



Yardley Village News



December 2023

Message from the President

Cold and short days are back! Snow removal equipment is starting to arrive and snow stakes will be planted shortly. I hope all had a great thanksgiving and are looking forward to the continuing holiday season.

Roof replacement project

The contractor has been chosen, KPI 2, who most will remember did the stucco remediation project. Their bid was the most detailed and comprehensive along with being the lowest. Council has approved their bid that includes new gutters and gutter guards! Their cost proposal has enabled us to get this complete package along with being the best price. We are particularly pleased we that are able to accomplish this with a lower required assessment of \$8,500. Instead of the \$10,000 that we estimated from initial proposals. We still plan to remove all remaining dormers and that work is included in the contractors proposal. The dormers are badly made, the windows were the cheapest the builder could find and they will be costly to rebuild. The homeowner will be involved in price to keep these. There are several skylights and sun tunnels existing. The life of these additions is about fifteen years. These should be replaced if the owner wishes to keep them. KPI 2 will price

replacement costs after the contract is signed.

The work is targeted to start the end of March, depending on the weather, and complete next fall.

Paving project

We are planning to repave the streets and driveways in two years. The crack sealing work we have done over the past few years has prolonged the life of our paving. Unless there is a substantial increase in the cost of asphalt when we do this work, we should have enough

In This Issue

<i>Message the President</i>	<i>Page 1</i>
<i>Architecture Committee</i>	<i>Page 2</i>
<i>Landscape Committee</i>	<i>Page 2</i>
<i>Social Committee</i>	<i>Page 2</i>
<i>Decorating Committee</i>	<i>Page 3</i>
<i>Yardley Activity Corner</i>	<i>Page 3</i>
<i>Juliets</i>	<i>Page 3</i>
<i>Romeos</i>	<i>Page 3</i>
<i>Dine Around Group</i>	<i>Page 3</i>
<i>Neighbor News</i>	<i>Page 4</i>
<i>Welcome Committee</i>	<i>Page 4</i>
<i>Letters to the Editor</i>	<i>Page 4</i>
<i>Committee Members</i>	<i>Page 5</i>
<i>Yardley Activities Pictures</i>	<i>Page 6</i>

funds in our reserves to accomplish this work without needing an additional assessment.

Decorations

Seasonal decorations are entering their busy season. Thanks to our volunteers for their efforts. If you see the volunteers at work, give them a wave or give them thanks for their efforts. If you feel inspired, give them a hand or join one of our other groups of volunteers. The various committees are listed at the end of the newsletter for your convenience.

Exterior changes

Keep in mind that any changes you wish to make to the exterior of your unit, whether to the structure or the landscaping, must be signed off by Council. Contacting the Architectural or Landscaping committees for input and/or advice on the product or procedure will help move your project forward. Proceeding without signed approval may require attention to make changes to comply to our Rules and Regulations.

Annual Budget

The annual budget is finalized and has been distributed. We did all we could to keep the increase in the quarterly assessment as low as we can recognizing increased costs and our need for a roof assessment. Main increases occurred in the Master Association fee, Insurance and Hershey's Mill landscaping that we have no control of. The new quarterly fee will be \$1,874 up from \$1,824 last year. Yardley still has one of the lowest quarterly assessments in the Mill and we are doing our best to keep it there! You have been sent a document that details what the "Village" insurance covers that you can send to your home owners insurance company to ensure your coverage is complete.

Annual Meeting

The annual meeting is scheduled for December 7, at 7:00 PM in Woolridge Hall

George Earle,
Yardley Village President

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee Welcome fall!

HML has just begun the 2nd round of fall cleanup in the villages and throughout the mill common areas. If the weather cooperates HML should be in Yardley during the second half of December. Winter pruning will begin as soon as they are done the second round of the fall cleanup. Winter pruning consists of the cutting back all the ornamental grasses, fall flowering shrubs and groundcover (liriope) around the village and homes.

Now is the time for you to identify any plants or your entire courtyard that you do not want pruned or maintained. If you tag your gate with red ribbon HML will not do anything in the courtyard and it, then becomes your responsibility to maintain the courtyard. Only use "RED" ribbon to clearly to identify plants or your courtyard if you do not want HML to prune or maintain.

Have a Joyous Holiday and Happy New Year!

*Pierre Nolin
Landscape Chairman*

Social Committee

Thanks to our generous village residents! We had another successful year for our annual holiday collection of hats, gloves,

and scarves going to residents in need in the West Chester area. Arleen and Bill Romano will be dropping off our donations this week. A special thank you to the two of them for giving of their time.

Our annual Yardley Village Holiday Brunch is quickly approaching. The date is Sunday, December 17th. This year we will have some special holiday entertainment to add to the festivities. The cost this year is 36.50 per person. Rudi Hall is taking reservations for this event. Please contact her by email (valentinahall@gmail.com)

We want to acknowledge our volunteers who have stepped down this year from the social committee. They are Susan Bronner, Rudi Hall, Kathy Kohler, Betty Schaeffer, and Lucy Watt. A warm thank you from us all for your years of helping on the committee.

Lastly, we have a few new residents in Yardley village. If you would like to have an "official" Yardley name tag, please contact Erik at Crown Trophy and tell him you are a HM Yardley resident.

Melaine Blair
Social Committee Co-Chair

Decorating Committee

Thanks to everyone that came out to help decorate our village. We will take the decorations down on Saturday January 6th starting at 10:00 am. Please plan to meet us there.

Happy Holidays!!

Nancy St. Laurent

Yardley Activity Corner

JULIET'S

"Just us ladies interested in engaging together"

The ladies of Yardley and Zephyr meet the first Tuesday of each month at The Desmond from 11:45 until? The Desmond has agreed to separate checks and our HM discount. They have a nice spacious area to enjoy our lunch and also easy parking with a drop off area. Look for an invite to go out each month that will ask for your RSVP. Please mark your calendars for Tuesday, January 9th for our next luncheon. We hope to see you there! A picture of our November get together is included in this newsletter.

Melaine Blair
Jan Nolin
Dee Stick

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:
2023: 12/4. 2024: 1/8, 2/5, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/9, 10/7, 11/4, 12/2

*Retired Old Men Eating Out

Jim DiCarlo

Dine Around News

The Dine Around group met Monday, November 20th at Bunha Faun. We had two seatings and 48 people. This restaurant has been one of Brigitte and myself's favorite along with the Dine Around group. The new owner, Chef Perri, was not ready for a group our size. There were some missteps that disappointed several in our group while others were very pleased and happy. I called her to review the problems and she tried to explain and was very apologetic. She also told me she was moving and planned to open nearby soon. We are hopeful that Bunha Faun can be as good as it was in the future. We have included a few photos from our dinner below.

The Dine Around group will have pre-holiday dinner at Anthony's Italian Restaurant in Malvern on Tuesday, December 12th at 6:00PM. Invitations were sent out and 38 people have signed up. We do have room for a few more if you would like to join us. We look forward to seeing you at Anthony's and hope you have a good holiday season. If you are interested in joining the Yardley Dine Around group, please call us.

Bon Appétit.

Danny & Brigitte Feinberg
484-948-5874

Welcome Committee

Welcome committee has one house under contract but has not closed yet. New neighbor info will come ASAP.

HAPPY HOLIDAYS

Welcome Committee

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
Steve Keefer - Secretary
Nancy St Laurent - Member at Large
Joe Ciasullo - Member Ex-officio

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

Architecture Committee

Anthony Bruno, Chair
Steve Keefer

Decoration Committee

Jeannie Colvin
Maureen & John Devlin
Sue & Jim DiCarlo
B Grove
Nancy Hansen
Lidia Manieri
Lynn Marone
Karen & John McKenna
Bill Reynolds
Betty Ann Sapp
William Seres
Marian Sweeney
Lucy & Tom Watt
Katie Worhacz

Finance Committee

"ON HIATUS"

Maintenance Committee

Jim DiCarlo, Chair
Richard Blair
Pierre Nolin
Ed Sweeney

Social Committee

Melaine Blair (Co-chair)
Donna Neil (Co-chair)
Dee Stick (Secretary)
Lynne Fleming
Rudi Hall (Treasurer)
Karen McKenna
Adrienne Miller
Edie Taylor-Zephyr

Newsletter Committee

Leslie Kirsch
Jim Davis
Jim Kane

Landscape Committee

Pierre Nolin, Chair
Joanne Ebert
Jo Ann Hino
Barbara Reeves-Cohen

Welcoming Committee

Pat Kiefer (Chair)
Maureen Devlin
Jeanie Matteson
Karen McKenna

“Juliet“ Luncheon







November "Bunha Faun" Dine Around





