a realtor and hated the look. Tricie agreed and said if management is at the community any signage that is left at the entrance is removed and disposed of. Riju also commented on solicitors that go door to door. Although not ideal, Tricie suggested placing a "no solicitation" sign at the home's front door area. Cindy gave a reminder that solicitors should have a Lawrence Township permit and, those not having one can be reported to the Lawrence police (Lawrence township ordinance was shared: <https://ecode360.com/34148860>). Further, Riju commented on driving at 23 MPH within the Association and felt that was even too fast because of the volume of people that walk on the street. Tricie explained that the streets belong to the township and that homeowners should attend township meetings for issues concerning speed limits for the roads.

Therefore, having no additional business to conduct, Stan thanked everyone for their time in attending the meeting and motioned to adjourn at 8:22pm, Cindy 2nd, Brian 3rd.