



Yorkshire Village Master Association

Thursday, April 28, 2022

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. Roll call completed.

Approval of Minutes

Stan motioned to approve the January 27, 2022 Session minutes, Cindy 2nd.

Old Business

Pool Season:

Tricie discussed the pool operations under way with the spring maintenance and discussed what happened with the thick algae that developed like a carpet on the big pool leaving staining in the plaster. Tricie confirmed that the replastering would be done either in the fall or next spring but wanted to alert the homeowners that there may be slight shadowing on the bottom but confirmed it was not dirty, the pool had been acid washed 3 separate times. Tricie discussed the umbrellas being eaten in the shed by wildlife and she would be purchasing new ones before the season started. Further, Tricie confirmed the building had been cleaned once and will be cleaned again prior to health inspection and the building exterior would be power washed along with the furniture. Tricie advised that due to the length of time since the last pool pass sticker process, she would be setting up 4 separate dates in May that homeowners will come to the clubhouse to either obtain their stickers for 2022 or obtain their pool passes. At the same time, Tricie advised that the occupancy form would have to also be turned in as part of the process.

Homeowner Areas of Lifted Concrete:

Tricie confirmed that the township had been actively working at the community since Monday 5/25 with the sidewalk replacements from the 2021 list as well as the 2022 list and expected them to be done by the following week. She will conduct inspections after completed of the remaining addresses who will continue to be fined for non-compliance.

Weekly Inspections underway:

Tricie confirmed that weekly inspections are occurring and urged homeowners to come out and look at your own house for power washing, landscaping conditions and the overall exterior maintenance of the house and property and proactively proceed with any potential work before receiving a violation from the HOA.

Phase 2 tot lot equipment on Port Mercer Road:

Tricie confirmed that the phase 2 items for the Port Mercer side of the Association are pending deliver and installation for the 2nd or 3rd week of May. Further, she discussed that the picnic tables and benches have not been researched yet to identify a less expensive option but will be soon.

Phase 3 tot lot equipment on Canal View and Morrell:

Tricie confirmed that during the January open session a homeowner had requested that the area located where old broken equipment was removed be replaced since the other equipment was being upgraded, Tricie reminded the Board she had sent them an email to input.

Tennis Court Repairs:

Tricie discussed going out to bid during the winter to replace the tennis courts and had included 6 different vendors and advised that out of the 6 only two submitted proposals and the rest backed out of the process. Further, she confirmed that a project this size should include at least 3 bidders so she will continue to try to identify another interested company but advised it may have to be pushed off.

New Business

2022 Pool Pass Process:

Tricie discussed again that a notice went out via US Mail regarding the scheduling of 4 days for obtaining the stickers, obtaining the passes and dropping off the occupancy form. Further, Tricie confirmed that if anyone was not in good standing with the HOA either with back owed fees or open violations, they would not be eligible for the stickers and would not be permitted into the pool area until the account was brought to compliance. Tricie confirmed the dates were May 19th, May 20th, May 26th and May 27th from 9am to 1pm each day.

Financial

Tricie discussed the March 31, 2022 financials, confirmed the snow removal expenses for the winter and advised that the 2021 audit was underway. Further, Tricie confirmed that the financials are uploaded to the Association website monthly and urged the homeowners to review them.

New Committee Creation:

Tricie discussed the possible creation of a new HOA Committee and turned it over to Jayshree Kaywachwala to discuss. Jayshree discussed that herself and another fellow owner on the Port Mercer side of the Association were interested in getting homeowners together, possibly from each street within the Association as a safety committee or recreation committee to assist with the items like the lifting concrete sidewalks so that homeowners understand the importance of getting repairs done. Tricie confirmed that Jayshree had suffered a fall in one of the lifted areas and is very dedicated to make sure these areas are safeguarded. Further, she discussed bringing neighbors together to create a stronger sense of community and communications. Tricie discussed that she did not want the committee to take away from the website that a lot of time was spend on with its creation by Cindy but the efforts in getting homeowners enrolled as well as confirmed that all the important Association data is in there for homeowners to obtain. Further, Tricie discussed that with each sale, part of the resale process is processing a comprehensive resale package which includes the Governing documents, the budget for that year as well as a welcome pack that reviews certain operational items that a new owner would need to be aware of. Jayshree confirmed that they didn't want to take away from the website. Jayshree discussed utilizing Google Forms for the pool pass distribution RSVP listing, Tricie confirmed she wasn't familiar with it but would investigate it.

Further discussion on the committee, Jayshree confirmed that she was actively working side by side with another homeowner (Shohbit) regarding the trees that had been removed along Port Mercer Road and Vaccaro Road last year that had been killed by some unknown material being injected into the roots and trying to work with the township to have new ones planted. Tricie had confirmed that a previous conversation with them had let them know that the township budget was no different than the HOA's, that the township had removed the trees which was an unbudgeted expense, and she really didn't see them putting new ones in any time soon but also confirmed the homeowners are paying for these items via their taxes. Jayshree confirmed that herself and Shohbit would be actively meeting and speaking with township personnel and others that might be able to assist.

Homeowners in Attendance:

Jayshree Kaywachwala, 9 Port Mercer Road
Oksana Signatovich, 88 Canal View Drive
Anantharaman Iyer, 23 Yorkshire Village Road
Yi Chen, 62 Canal View Drive
Stan Karuzis, Board member
Cindy Mah, Board member
Scott Harris, Board member
Manish Sharma, Board member

Homeowner Q&A:

Oksana discussed the ongoing issues with the curb line trees, stating that the township had to be contacted to remove them because the sidewalks would continue to lift until they're removed. Tricie confirmed she was correct, that she would have to stay on the township about the trees that are at her residence. Further, Tricie confirmed that the topic of lifting sidewalk concrete and the curb line trees have been on the agenda for years, as long as she has been connected to operations it has been a focal point and confirmed that the homeowners who are continually replacing the sidewalk because of the trees have to continually call the township and being the "squeaky wheel" until they get the results they want. Additionally, Tricie discussed that nobody wants established living trees to be removed at any point but they were the wrong species planted in those locations and will continue to be destructive until the township addresses them.

Therefore, having no additional business to conduct, Stan motioned to adjourn the meeting at 7:58pm, Cindy 2nd.