



Yardley Village News



December 2014

Message from the President

The Board has been concentrating on the stucco remediation issue. We realize this is a sensitive subject for all of us and we are approaching it with that in mind. We feel that the problem is one that has, or will, effect every house in the village before we are done. We also feel that the fronts, with the roof overhangs that are somewhat protected, are, at this point, not an issue, so we are going to concentrate on the sides and backs. We also feel that, with the stigmatism that the stucco has, replacing stucco with stucco may not be prudent.

We have meetings set up with suppliers of two different possible replacement siding manufacturers to decide if either may be a good alternative to stucco. Both give the appearance of a clapboard look. One called Hardie plank is a cement based material and is in use on the Community center. It has a 15 year finish warranty. The other, called Celect, is a polymer material that has a 25 year finish and a lifetime warranty. The installation costs are about the same. We will subsequently meet with the two best suited contractors, obtained through an extended bid process, to see who will be the best fit for our project.

The other issue is how much do we replace and when. We are convinced that all backs and nearly all sides will need to be replaced at some point. We may choose to do fifteen "walls" this summer and get more knowledge of the full scope of the problem and then proceed next year on the final stage(s). We are looking at other alternative approaches. If we decide to proceed on all backs and

sides, we may try to do ALL remaining backs and sides in 2016. We feel the residents may not want to extend the duration a number of years and subject us to living in a "construction zone" for the next ten years. Keep in mind that our road re-paving is scheduled to be done in five years with the village re-roofing starting the next year.

Financing this work is also a great concern. The work we are planning this summer is to be financed by the planned assessments this year. If we choose proceed with replacing all backs and sides, the costs will be less overall, than if we accomplish this over a number of years. This cost could be paid for as a one-time assessment, or, financed over a ten year period through H.O.A. structured financing. Individuals could also choose to pay the one-time assessment and pay for it with private financing.

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Our aim is to make this as stress free as we can for everyone. The introduction of a third siding material, siding, stone and some stucco, is a question. Many other villages have three or even four different siding materials. The board feels adding another siding material and removing the "stucco" stigma should be a plus and significantly enable resales.

Once we have completed these meetings with the manufacturers and contractors, we will meet with the village, hopefully early in February, and fully discuss all the issues and get feedback from our residents. Before the meeting, please drive through other villages to see the other finishes they have used. We have essentially eliminated utilizing vinyl siding at this time.

Keep in mind that besides the costs for the stucco replacement, the individual owners will be responsible for the costs for removing interior trim on windows, repairing their interiors following window re-installation and 50% of the cost of windows requiring replacement.

Some questions we have received are:

Q-Does our insurance cover any of this?

A-Our "Village" insurance does not. You may need to contact your own insurance company to see if your policy may.

Q- Do any warranties on windows, staples, waterproofing etc. still cover any of this?

A- All original warranties have expired. The extended warranty given to us by Hovnanian is the only one we are trying to get relief from, which Hovnanian is declining to honor, is the one we are pursuing legally.

Q-How many contractors have we talked with?

A-We have involved six contractors, reviewed numerous materials, discussed with our engineer as well as discussed our issue with other villages.

Q-Can we just remove and replace leaking windows without replacing the stucco?

A-In a word, no. The issue is with the stucco flashing and water proofing system that cannot shed out any water that can, and will,

get behind the stucco, either through the stucco or around penetrations.

Other issues of interest to our village are:

The pool renovation project design is proceeding. Those presidents that are concerned with the projected costs voted to put me on the committee to help control costs. The committee has already decided to keep the current footprint, other than possibly purchasing a prefabricated out building for storage, which will reduce their original estimate considerably.

The Master Assoc. also voted to approve and pay for the first floor powder room renovation that will raise the floor to hallway height.

We have heard that some residents are having issues with the closure magnets coming out of the mailboxes, please let Janet know so that they can be fixed and also , so we can be aware the extent of the problem.

*George Earle,
Council President*

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

No report this month.

*Reiny Ludin,
Landscape Chair*

Maintenance Committee

No report this month.

*Jim DiCarlo,
Maintenance Committee Co-Chair*

Social Committee

Things have been rather quiet with the Social Committee since our Holiday Brunch. Feedback from the Brunch was very positive. Attendees, as I have mentioned before, like assigned seating. New members in the community particularly mentioned that they feel very welcome when they know where they will be sitting and have the opportunity to meet their neighbors. "Seasoned" Yardleyites have said "we enjoyed sitting with people that we do not usually see on a regular basis". So we will continue that policy in the future. A very good suggestion was made: "Note on the flyer that there will be assigned seating". We very much appreciate the input and will have "assigned seating" listed on next year's flyer.

A barbeque is planned for June and, as we get closer to the date, more information will be forthcoming. Before June, however, we hope to come up with an event that will be enjoyed by all so..... watch for announcements in your e mail!

*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, Feb 2nd.

Look forward to seeing you all.

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

Jim Swalm

Yardley and Zephyr Ladies Luncheon

YARDLEY/ZEPHYR LADIES LUNCHEON

We will not have a Luncheon in February, but will start again in March.

Watch for details in the next newsletter.

Neighbor News

Notice! Email Updates

I have been trying to update my Village Email and address lists. Since I also manage the database at Channel 20 for all Hershey's Mill, I took my list for Yardley Village in and compared it to the database. Joe Ciasullo also keeps a Village Email list for all the broadcast emails he sends out regarding Village happenings. He had some emails that differed from mine. It turns out that not everybody notifies Channel 20 when they change their email addresses. We will be doing a new Resident Directory in April so hopefully that will resolve the differences but for now please remember to notify me, Joe, and Channel 20 when you change your phone number or email, and also when you are a new resident.

Lee Gamma

Yardley Village Web Site

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

Letters to the Editor

Please submit questions or comments to Lgamma1937@aol.com.

Yardley Village Council and Committee Members

Yardley Village Council

George Earle, President
Rex Cassel - Vice President
Roger Fleming - Treasurer
Al Zuccarello - Secretary
Art DiGiuseppe - Member at Large
Joe Ciasullo - Member Ex-officio

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

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Katie Worhacz, Chair
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Judy Molt
Marian Sweeney
Edward Sweeney
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Art DiGiuseppe
Frank Merenda
Jim Swalm

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John Babiec
Rex Cassel
Tom Day
Ben Ellis
Roger Fleming
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Barbara Clancy
Kathee Schmit
Judy Smeltzer

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Janet Day
Bob Moyer
Barbara Reeves-Cohen
Judy Smeltzer
Lynn Trump
Val Woodley

Web Manager

Roger Fleming