



Yardley Village News

February 2014

Message from the President

In view of the fact that all of the probe reports on the moisture content of specific areas of the walls of Yardley Village homes have been distributed to the respective homeowners, and likely reviewed by now, I thought I would address this area as the primary topic of this month's newsletter.

These tests resulted in identifying 55 specific locations spread over 28 homes in the village with readings of moisture levels of 19 and above. In addition, there are another 11 specific locations spread over 8 homes with readings of moisture levels between 17 and 19 that will be retested at a slightly different spot to ensure reliability of the original test results.

There were also numerous specific locations that were not tested due to their inaccessibility to test personnel. This was caused by various obstacles such as decks with no stairs, trees, shrubs and other issues. Council is not planning to test these areas in the near future since it is Council's opinion that they must first consider the larger question as to what actions should be taken to ensure correction of the current type of problems.

As I stated in my cover letter of January 7, 2014, that accompanied your test results, Council has contacted Hovnanian to request their involvement in the next step. This would normally involve invasive testing in order to determine the extent of possible damage that exists below the stucco level. Responses received from Hovnanian to our requests to date have been negative and Council is now discussing its options regarding our next step. In the meantime, we will be contacting our own potential subcontractors to deal with the existing problem areas as soon as the weather permits.

It should be noted that the probe tests that were conducted only determine the moisture content of the substrate behind the outside walls at the specific points that the probe touches. It does not determine the condition of the entire wall nor does it establish the existence or non-existence of Mold. If any mold growth is present it is usually contained to the exterior framing and sheathing and can be contained and discarded with no impact to the interior of the home.

Council will be pursuing all available options to correct the existing problems through its own contractors, if necessary, as well as try to determine possible preventative measures that could be taken to help prevent moisture intrusion problems in the future.

Council realizes the anxiety this issue can generate within the village and is moving to address the issues on a considered and prudent basis. We will attempt to keep you updated as the situation develops but there are very few additional specifics that are available at this time.

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Now to add insult to injury, we were unable to escape 2013 with anywhere near the expected carryover of funds from the snow removal budget. We entered the month with a remaining unspent snow removal budget of \$46,000 and felt reasonably sure that we would have a significant surplus by year end. Well, that old Homeowner Association adage "Don't Count your Snowflakes before they fall", proved correct this year. The actual cost of snow removal in December, 2013, amounted to \$33,925. Based on the seven years of information that I have available, we have never spent anything close to this amount in any past December for at least that timeframe and probably longer.

While we still exited the year with a surplus snow removal budget of approx. \$12,000, it was not sufficient to cover our unplanned but approved expenditures during 2013. Without knowing the final numbers for all cost items, it would appear that rather than a reasonable surplus for the total year's expenses we will have a negative variance of \$3,000 to \$4,000. But the major question now is how long will it take for the current weather pattern to break.

Finally, I will make one last attempt to request that the resident, who owns a vehicle with PA license plate #YJV2871, try to be a considerate adult and abide by the rules of the Village, as your neighbors do, and park in your own driveway. Moving your vehicle from one visitor parking area to another is not an acceptable solution to the issue.

*Joe Ciasullo,
Council President*

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

The weather pattern this winter has rearranged scheduled landscape activities several times.

Winter pruning has been started and will continue as weather permits. This pruning, beyond the scope of the landscape contract, will include those deciduous trees along Yardley Drive/Circle that have an outstretched lateral branching

pattern as opposed to those trees with a more vertical, columnar pattern of growth.

It is hoped that reducing the overall size of this type of growth pattern will result in a tree better suited to the small area in front of our homes. The pruning will accomplish size reduction that can be accomplished without the use of large equipment and the work of an arborist.

Also scheduled for this winter is, beyond the contract, hard pruning of shrubs along Yardley's Green Hill wall to rejuvenate these shrubs. Once this area is cleaned up, regular contract pruning should keep them in a more controlled state.

Our plantings are mature and really need future pruning as outlined in the landscape contract.

Hopefully, this pruning beyond the scope of the contract will get us back to a more controlled status for our trees and shrubs. It would be appreciated if you would allow Mike Neale and his men the opportunity to do this work without interruption. If budget allows, by the end of 2014, we hope to have HMLD work on some of the tree growth interfering with light and space around decks where needed.

Please note that any small broken branches, perhaps resulting from wind/ice damage, can be disposed of with the weekly trash pickups.

Usually scheduled, contractual winter pruning of grasses, Butterfly bush, Liriope and ground covers will take place late winter as schedule allows.

Maintaining the "curb appeal" of our village is our primary goal with this addition pruning.

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. Following this procedure will result in a more direct response for your issues rather than going through landscape committee first.

Stay warm, stay well,

*Mary Ellen Marra,
Landscape Chair*

Maintenance Committee

No report this month.

Jim DiCarlo, Maintenance Committee Co-Chair

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 on Monday, February 3rd.

Look forward to seeing you all.

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

Jim Swalm

Yardley and Zephyr Ladies Luncheon

Mckenzie's Brew House

240 Lancaster Avenue
Malvern, PA 19355

Wednesday, March 19th, 12:00 P.M.

We will have a private room and they have agreed to give us separate checks.

Please call Yvonne Ward to reserve a spot
[610-431-4318](tel:610-431-4318).

Neighborhood News

Yardley Village Web Site

Send your data and suggestions in an email to
flemingref@yahoo.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
Rex Cassel, Member at Large

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Katie Worhacz

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