



Yardley Village News



February 2023

Message from the President

No snow so far! Some may be disappointed, but I believe most are relieved. Hopefully this doesn't mean we will have a "catch up" later in the winter.

Dan Worden

Dan Worden, a Council member for four years, regrettably has submitted his resignation from Council due to medical issues. Dan has been a steady hand as member of Council and his input has been extremely valuable in moving our Village forward. Our great thanks to him for his service and wish him the best. Steve Keefer has stepped forward to fill Dan's vacancy until the end of his term. Thank you, Steve, for stepping up.

Dog waste

It has come to our attention that someone(s) is not properly disposing their dog's waste which must be picked up in waste bags, by the dog walker, and placed in **their** trash receptacles when returning home. The plastic bags are not bio-degradable, cannot be left for others to pick up, dropped into storm inlets or tossed into the woods. Please be courteous to your neighbors and tend to your own refuse.

Alarms

The alarm system in our village is essential to all of us as individuals as well as our neighbors. For this to work , everyone must keep their landline active since the alarms, through our panels, are wired to the security office which monitors this 24/7. They, upon receiving a signal from your panel, will call you to ensure it is not a false alarm (steam from a shower, cooking smoke) and to find out what the problem is so they can dispatch the appropriate emergency service- fire, ambulance, police etc. or, in most cases, false alarms. If there is no answer at the home, the fire department will be dispatched.

When we switched from Comcast to Verizon, some of the older security panels had problems communicating through the new fiber optic cables to the security office. Council felt we needed to finance the installation of new panels where required and to pay for required permits as required by the township. Individual homeowners are responsible for the cost of the detectors, which should be replaced every ten years. When the panel is replaced, the township requires all detectors in the house also be upgraded to satisfy current codes that require all detectors to sound if one is activated so everyone in that home is alerted to the emergency

in all sections of the home. A few home owners have refused the upgrades of their panels because they don't want to pay to have their detectors replaced. This is putting themselves at risk (for emergencies) and their neighbors in contingent units, as well as themselves, for fires.

Please note, your unit cannot be sold with a non-code compliant alarm service. Please, for the safety of you and your neighbors, have your panels checked/upgraded if required and your detectors replaced if necessary.

Architectural Committee

Our Architectural Committee (AC) is an essential committee for the benefit of our Village. As required in our Rules and Regulations (R&R), **any** change owners want to make to the outside of their homes must be submitted to the Architectural Committee for review and subsequent submittal to Council, for final approval, before proceeding with any project. They can also be useful finding contractors and giving input on possible projects.

The AC is composed of six members and chaired by Tony Bruno and Steve Keefer. They not only help with project approvals, they make annual Village tours each year to identify areas that need attention to keep Yardley one of the most desirable in the Mill. Four of their members, Nancy Hansen, Annette Coleman, Katie Worhacz and Gene Pompei, who have given the Village the benefit of their efforts for many years, are stepping down. Their service is greatly appreciated. As all are aware, our Village is indebted to all that volunteer to benefit all of us.

The AC needs volunteers to replace those that have served us, to give their input on projects and help with the annual tour. It is an interesting and rewarding experience for those involved and satisfying to see the benefits of their efforts. Please call **Steve Keefer** @ 610-716-5866 to discuss possible interest.

Landscaping

As described in our R&R, the area outside your sidewalks (on end units) and outside your courtyards, is common area. NO CHANGES can be made by homeowners in the common areas without permission from Council. Requested changes in common areas can be approved but costs for these projects, and in some cases the maintenance, can be born by the requesting homeowner. Changes inside walks and courtyards can be made if they are just flowers and small shrubs and do not require permission, but large shrubs and trees must be approved. The Master Assoc. met with Hershey's Mill Landscaping to discuss their contract renewal coming up the end of this year. Enhancing communication with the villages was the main topic and HML is addressing this and has shown significant improvement already as suggested in previous meetings.

Storm Water Management

The piping to relieve excess storm water that runs between units 1694 and 1690-93 is scheduled for the beginning of February. Some trees will be removed to install the pipe but replacements may be installed if they cannot be salvaged.

Wood Ramps

Some homes have had wood ramps, built for themselves or by previous owners, for handicap access in their garages. Most were built by contractors. A homeowner in another village was sued, along with their village and the HMPOA, by someone that had a fall from their ramp. If you have such a ramp and would like to have someone inspect it, let us know. If it is not code compliant, the owner is accepting the liability.

Cove

Conversations about repurposing the Cove into an exercise facility has been shelved at least until fall.

Miscellaneous

Please remember not to deposit any materials into the storm drains!
Make sure to contact the main gate (610-436-6403) to let visitors/contractors in. The GPS address for the main gate is 1500 Green Hill Road.
Road and driveway crack sealing will be starting shortly and will continue as weather permits.

Yardley Rules and Regulations

Each owner in Yardley Village was given a copy of our R&R. They are helpful in planning projects and answering many questions. If you cannot find your copy, contact Janet Burgess about getting a replacement copy.

*George Earle
Yardley President*

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

AC Tree Experts did a fantastic job completing the trimming of selected boulevard trees and the removal of the dead trees that I identified last summer. In addition to the work being done by AC Tree Experts, HML did the winter pruning throughout our village. AC Tree Experts will be seeding areas where trees were removed from lawn areas in the spring.

Thanks to all Yardley residents for their cooperation in dealing with the work crews from AC tree Experts and HML last week.

It is not too early to plan your spring planting projects, get ahead of the spring rush, and plan your projects now. Please consult the Yardley Rules and Regulations when planning landscaping projects and any other modifications to the exterior of your home. Approval from Yardley HOA Council and Landscaping is required for any plantings other than bulbs, annuals and perennials in the areas identified in the rules and regulations.

*Pierre Nolin
Landscape Chairman*

Maintenance Committee

No report this month.

*Jim DiCarlo,
Maintenance Committee Co-Chair*

Social Committee

February 2023

We will be having our first event this year on Friday, February 10th at the Community Center from 5:00 to 7:00. For your listening and dancing pleasure, our very own Rex Cassel will provide some Valentine favorites. The cost is 5.00 per person and will include a "Love Potion" punch. Please bring an appetizer to share and BYOB of your choice.

Checks can be made out to YSC and delivered to Lynne Fleming (1665 Yardley Drive) no later than February 4th.

Hope to see you all there!

Melaine Blair
Social Committee Co-Chair

Decorating Committee

No Report this month

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:

2023: 2/6, 3/6, 4/3, 5/1, 6/5, 7/3, 8/7, 8/28 (Sept), 10/2, 11/6, 12/4.

*Retired Old Men Eating Out

Jim DiCarlo

Yardley/Zephyr Ladies Luncheon

No report this month.

Dine Around News

Our Dine Around Group will be going to Poseidon Asian Restaurant on Monday, February 27th at 6:00PM. Invitations went out last weekend and we look forward to seeing you there.

Also we will be going to Spence Café in March. Invitations will be going out at the end of February.

If you want to join the Yardley Dine Around group give us a call and we will add you to the list.

Danny & Brigitte Feinberg
484-948-5874

Neighbor News

Yardley Verizon Transition

All Yardley residents should attend one of the Zoom Sessions on the Verizon Upgrade transition. There is much to know and understand to take full advantage of the HM/Yardley Verizon plan. The Verizon Reps cannot answer questions about the upgrade or equipment choices. They can only take an order and schedule an appointment. There will also be two in-

person Verizon presentations. Watch for **HM News** updates. Don't assume, Attend a Zoom.

Next Zoom – 0830, Wednesday, Feb. 1.
Last chance for Yardley!

The Yardley Verizon upgrade starts
Wednesday, Feb. 1.

Sherry and Bill Kane
404-444-5423

-----and one more thing:

GO BIRDS!

Jim Davis



Yardley Village Council and Committee Members

Yardley Village Council

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

CSK Management, Inc.

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Architecture Committee

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

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 & Ed Sweeney
Lucy & Tom Watt
Katie Worhacz

Finance Committee

"ON HIATUS"

Maintenance Committee

Jim DiCarlo, Chair
Ed Sweeney
Pierre Nolin
Richard Blair

Social Committee

Melaine Blair (Co-chair),
Donna Neil, (Co-chair),
Susan Bronner-Zephyr
Dan Feinberg
Lynne Fleming
Rudi Hall (treasurer)
Kathy Kohler
Karen McKenna
Nancy St. Laurent
Betty Shaffer
Lucy Watt

Newsletter Committee

Leslie Kirsch
Melaine Blair
Jim Davis
Jim Kane

Landscape Committee

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

