



## **Yorkshire Village Master Association**

**Thursday January 23, 2025**

### **7:00pm Open Session Minutes**

This meeting will be held via Zoom video tele-conference.

#### **Call to Order**

Stan called the meeting to order at 7:05pm, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

All board members and management introduced themselves in roll call.

#### **Approval of Minutes**

Stan motioned to approve the October 24, 2024 session minutes, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>. Tricie confirmed that the minutes were uploaded to the HOA website.

#### **Financial**

Tricie reviewed the December financial and reminded everyone that it was uploaded to the HOA website. Tricie confirmed that the 2024 audit was underway.

Tricie discussed the 2025 Reserve Study which was pending its update via Falcon Engineering who was approved during the October meeting. Tricie confirmed that the study was due to be updated during fiscal 2025 and is now pending the inspections. Tricie indicated she thought that the clubhouse parking lot would be flagged as needing to be replaced this year in the study and it would go out to bid.

#### **Old Business**

##### **Homeowner Areas of Lifted Concrete:**

Tricie reminded everyone that the areas of sidewalk that are around their house is their responsibility to maintain and confirmed that the township was actively accepting applications for addresses now. Homeowners generally have until May to submit the application for them to inspect and then they do the replacements in June.

##### **Weekly Inspection Reminders: Come out and look at your own house.**

Tricie confirmed that the management team comes out year-round for weekly inspections and is starting to see trends of people storing items on the exterior of their house that don't belong outside. She reminded everyone to come outside and inspect their own property and put items in their garage before receiving a violation from management.

#### **New Business:**

Tricie discussed again the topic of the reserve study and the item she expected to be identified as a task for this year being the clubhouse parking lot replacement but confirmed that if it was it wouldn't be done until probably after Labor Day to avoid issues with pool parking.

##### **Homeowners in attendance:**

Velan Krishnan, 9 Canal View Drive  
Shrish Agarkhed, 5 Richards Road  
Jitesh Patel, 6 Morrell Road  
Vinod Lekh, 23 Canal View Drive  
Yi Chen, 62 Canal View Drive  
Santosh Rawool, 98 Canal View Drive  
Santosh Harwalkar, 116 Canal View Drive  
Rowena Litvak, 9 Flanigan Street  
Anantharaman Iyer, 23 Yorkshire Village Road  
Indiran Thirumani, 45 Canal View Drive

**Homeowner Q&A:**

Shrish reported that the open space near 84 CVD is being utilized as a dog area, but people are not picking up after their pets. Tricie reminded him that the YVMA doesn't have landscaping services during the winter and confirmed that they try to address that during the summer when they're there for weekly landscaping maintenance.

Velan asked if there was a change in the fee as he had been paying \$51 through his bank and is now coming out as \$50. Tricie confirmed if he was set up on auto payment either via his bank or the HOA bank, he's being charged a bank fee and would have to contact that bank as the Association fee is only \$50 and not charging anything additional.

Santosh asked if there was anything that could be done about the speeding within the Association, he acknowledged it had been discussed previously. Tricie reminded everyone that the roads within the Association are public and under the control of the township so reports of speeding had to be reported to the Lawrence Police. Tricie indicated that if it was possible for them to obtain the license plate to report it when calling the police would investigate the vehicle ownership, whether they lived on site or not. Further, Tricie also discussed homeowners attending township meetings to discuss this matter to get on their minutes because multiple traffic tests have been done just since she has been the managing agent and they have stated they did not see a viable reason for speed bumps within the Association, but by homeowners attending the town meetings and getting on record regularly it pushes them to continue investigating.

Shrish discussed people parking in front of the mailboxes, Tricie confirmed this is also an ongoing issue that she has issued mass communications to the HOA about and reminded everyone that when they park in front of a mailbox the postal carrier won't deliver that person's mail.

Shrish discussed soliciting that was occurring and confirmed someone came to his house, Tricie reminded everyone that the HOA had meetings with the Police who told the homeowners that they should put their own "No Soliciting" sign on their front door and could call the police if they continued to knock. Tricie confirmed that while its not permitted within the Association it is up to the individual homeowners to proceed accordingly. Cindy further confirmed that the people that are soliciting are supposed to have a permit from the township and credentials around their neck and confirmed that she had a solicitor who had a permit in West Windsor but not Lawrenceville.

Brian reported that 87 Canal View Drive and another location had not cleared their sidewalk of snow. Stan asked if her team would have noted that during inspections. Tricie confirmed they would have but the inspections were just done that day and she had not connected with them as of yet.

Amanda asked if management had noticed the furniture outside on Marchesi for several weeks, Tricie confirmed they did and had issued violations and was ultimately referring to that at the beginning of the meeting when she discussed what the team was starting to see occurring presently.

Therefore, having no further business to conduct, Stan motioned to adjourn the meeting at 7:46pm, Cindy 2<sup>nd</sup>, Brian 3<sup>rd</sup>.

**6) Adjournment: 7:30PM**