



# Yardley Village News



December 2021

## **Message from the President**

I hope all had a great Thanksgiving and you were able to share the holiday with family and friends! Keep in mind to check on your neighbors, especially those that don't have close relatives, as the holiday season can be difficult for some people. After a mild fall, it appears that winter is here! The snow stakes will appear soon and holidays are upon us. Since it is dark earlier, it is more important to have the lights outside your garage on to help light our village.

## **Annual Meeting**

The annual meeting this year, December 8 at 7:00PM, will be a Zoom meeting for everyone's benefit. A zoom link will be sent out to make it easier to join the meeting, so watch your email.

## **Volunteers**

I sent out a special notice a few days ago asking for volunteers to help keep Village operations going. Getting help generating our essential **newsletter** is the most urgent or this may disappear in the future. The newsletter keeps the Village residents informed on Village news as well as Master Association activities.

We also need someone to lead the Christmas Season decorating group and simply organize the activity and those

that have volunteered to participate in decorating.

Please consider helping to keep Yardley Village special. Email me if you are interested at [gearle9@comcast.net](mailto:gearle9@comcast.net).

## **Master Association**

The Master Association has a lot on its plate. We are working with engineers to see what we can realistically do to help with flooding from exceptional storms. The design of the Community Center is nearing completion as well as plans for enlarging the parking lot and upgrading some of the sports facilities.

## **AQUA**

AQUA is in the process of replacing the water meters in Yardley as well as other

### **In This Issue**

<i>Message from the President</i>	<i>Page 1</i>
<i>Architecture Committee</i>	<i>Page 2</i>
<i>Landscape Committee</i>	<i>Page 2</i>
<i>Maintenance Committee</i>	<i>Page 2</i>
<i>Social Committee</i>	<i>Page 2</i>
<i>Decorating Committee</i>	<i>page 2</i>
<i>Yardley Activity Corner</i>	<i>Page 3</i>
<i>Dine Around Group</i>	<i>Page 3</i>
<i>Neighbor News</i>	<i>Page 3</i>
<i>Letters to the Editor</i>	<i>Page 6</i>
<i>Council and Committee Members</i>	<i>Page 7</i>

villages. This is a process they do every twenty years or so and now is our turn. We have received several letters asking us to call and set up an appointment to enable a serviceman access to our basements to accomplish this. It takes about fifteen minutes to do, during which your water will be shut off. Please cooperate so this task can be completed.

### **Medicare Supplemental Insurance**

Be very careful about the Medicare supplemental insurance ads you see and calls you get selling Medicare "Advantage" plans. Some plans can end up increasing your total year end costs. Also be careful about "charities" soliciting on the phone.

### **Christmas lights**

Please remember that white lights only are allowed outside your home.

*George Earle  
Yardley Village President*

### **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

### **Landscape Committee**

Tree work and one more round of leaf blowing should be finished by year end. Winter pruning of tall grasses and butterfly bushes will follow.

If you chose to pick up sticks from your area/lawn place them in a pile curbside. HML typically picks them up on Fridays.

If there are areas where you'd prefer the snow removal crews not pile snow please mark them - just keep in mind the snow

has to be piled somewhere in your vicinity.

Wishing you and yours wonderful holidays.

*Paul Woodruff,  
Landscape Chair*

HML will be in Yardley for the second leaf clean-up this week.

*CSK Management*

### **Maintenance Committee**

No report this month.

*Jim DiCarlo,  
Maintenance Committee Co-Chair*

### **Social Committee**

Make sure to sign up for the Yardley Village Brunch on December 19th at 11:30. You should have received the flyer from Lynne Fleming.

Our next social event will be January 13th at the Community Center. It will be an Italian Nite from 5:00 to 7:30 so save the date. More details to follow.

Holiday Collection ends December 6th. If there is still time, please donate as the need is much greater this year.

*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: **12/6, 1/3, 2/7, 3/7, 4/4, 5/2, 6/6, 7/11, 8/1, 8/29, 10/3, 11/7, 12/5.**

\*Retired Old Men Eating Out

*Jim DiCarlo*

### ***Yardley/Zephyr Ladies Luncheon***

We are looking for a volunteer to plan our next Luncheon.

*Sue DiCarlo and Doris Mortimer*

### ***Dine Around News***

From Brigitte and Dan Feinberg  
The Dine Around Group

The Yardley Dine Around Group had its last get together for the year at Pietro's Prime in West Chester on Monday, November 15th. We had 48 members dressed up and looking very spiffy as if for a party and party we did. It was a hoot. As cocktails and wine were enjoyed the volume and mingling in our own private room steadily picked up as did the fun the group seemed to be having. Ordering was a challenge but nobody missed a beat in enjoying themselves. After food started to

arrive the volume quickly lowered and typical steakhouse favorites were very welcome. Most people ordered steak that came in half a dozen varieties of size and cut. Brigitte and I shared a rib eye, our favorite, which was called a Delmonico cut on the menu. The steak was perfectly cooked Pittsburgh pink, which is charred on the outside and medium rare on the inside. The meat was very juicy and tender with fabulous flavor. Most of the menu's many options were seen around the room and everyone seemed very pleased with the food. Pietro's Prime will definitely become a go to for us in the future. The wait staff was excellent and they were super patient and very respectful to the satisfaction of our sophisticated group.

Many of us will be away over the holidays visiting friends and family as will we. We plan to start up the Dine Around in February and will be in touch.

We hope everyone has a Happy and Healthy Holiday and that it continues through the New Year.

Call me if you want to join the Dine group or need a name tag.

*Brigitte & Dan Feinberg*  
484-948-5874

## ***Neighbor News***

### ***Newsletter Committee***

We need a volunteer /volunteers to publish the newsletter each month. 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](mailto:yardleynewsletter@gmail.com)  
*Newsletter Committee*

## **Yardley Village Volunteers**

I am putting this together for the benefit of new residents so they can see how our village operates and to encourage volunteering. We have a Management team, CSK Management (610-337-3500), that manages all issues within the community and answers to our elected Council. We are very dependent on volunteers that give their time to ensure our village remains one of the best in the Mill. Volunteers are elected to our five-member Council, but villagers can join other committees to help. The seasonal decorations, Village activities, minor repairs, architectural and landscaping enhancements, and major projects do not magically happen. Volunteering is also a great way for new and older residents to meet and interact with their neighbors and the time you spend can be as long or short as you want.

Our village is one of the most desired villages in the Mill for a number of reasons. We have one of the lowest quarterly assessments and one of the best Capital Reserve accounts to take care of planned maintenance, such as pavement and roof replacement. We have had to increase our quarterly assessment significantly this year due to Master Association increases passed on to us and some of our increased costs. Our increased assessment is like what the other villages have experienced. Our village runs on the efforts of our volunteers, those that give their time at various levels, to "give back" to our village. Volunteering on one of our committees is a great way to meet and get to know your neighbors, especially for new residents. Without our great core of volunteers, Yardley would not be the exceptional village it is, so if you are able and have some time, please consider joining us on one of our committees.

## **Newsletter Committee**

The newsletter has been assembled and produced by two individuals since its inception nearly 20 years ago, Lee Gamma and Leslie Kirsch. Lee retired from her service recently and Leslie needs help to keep it going. With several individuals doing the important task of assembling input from other committee heads into a preset format, the workload is distributed so no one carries the entire monthly effort. The effort requires some computer capability to cut and paste articles into a pre-existing format and can be done in an hour or two. Please consider volunteering to help with one of the most informative newsletters in the Mill so we can keep it coming.

## **Decorating Committee**

The Decorating Committee puts up the decorations at the two entrances for the major holiday events during the year. We have a good number of volunteers that enjoy the process of decorating, but we need someone (or two) to organize the activity and some to offer space to store the decorations between seasons. Putting up the decorations and taking them down is a fun and rewarding activity and storing the decorations between seasonal events can be distributed among the group and minimize storage needs in each case. I would hate to see our seasonal decorations minimized or eliminated if this committee does not continue due to the lack of volunteers. Please consider offering to join this group and help in the coordinating its activities.

## **Maintenance Committee**

The maintenance Committee is chaired by Jim DiCarlo who continues to perform yeoman's work keeping Yardley in great shape. He continually tours the village

looking for things to be fixed, doing a lot of the work himself or requesting help of outside contractors when needed. He is assisted by Ed Sweeney. Anyone interested in giving him a hand, give him a call. Thank you, Jim, for all your efforts for the village with this as well as helping the Decorations Committee, and his pet project the ROMEO efforts. He also volunteers at Habitat.

### **Architectural Committee**

The Architectural Committee, chaired by Tony Bruno with the assistance of Steve Keefer, coordinates all alterations made to the exterior of our homes. Since any alteration to the exterior to a home needs to be approved by Council, Tony and Steve can assist homeowners to navigate this process. Changes to one's home can include staining, repair or rebuilding a deck, adding an emergency generator, adding or replacing an awning, moving or adding a window etc. The committee also performs an annual village-wide inspection, with their committee members Annette Coleman, Nancy Hansen, Jim Pompei and Katie Worhacz, to see if improvements are required on any of the buildings. Thanks to all for your efforts to our benefit. Please contact Tony or Steve if you wish to make any exterior alterations to your home. They can be very helpful to your project.

### **Landscaping Committee**

The Landscaping Committee, chaired by Paul Woodruff, helps manage any change to the landscaping by individuals or the HOA. This includes annual tree trimming, tree removal or replacement of plantings throughout the village. He is assisted by the other members of his committee, Joanne Ebert, Jo Ann Hino, Barbara Reeves-Cohen and Lynn Trump-thank you all for your efforts.

Any alterations to the plantings outside your home must be approved before installation. If you have any issues with plantings around your home, I suggest you contact Paul for guidance. We are entertaining hiring a consultant to do a survey of the village to identify trees that may cause us a problem down the road that we need to budget for.

### **Social Committee**

The Social Committee, co-chaired by Jan Nolin and Nancy St. Laurent, is one of our most active committees that coordinate an assortment of events throughout the year, including the annual Village Holiday Brunch set for Sunday, December 19<sup>th</sup>. Please reply to the invitation if you expect to attend.

### **Council**

Council is made up of five voting members plus one ex-officio member. George Earle is President, a position he has held for about seven years, Vice President is Rex Cassel who stands in for George in his absence, Roger Fleming serves as our financial member, Dan Worden is Secretary, Art Giuseppe is member-at-large and Joe Ciasullo, our previous President, is our Member Ex-officio. Anyone wishing to run for Council is encouraged to do so, especially if they want to have increased input into operations for the village.

Joe and George navigated our way through the stucco remediation project, one of the most successful large-scale projects completed in the Mill (over \$3,000,000) and especially through the lawsuit against the original contractor that took four and a half years to resolve.

George was elected to the five member Board of Directors of the Master Association and is charged with management of major projects such as

the Pool house Renovation, Wood Shop Addition, Community Center Elevator installation, Sullivan House upgrades and, currently, the anticipated Community Center Addition.

### **CSK Management**

CSK is our managing agent. Janet Burgess is the contact person although any issues can be dealt with through her office. CSK manages all of our business operations at the direction of Council. They receive all communications from residents that have issues that relate to our HOA. They bring all major issues to the attention of Council for input and/or authorization. Contacting CSK through email works best. They can more easily pass on issues to Council or one of our committees if necessary. Their best email is [info@cskmgmt.com](mailto:info@cskmgmt.com) .

### ***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](mailto: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

## CSK Management, Inc.

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

[Jburgess@cskmgmt.com](mailto:Jburgess@cskmgmt.com)  
[cdecray@cskmgmt.com](mailto:cdecray@cskmgmt.com)

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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

Jim DiCarlo, Chair  
Ed Sweeney

## Social Committee

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

## Newsletter Committee

Leslie Kirsch

## Landscape Committee

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