



Yardley Village News



October 2021

Message from the President

We made it through the summer despite the heavy rains, floods, the lingering pandemic and the elusive lantern flies. Some of these issues have created financial challenges we need to address to keep the village in top condition.

Faux stone

We had a number of areas where the faux stone was falling off walls and section of homes. There was no choice on whether to repair these now or later, since the longer we waited, the more expensive the repairs would be. With the valuable oversight by Steve Keefer of our Architectural Committee, the work was accomplished efficiently and professionally. Thank you, Steve for your efforts.

Major storms

Heavy rains from Ida and other storms caused a lot of flooding around the Mill that the Master Association is obtaining engineering assistance to mitigate from future storms. Our village survived better than some with damage to several homes. We are working with engineers to minimize damage from similar storms.

Covid

The pandemic continues to linger and becomes more confusing at each news cycle. The Master Association continues to adhere to CDC and state requirements as we are able to understand them. It is essential that each resident continues to

protect themselves and those they come in contact with the best they can.

Budget/assessments

The Master Association budget has had a number of cost issues that has required them to increase the costs required for each resident and has stated this amount comes to \$7.81 per month per household or \$23.43 per quarter, for the coming year. Hiring wages for our security personnel, repairs and upgrades to the sewer treatment plant and the increased cost of a new negotiated trash removal contract are the main contributors to the increase.

The Technology Committee were able to negotiate with Verizon for **no** increase in the cost of service for the coming year.

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The unexpected cost of the faux stone repair work added about \$70,000 to this year's maintenance budget. Rather than have an assessment to cover this cost, we have chosen to spread the cost over several years by adding to the quarterly assessment.

The trees throughout the village continue create budget issues. Council is determined to keep these under control as we go and has caused us to increase our annual budget to cover the costs.

Insurance

All villages' insurance is renegotiated each year. We have been fortunate that we have not had an increase in several years but this year we have received an increase on nearly 5%. This will add about \$8 to the quarterly assessment.

Maintenance Overruns

We have had overruns in several areas that seem like they will continue and will need to be paid for.

Reserves

Our reserves remain among the best in the Mill. We are aiming to keep the reserve account sufficient enough to pay for most, if not all, of the cost of our reroofing of the village in the next few years and repaving all, except the section we did last year, the roads, driveways and parking areas shortly after the roofs.

Some have requested the roofing project start now on individual homes. Council wants to hold off this project as long as the annual cost of repairs remains reasonable. If we started the project earlier than planned, we would need to have an assessment to cover the cost. Putting all this together, plus an increase in our village insurance, our quarterly assessment will need to increase from \$1531 to about \$1648 (Master

Assoc. \$24, Ins \$8, Stone \$40, Landscaping \$25, maintenance overruns \$20) depending on the commitments through the end of the year. This is still one of the lowest but most comprehensive quarterly assessments in the Mill.

Lantern flies

The lantern flies seem to have gone elsewhere, at least for this year. Some are presently returning, apparently to deposit their egg pods on exterior surfaces and trees. It is, therefore, prudent to inspect your outdoor surfaces for the tan egg pods that will hatch into hundreds of flies next year. If you see the pods, scrape them off into a cup of alcohol and discard.

Aqua

Aqua has filed with government agencies for a significant increase in their cost. The Master Association has submitted a letter in opposition of this. Since this cost is billed individually, this will not affect our quarterly assessment.

Alarms

We have been searching for an economical, state of the art, solution to the adaption of our alarm systems to the fiber optic system installed in the Comcast change over. The one option found was adding an additional dialer that requires an additional phone line at a cost of about \$15 per month for everyone. The other option is to replace antiquated alarm panels that are not compatible with the updated wiring and reprogramming the rest so they work more efficiently with the current system. We budgeted \$70,000 for this several years ago but were unable to proceed with this program due to the pandemic but feel we need to proceed at this time.

We are getting on the schedule to have each home inspected, replace the panels

that are not compatible with the new wiring (a HOA cost), reprogram the existing dialers that are capable and replacing fire, heat, and CO2 detectors that are not operable (a homeowner expense). It may take a few months to get the work started and we will announce the start when we get close to our time in the contractor's schedule.

*George Earle
Yardley Village President*

Newsletter Committee

After 18 years of working for our village, Lee Gamma has announced her retirement due to health reasons. Lee started the Yardley Newsletter soon after moving to Yardley and has worked to keep everyone up to date on street addresses, phone numbers and email addresses along with what is happening in the village.

Thank you Lee for all your work and dedication to Yardley Village, the Newsletter is a vital source of information for our residents.

We need a volunteer /volunteers to publish the newsletter each month. Lee and I have been alternating months for several years, but in the past we had other volunteers which worked very well. Publishing the Newsletter takes very little time and can be done on almost any device and wherever you have Wifi.

*Leslie Kirsch
yardleynewsletter@gmail.com
Newsletter Committee*

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

HML crews were busy seeding and fertilizing our Village last week. If nature doesn't provide enough rain and you Would like to see that new grass please water the seeded areas.

For those of you who back up to Boot or Greenhill Rds. we are identifying dead trees on the outside of the fences and asking the Master Association to take them down. It remains to be seen when that will happen.

We are still expecting tree work within our Village to be done this fall.

*Paul Woodruff,
Landscape Chair*

Maintenance Committee

No report this month.

*Jim DiCarlo,
Maintenance Committee Co-Chair*

Social Committee

Yardley Zephyr Happy Hour

We all enjoyed another Happy Hour at 1702. We had perfect weather, a good crowd and surprise pizza. Thank you again to John & Kathy Kohler for all your efforts and a big thank you to the social committee for the pizza.

Our Yardley Village Christmas brunch is scheduled for Sunday, December 19th at Hershey's Mill Golf Club.

In the spirit of the upcoming holiday season, Arlene Romano will once again collect hats, gloves, mittens and socks for children in need. We will collect sizes from infants to teenagers. Drop off dates and location will soon be

announced. Keep this in your minds as you shop.

*Nancy St. Laurent
Jan Nolin
Social Committee, Co-chairs*

Decorating Committee

No report this month.

Decorating Committee

Yardley Activity Corner

Yardley Village ROMEO Club

As you may know each month, typically on the first Monday, the ROMEO* men of Yardley meet at 9:00 am at Nudy's Cafe 309 Lancaster Ave (route 30) in Malvern for breakfast and conversation.

We invite any and all male residents of Yardley Village to come and meet your neighbors. We look forward to seeing you there.

Please gather in the rear enclosed area. We welcome all Yardley men who have had both COVID vaccines and would like to enjoy the company of their neighbors. Future dates are listed below:

10/4, 11/1, 12/6, 1/3

*Retired Old Men Eating Out

Jim DiCarlo

Yardley/Zephyr Ladies Luncheon

Stay tuned for the next Luncheon.

Sue DiCarlo and Doris Mortimer

Dine Around News

From Brigitte and Dan Feinberg
The Dine Around Group

Monday night, September 27th, the Yardley Dine Around Group met at Poseidon Asian Restaurant. There were two seatings and we did have a full house. The owner, Gary, was gracious and enthusiastic to show off his new place. Unfortunately, two days earlier two waiters left him unexpectedly, so we had slow service. Our group is the best! We partied through it and at the end we left with happy bellies and enough good vibes from the camaraderie. We were rewarded with very good food. The sushi dishes were decoratively prepared and tasted great. Several people ordered cooked entrees and there were a lot of empty plates and take out containers.

Our next Dine Around will be Monday, October 18th, at Bunha Faun, always a full house. We will have 5:30PM and 6:30PM seatings. Invitations will go out soon. As always call if you are not in the Dine Around group and would like to join.

Bon Appetit.

*Brigitte & Dan Feinberg
484-948-5874*

Neighbor News

Moving Help

Republic Services will pick up 1 free large bulk pick up a month. Call 215-744-2995 (press #4). Identify yourself as Yardley Village.

Letters to the Editor

Please submit questions or comments to
Yardleynewsletter@gmail.com

Yardley Village Council and Committee Members

Yardley Village Council

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

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Architecture Committee

Anthony Bruno, Chair
Annette Coleman
Nancy Hansen
Steve Keefer
Gene Pompei
Katie Worhacz

Decoration Committee

B. Grove
Lynn Marone
Lynn Trump
Bill Reynolds
Katie Worhacz,
Jim & Sue DiCarlo
Nancy Hansen
Jan & Pierre Nolin
Betty Ann Sapp
Marion & Ed Sweeney
Lucy & Tom Watt

Finance Committee

“ON HIATUS”

Maintenance Committee

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Ed Sweeney

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Nancy St. Laurent, Co-chair
Susan Bronner-Zephyr
Dan Feinberg
Lynne Fleming
Rudi Hall
Kathy Kohler
Donna Neil
Arleen Romano
Betty Shaffer
Lucy Watt

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Leslie Kirsch

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Paul Woodruff, Chair
Joanne Ebert
Jo Ann Hino
Barbara Reeves-Cohen
Lynn Trump