



# *Yardley Village News*

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**January 2024**

## ***Message from the President***

### **Have a happy and healthy New Year!**

Hopefully all had a happy and healthy holiday season. Also, hopefully the untimely electrical outage didn't disrupt your plans too severely. I am particularly perturbed that it was necessary to be done this holiday week, much less the rescheduling a day forward with little notice. Appropriate letters of complaint will be sent although with little chance of apologies to be received!

### **Quarterly Assessments**

Please remember that the new quarterly assessments, \$1,874, are due starting January 1. You should have received payment books and envelopes.

### **Roofing Project**

The roofing project is scheduled to begin in March, weather depending, and is planned to begin at the West end and move through the village and finishing at

the East end. If you have skylights, you have several options. If your skylights (skylights should be replaced after 15 years) are over 10 years old, it is suggested you have them replaced. KPI2 can give you an estimate for replacement. If you choose to keep the ones you have, they will flash and roof around the existing. Keep in mind that each homeowner is responsible for any

### **In This Issue**

<i>Message the President</i>	<i>Page 1</i>
<i>Architecture Committee</i>	<i>Page 3</i>
<i>Landscape Committee</i>	<i>Page 3</i>
<i>Social Committee</i>	<i>Page 3</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 4</i>
<i>Dine Around Group</i>	<i>Page 4</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>

work needed on skylights in the future. The same goes for sun tunnels. I am not sure if KPI2 will install **new** skylights. I will ask if anyone has any interest. Please let me know if you have a present skylight and what you want to do!As previously mentioned, we are planning on removing **all** remaining dormers, because of the extensive costs to repair them, since they are very poorly built. They are architectural elements and are not part of the structure. Removal is included in the contractor's price. If you want to keep your dormer, which we strongly urge against, a majority of the repair costs will most likely be the owner's responsibility. If you want to keep your skylight please contact me.

The existing gutters were never modified with enlarged openings for the new, larger downspouts installed during the stucco project. The new gutters will be suitably adapted to the larger downspouts, which will double the draining capacity and hopefully eliminate over flow issues. The new gutters, with the new gutter guards, are guaranteed to be block free-for ten years, which will save us extensive gutter cleaning costs and aggravation!

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

### **Decorations and Volunteers**

Thanks to our volunteers all 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. Thanks for all the efforts of all our groups of volunteers. Yardley runs on efforts of volunteers! Without all the efforts of our volunteers, we would be just another village!

### **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**.

### **Insurance**

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 and not duplicated.

Happy New Year again!

George Earle  
President, Yardley Village

### **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

## **Landscape Committee**

### **Happy New Year!**

HML will be in Yardley this week doing the winter pruning throughout the village.

*Pierre Nolin  
Landscape Chairman*

## **Social Committee**

Happy New Year to All!

The Yardley collection for children's winter hats, socks, etc. was another great success this year thanks to the generosity of all our residents. A special thank you to Arleen & Bill Romano for delivering the items on Yardley's behalf.

On Sunday the 17<sup>th</sup> we celebrated a "Yardley Holiday Brunch" at the Hershey's Mill Country Club. This year we were entertained by Dennis Keefer playing some holiday tunes along with Rod Heckman leading us in a sing along. Thank you to all who came to enjoy this annual event with us.

We welcome Dee Stick and Adrienne Miller to our social committee. We are looking forward to working with them.

Our first event of 2024 will be on February 8<sup>th</sup> at the Community Center. (More details to follow) As always please feel free to contact any of us with your ideas and suggestions.

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

*Melaine Blair  
Social Committee Co-Chair*

## **Decorating Committee**

We will meet at 10:00am on Saturday January 6<sup>th</sup> to take down the decorations. Please plan to come and help and thanks in advance.

*Nancy St. Laurent*

## **Yardley Activity Corner**

### **JULIETS**

"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 9<sup>th</sup> for our next luncheon.** We hope to see you there!

*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:

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 at Anthony's Italian Restaurant in Malvern on December 12. It was such a nice evening. Everyone was so festive and happy. We had 43 people at nine separate tables, and it really seemed to work well that way.

The food at Anthony's is always good and the portions were generous. Anthony made Brigitte and me two perfectly crafted cocktails, a Vesper for Brigitte, and my usual Boulevardier. We also had a carafe of Super Tuscan wine, one of our favorites. I think we closed the place or at least socialized long past dinner.

We will be away as will a lot of our members and there will be no Dine Around in January. February is still undecided.

Hope everyone has a wonderful holiday season and a festive New Year! Enjoy your time with friends and family.

If you are interested in joining the Yardley Dine Around group, please call us.

Our very best,

Bon Appétit.

*Danny & Brigitte Feinberg*  
484-948-5874

## ***Welcome Committee***

No input from the Welcome Committee this month

*Welcome Committee*

## ***Neighbor News***

Nothing to report

## ***Letters to the Editor***

Please submit questions or comments to [Yardleynewsletter@gmail.com](mailto:Yardleynewsletter@gmail.com)

## ***Happy 2024***

*Jim Davis*

## 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.

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King of Prussia, PA 19406  
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[cdecray@cskmgmt.com](mailto:cdecray@cskmgmt.com)

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### 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  
Adriane Miller (Treasurer)  
Karen McKenna  
Adriane 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

# Dine Around Anthony's







## Holiday Brunch











