



Yardley Village News



April 2013

Message from the President

In a recent meeting of the Yardley Village H.O.A. Council, the members discussed the value of having at least one resident of the village on standby to fill a Council vacancy when required. There were numerous approaches discussed as a method of implementing this concept. The method that was the most preferred was to designate an individual based on age starting with the eldest. This had the advantage of providing common sense, wisdom and serenity to the Council. Unfortunately, this approach had to be discarded since it would be highly unlikely that we could discover the actual ages of our female residents. In the absence of any other preferred method, the matter was tabled for further discussion next year around April Fools Day.

Did you know that April Fools Day is observed throughout the Western world? Practices include sending someone on a "fool's errand," looking for things that don't exist; playing pranks; and trying to get people to believe ridiculous things. Most intriguing and probably fitting for such a silly day, is that there is very little information, other than theory, as to its origin.

Council has received requests for stucco testing from over 60% of the village residents. The original idea was to conduct stucco tests on a sample basis and determine if more testing was necessary based on the result of these tests. However, with this number of requests received, it would appear more sensible to require all residents to participate in the testing at the outset. The results of such a complete test would be a significant comfort to all residents since it would give evidence wherever a problem exists without the potential for future surprises. In testing 100% of houses we could present a

much more persuasive case to K. Hovnania for them to take action where necessary. Final negotiations for the testing are not complete but upon conclusion each homeowner will receive an assessment to cover the cost of these tests. As I stated in my original letter on this subject, our current budget includes the sum of \$122 per house which will be used to reduce the individual's assessment level. It is important to recognize that the total individual cost of testing now, pales in comparison to the cost of remediation of a few houses later.

You should have received notice that the vote on the proposed amendment to the Yardley Declaration which was to be held on April 17, 2013, was postponed until further review can be conducted on the subject. It was determined that while there are a number of implications that are created with the inclusion of the specific phrase "and the resulting damage from a failure thereof", there are also a number of other implications created with its deletion. Council will seek additional legal advice as well as input from our insurers regarding these implications in order to determine the most

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appropriate method of clarifying the wording in the Declaration and establishing a sound policy for the village residents. The results of this investigation will be promulgated as soon as a definitive position is developed. The Yardley Village Annual Meeting and Election will be held on Wednesday, April 17, 2013, at 7:00 PM at the Hershey's Mill Community Center as originally planned but the above issue will not be on the agenda.

Numerous requests have been made for Yardley residents to notify CSK Management if and when they had their dryer vents leading to the outside of their home cleaned in the past. It has been pointed out, that the lack of such maintenance presents a serious fire risk, not only to your own home, but also to those homes that are part of your building complex. The last such request was made in the last month's Newsletter. CSK Mgmt. has reported that to this date we have heard from less than 30% of the homeowners who have completed such cleaning. Based on these results, it is Council's intention to formalize a requirement for all homeowners to conduct such cleaning on a periodic basis and notify CSK Mgmt. of the cleaning company name and date of the cleaning service.

Once again, I received a serious looking warning from Aqua stating that my water service line which is buried underground on my property could fail at any time. However, if I act right now to protect the buried water line I could save 50% off the first year price for Line Coverage. Once again, you should ignore this offer – the line is not on your property but is on Common Ground; any damage to these lines is the responsibility of the Homeowner Association not the homeowner.

In the meantime, Enjoy the Spring – honestly, it will be here eventually.

Joe Ciasullo, Council President

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

We are still waiting for the weather to bring us those Spring-like temperatures and burst of spring color that we are longing for after the very long, dreary, winter. Some landscape information is included herein.

Please remember to support and tie back any climbing vine growing up the mailbox post. A postal regulation requires that house numbers be visible on both sides of the post. Display of house numbers on the garage, while a nice touch, does not satisfy the postal regulation. It is the responsibility of homeowners to remove any vines that are growing close to stucco walls, windows, under decks, etc. HMLD will spray when requested.

For newcomers to Yardley Village, and a reminder to all of us, the following is the usual sequence of events:

A. Winter/Spring pruning: selected shrubs i.e. ornamental grasses, butterfly bush, and ground covers have already been pruned to improve shape and control growth.

B. Spring Clean-up: Debris, i.e. broken limbs, dead plants, leaves, and dead wood have been picked up from lawns and beds and disposed of properly.

C. Soil tests will be taken in beds and turf areas where needed.

D. Bed Fertilization of Azaleas, Rhodendrons, Andromeda, Hollies, Yews, etc. is scheduled

E. Turf Fertilization and pre-emergent crabgrass control of all maintained areas.

F. Mulching: Full village mulching is completed every other year which means, we will NOT mulch this year, but if you feel that some

mulch may be needed in one or more planted beds around your home, you may arrange with HMLD to have some mulch dropped off, at your expense. You may also make arrangements to have the mulch spread, just contact Mike. Please be sure that any mulch added conforms to what is already used throughout the village. Warranty requirements necessitate mulch at least 2" inches below the stucco/stone wicking line of exterior walls with mulched beds. HMLD workers are aware of this important issue. We do not use red or black mulch.

The Landscape committee, together with Council, CSK, and HMLD will use this month to survey and assess our village needs. After receiving the report from HMLD, committee members will prioritize our needs based upon budget constraints, and present our recommendations to council members for consideration.

The village is responsible for removing any trees that are dead, diseased, or interfering with the structure of the house, driveway, gutters or roof. Only boulevard trees will be replaced as deemed appropriate by council. Please refer to the "Tree Policy" found in the green book for additional information regarding any tree issues. This winter, 2 large oak/maple trees that were too close to a house structure were removed. Seven other very large trees were completely pruned to control growth. This work required large equipment and was costly but needed. Other pruning work has been recommended. This item will be worked into the budget gradually.

problem and Any resident of Yardley Village is invited to join the landscape committee. Prior knowledge and experience is not required, only a sincere willingness to meet and attempt to problem-solve ways to maintain our village and work on any future problems that may develop. We try to look at all aspects of a particular submit possible solutions to your elected council who have the

final decision as to how your funds will be spent. Your help is needed.

Important notice: Any homeowner having a landscape need should call CSK directly. CSK will issue a work order to Hershey's Mill Landscape Division to evaluate the need. Contractual issues are automatically taken care of. The cost of any additional items will be forwarded to CSK for recommendation by the landscape committee and presented to council for approval. This procedure will result in a more direct response for your issues rather than going through landscape committee.

Mary Ellen Marra, Landscape Chair

Maintenance Committee

No report this month.

Ed Sweeney & Jim DiCarlo

Social Committee

No report this month

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 in May

Look forward to seeing you all.

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

Gordon D and Jim Swalm

Yardley and Zephyr Ladies Luncheon

YARDLEY/ZEPHYR LADIES LUNCHEON

The next Yardley Ladies Lunch will be held in the first two weeks of May. The exact date has yet to be determined. Another email will follow with all the details when they have been firmed up.

HOPE TO SEE YOU THERE

Sue DeCarlo

Yardley Village Web Site

Send your data and suggestions in an email to webmaster@yardlevillage.com

Letters to the Editor

Please submit questions or comments to 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

CSK Management, Inc.

1012 West 9th Avenue, Suite 10
King of Prussia, PA 19406
Janet Burgess, Manager
610-337-3500
Fax: 610-337-0900

Jburgess@cskmgmt.com
cdecray@cskmgmt.com

K Hovnanian Homes
110 W. Front Street
Red Bank, New Jersey 07701
phone: 609-570-4700

Architecture Committee

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

Decoration Committee

Katie Worhacz, Chair
Nancy Hansen
Judy Molt
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