



# Yardley Village News



June 2012

## ***Message from the President***

Holidays are usually fun, and this year, for a change, we were treated to beautiful weather for the Memorial Day weekend. Memorial Day became a national holiday in 1971. Unfortunately, sometimes the meaning behind the holiday gets lost as we often forget what we are supposed to remember. The purpose was and is to reflect and honor those who died in the service of their country. Hopefully, somewhere during these days, between your hamburger and beer, you managed to say a prayer and offer a "Thank You" to the brave men and women who gave their all for the cause of freedom.

After many months, the Hershey's Mill Community Center will reopen its doors to the residents of the Mill in June. All activities will resume on Monday, June 11 at their regularly scheduled times. The library will open at 10 am on June 11<sup>th</sup>. I recently forwarded an invitation from the Board of the Master Association to all residents of the Mill to tour the refurbished facility on Thursday, June 7<sup>th</sup> from 10 am to 3 pm or on Friday, June 8<sup>th</sup> from 10 am to 2 pm. As I mentioned in the March Newsletter, I had an opportunity to tour the Community Center during the refurbishment process and I think you will be happy and proud of the new look of the facility. Please take the opportunity to see what some of your dues have accomplished.

Another item that has been mentioned in the past was the development of a new Hershey's Mill website to be focused on the continued marketing of the Mill. Rhoads Creative was selected to be the designer/developer of this website with a special emphasis on Search Engine Optimization. SEO relates to the methodology that gets a site listed on the first page of a response to a search performed on a search engine such as Google. Ultimately, being listed on the first page of a search response is the objective of every site that is available on the web.

While there are still a number of items that require cleanup, the site is now running and can be viewed at [www.hersheysmill55plus.com](http://www.hersheysmill55plus.com). Feel free to visit the site and give me your thoughts. Remember it is still a work in progress and there are still a number of items that require cleanup – like the right pictures for the verbiage and connections to sites showing any Hershey's Mill property currently on the market.

As I stated in last month's newsletter, Council would meet to discuss and address a number of unfunded village projects to establish an approach to them in terms of both timing and funding. This took place during our last meeting on May 23<sup>rd</sup>. You may recall that some of these issues were raised at the Village town meeting held on April 25<sup>th</sup>. Based on these discussions and review of our findings, Council has approved funding certain items for action in CY2012 from a portion of the excess budgeted snow removal funds of \$48,000 projected for this calendar year. The total of these expenditures of approximately \$23,000, will leave approximately \$25,000 to cover potential year-end snow removal costs and also cover a negative operating budget carryover from CY 2011 of \$7,500.

Approved projects include contracting with a professional company in CY 2012 to review and generate a current capital replacement cost for common village items, the most substantial of which are roofs, roadways, walkways and driveways.

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This type of study was last conducted in 2008/09 and the results serve as the basis of our annual budget for capital reserve requirements.

It is imperative that we conduct this type of study on a recurring basis, in order to insure that our capital reserves are sufficient to meet future needs.

Council also approved contracting with Jarman Electric in CY 2012 to conduct Smoke Alarm cleaning and testing and battery replacement where necessary. This action was previously taken in CY 2006 and it was deemed necessary to do so again.

Council has also approved requesting the Xtreme Company to check all homes to identify the need to do chimney cap rehab, roof pipe boot repair/replacement and attic fan rehab. The first two items will be at the Home Owner Association expense while the attic fan rehab will be offered to the specific residents at a projected cost of \$35 per homeowner. Assuming the cost of this action is within our budget constraints these actions will also be approved for implementation in CY 2012. Don't be alarmed if you find people from this company ascending your roof tops within the next two weeks.

Driveway sealant which was last applied in CY 2010 will be considered for inclusion in the CY 2013 budget. Also to be considered for inclusion in the CY 2013 budget will be an exterior stucco moisture probe on a statistical sample basis of village homes by a professional organization to be selected by Council in CY 2012. This was deemed necessary since our extended warranty on the exterior masonry stone and stucco from KHovnanian will expire on April 20, 2014. A request for a roof cleaning project was rejected by Council on a cost basis as well as a lack of any evidence as to its value and the possibility of its potential damage.

Programs for shutter renewal and garage painting Throughout the village were not deemed necessary at this time and will be reviewed for future implementation as the need becomes more apparent.

During our last Yardley Village Council meeting, Mary Ellen Marra, Chairperson of the Landscape Committee, made an impassioned plea for one last try to get people to trim their plantings around their

mailboxes. As you may or may not know, residents are required by the USPS to exhibit visible house numbers on their mailboxes. While such numbers are affixed to each mailbox within Yardley Village, there are numerous cases where residents have planted flowers, vines, etc., that have now grown to the point where they cover some of the numbers and obstruct the full address.

I am requesting, in my most gentle and polite, neighborly, friendly, cordial, courteous, kindly, considerate manner that each of you take a moment with clippers in hand to visit your mailbox within the next week and clip any offshoots of plantings from the vicinity of your house numbers. Don't be afraid, the plants will grow back and I will be writing this again. If this does not occur as requested, I will have to revert to my normal nature and then it's "No More Mr. Nice Guy".

*Joe Ciasullo, Council President*

## **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

## **Landscape Committee**

June has arrived with lush green lawns and abundance of color that has been popping out since Easter. Hopefully, the abundant precipitation will replenish the water table for future needs.

Three important items call to your attention:

1. **HMLD** has advised us that yellow to brown discoloration along needle and tips of White Pine were the result of environmental stress due to warm weather followed by freeze up to 2 months ago. New growth on tips is visible and we think all is well.
2. **MOSQUITOES:** This nuisance insect is actually important to the food chain, providing sustenance to fish, birds, frogs, spiders, and other insects.

Environmental conditions determine how abundant these creatures will be in any given season. Since different species of mosquitoes are present and bite humans day or night, Bruce Foreacre, HMLD environmental specialist, has already sprayed all susceptible areas of The Mill where there are no natural enemies of this insect. This is important to us since the mosquito is considered by many as the most important insect in the world as far as disease transmission. Bruce advises that HMLD monitor and spray as needed to help prevent and control outbreaks. Only products containing DEET are a helpful preventative especially sprayed on clothes rather than skin where appropriate. Anti-steroidal cream can be used to treat the itch, depending on the individual. Scratching might open a bite and risk infection. Please be watchful of ticks and mosquitoes and take appropriate action.

HOMEOWNERS can help by removing any unused and/or used flower pots, pot saucers, bird baths, hose containers or any places where standing water can collect.

3. **POSTAL REGULATIONS:** Mailbox numbers must be visible on both sides of the mailbox post. The responsibility to monitor and keep these numbers visible belongs to the homeowner and will no longer be monitored by landscape committee members. The efforts by most homeowners to keep these numbers visible is noted and appreciated. If your neighbor has not supported an existing vine, or, not cleared the numbers, and is unable to do so, perhaps you could offer to help or just call it to their attention. If assistance is needed please call on a committee member and we will try to help.

4. On a clear day, take a walk or a ride and enjoy the beautiful village and The Mill that you call home.

*Mary Ellen Marra, Landscape Chair*

## **Maintenance Committee**

No report this month.

*Ed Sweeney & Jim DiCarlo*

## **Social Committee**

Please mark your calendars for Yardley/Zephyr Pool Party, June 25, 6:00 - 8:00 P. M. This is always a fun-filled event getting together with friends and neighbors after the winter months. It is one of our most well attended parties with good food, many laughs and good conversation in a casual, comfortable atmosphere. For new residents, it is a great way to get acquainted with your neighbors. Though not required for admission, you are welcome to bring your bathing suit since the pool will remain open. For those of you who use e mail, you will receive a reminder and everyone will find a paper flyer in your mailbox on May 29th giving all details, requesting responses sent to Janet Day, Yardley and Susan Bronner, Zephyr. The Social Committee looks forward to welcoming you.

To repeat a very important message - **NO GLASS OF ANY KIND IS ALLOWED IN THE POOL AREA. WINE BOTTLES ETC. MUST BE KEPT IN THE POOL HOUSE.**

*Joane McNamara, Social Committee Co-Chair*

## **Yardley Activity Corner**

### **Yardley Village ROMEO Club**

The *ROMEO Club* meets for breakfast the first Monday of the month except on Holidays.

Gentlemen:

Our next meeting will be on Monday, June 4th.

Look forward to seeing you all.

Same place-Nudy's.....9:00AM.

*Gordon D and Jim Swalm*

## ***Yardley and Zephyr Ladies Luncheon***

YARDLEY/ZEPHYR VILLAGE LADIES  
LUNCHEON

**THURSDAY, JUNE 14, 2012**

12 NOON

**MYTHOS GREEK RESTAURANT**

2 WATERVIEW ROAD

WEST CHESTER, PA 19380

Check out their menu at

[www.mythosgreekrestaurant.com](http://www.mythosgreekrestaurant.com)

They have agreed to give us separate checks.

### DIRECTIONS

Go out the north gate and turn right onto Greenhill Road. Turn right at the dead end (Route 352). Follow Rt. 352 until you come to Rt. 3 (West Chester Pike) and turn right. Approximately ½ mile on your right is Waterview Road. Turn right onto Waterview. Turn at the first left into a small shopping center. The restaurant is on the left. I googled the directions and they take you out Boot Road to Paoli Pike with a left turn on Reservoir Rd., another left onto E. Strasburg Rd, 1<sup>st</sup> right onto Lochwood Lane and 1<sup>st</sup> left onto Waterview Rd. (3.9 miles/11 minutes) Take your pick!

RSVP to TERRY FICOTURO

**610-696-7332**

Please notify anyone who does not have e-mail.

HOPE TO SEE YOU THERE

## ***Neighborhood News***

**SPOTLIGHT ON.....** Mary Ellen Marra, Chair of the Landscaping Committee. Mary Ellen, together with her committee and Mike Neal of course, has Yardley looking its best ever. Being chair of this committee requires so much more work than those of us who benefit from the effort, realize.

Walking and driving through the Village to check on the thriving and the dying (trees, shrubs and grass that is) consulting with Mike, conducting meetings with the committee, attending Council meetings each month to keep Council abreast of landscaping needs and making suggestions to help beautify our Village is a very large commitment to which our Chairperson is very dedicated. Thank you, Mary Ellen!

Joane McNamara,  
Council Vice President

## **INVITATION TO ALL HERSHEY'S MILL RESIDENTS**

You are cordially invited to tour the newly refurbished Hershey's Mill Community Center on Thursday, June 7th from 10 AM to 3 PM and on Friday, June 8th from 10 AM to 2 PM.

## ***Yardley Village Web Site***

Send your data and suggestions in an email to [webmaster@yardleyvillage.com](mailto:webmaster@yardleyvillage.com)

## ***Letters to the Editor***

Please submit questions or comments to [Lgamma1937@aol.com](mailto:Lgamma1937@aol.com).

# Yardley Village Council and Committee Members

## Yardley Village Council

Joe Ciasullo, President  
Joane McNamara, Vice President  
Al Zuccarello, Secretary  
Art DiGiuseppe, Treasurer  
Dick Mortimer, Member at Large

[www.yardleyvillage.com](http://www.yardleyvillage.com)

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### Architecture Committee

Anthony Bruno, Chair  
Jim Alexander  
Connie Campbell  
Annette Coleman  
Katie Worhacz

### Decoration Committee

Katie Worhacz, Chair  
Nancy Hansen  
Sandra Loose  
Judy Molt  
Marian Sweeney  
Edward Sweeney  
Lucy Watt  
Tom Watt

### Finance Committee

Jim Falcone, Chair  
John Babiec  
Joe Ciasullo  
Art DiGiuseppe  
Jim Swalm

### Maintenance Committee

Ed Sweeney, Chairman  
Jim DiCarlo, Co-Chair  
John Babiec  
Rex Cassel  
Tom Day  
Ben Ellis  
Roger Fleming  
Dave Woodley  
Al Zuccarello

### Social Committee

Janet Day, Co-Chair  
Joane McNamara, Co-Chair  
Marleen Babiec  
Susan Bronner  
Joyce Cassel  
Barbara Clancy  
Lynne Fleming  
Peggy McReynolds  
Marian Sweeney

### Newsletter Committee

Lee Gamma, Chair  
Georgie Brophy  
Leslie Kirsch

### Landscape Committee

Mary Ellen Marra, Chair  
Janet Day  
Bob Moyer  
Barbara Reeves-Cohen  
Judy Smeltzer  
Lynn Trump  
Val Woodley

### Web Manager

Roger Fleming