



# Yardley Village News



August 2024

## Message from the President

I Hope all had a great 4<sup>th</sup> and are surviving the heat.

### Roofing Project

The roofing project is progressing well and still they look at finishing in September, weather permitting. We are encountering a number of repairs, extensive plywood replacements and code required upgrades. We do not want to shortcut the repairs and want to do what is required to accomplish the project properly, so the final project has no imperfections. We are spending more than we assessed for but feel we have sufficient funds in reserves for the project. We have encountered some issues that we are resolving as we proceed. Gutter guards were installed in places they are not suited for and have removed them from the homes and the contract and have received a credit. We have also received several complaints about gutter overflows that were due to clogged downspouts that were resolved. Steve Keefer and Pierre Nolan have been doing a great job putting together punch lists for the contractor to ensure the quality of the final product!

Closing Yardley Drive in areas of construction has helped immensely so please continue to honor the closures.

Keep in mind, we are going through a major project that will significantly enhance our village. There will be occasional inconveniences as there are with any effort of this size. Steve, Pierre and myself will do what we can to minimize problems as they arise. Email us if you have issues that require our attention.

### Shutters and Medallions

We have also painted all of the shutters giving the completed sections of the village a great appearance. We are now looking at repairing and repainting the “medallions”.

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## **Exterior Changes**

Keep in mind that **any changes** you wish to make to the exterior of your unit, **this includes doors, storm doors, door hardware, exterior lights and all windows**, 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 with our **Rules and Regulations**.

**Please note: if you change your front door hardware, it must be keyed to the Security Department's master key so they can access your home in case of an emergency, warranted or not!**

## **Dog walkers**

Please pick up after your pet(s) and take your bagged refuse back to your home to dispose of in your trash, not to be left for someone else to pick up. Also, homeowners have requested that you keep your pets from relieving themselves in planted areas around mailboxes or in flower beds.

## **Yellow Dot Program**

The packages for the program and delivered to all. The rest is up to you! You need to fill out the paperwork as detailed in the plan, apply the yellow dots as directed and put the paperwork in the locations as described. This is important and can **save your life!**

*George Earle*  
*President, Yardley Village*

## **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

## **Landscape Committee**

Don't like your boulevard tree? Ever think about replacing it? Tired of the messy leaves on your car, in your driveway and garage? The cost is not as much as you might think. If you are interested in replacing your boulevard tree send me an email and I can provide you with details. All landscaping changes require landscaping and council's approval except for annuals, perennials and bulbs planted in the bed between your walkway and house.

HML will be in Yardley later this week or early next week to complete the summer trimming. Remember to tag any plants you do not want HML to trim.

*Pierre Nolin*  
*,Landscape Chairman*

## **Social Committee**

We enjoyed our July Social with ice cream from Scoops and Smiles at the community center. There was lots of ice cream and smiles to go around and positive comments on the get together. Pictures included of this event at the end of the newsletter. Save the date for our Sullivan House event that will be held on Monday, September 9 from 5 to 7. It is always well received and we usually have a large crowd. This year the event will be catered by Tasty Table in Malvern. Look for an invite to come out in August with more details.

Please feel free to contact any of our committee members with your ideas and suggestions.

For our new residents to 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, Chair*

## **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. Our September luncheon will be on Tuesday, September 3<sup>rd</sup>. We included a picture of our July luncheon celebrating the Fourth of July.

*Melaine Blair  
Jan Nolin  
Dee Stick*

## ***Decorating Committee***

The decorations for our village are currently stored in many residents' garages. We are working on creating an up-to-date list. If you are storing any village decorations, please txt or email a list to Maureen (302-494-0810 / [jfdmcd@comcast.net](mailto:jfdmcd@comcast.net)). We are also available to help catalogue any items. Thank you

*Maureen Devlin, Chair  
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. Future dates are listed below:

**2024: 8/5, 9/9, 10/7, 11/4, 12/2**

\*Retired Old Men Eating Out

*Jim DiCarlo*

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

Hello Everyone,  
Our Dine Around group met at Bunha Faun on Monday, July 23. The event was a blast. The food got very high marks from our diners and the service was also topnotch. Bunha Faun's new chef and owner has brought the restaurant back to its glory days. We took over the whole restaurant and had 47 diners with two seatings. It was a very festive evening. They did run out of their liver special which chosen by nine guests, sorry number 10. Fortunately, the menu has many good choices and in the end all was well.

This month our group will be going to a relatively new restaurant, Mainline Tavern on King Street on Monday, August 19<sup>th</sup>. This restaurant is owned by the same people that own Chadds Ford Tavern. I know many people have tried their happy hour with half

price drinks and buck a shuck. It will be very popular with our group. Invitations have gone out.

Best,

*Danny & Brigitte Feinberg  
484-948-5874*

## ***Welcome Committee***

Update from Newcomer Welcoming Committee

No new folks have moved in this month. Will keep you updated.

*Pat Kiefer; Maureen Devlin  
Karen Mckenna; Jeanne Mattheson*

## ***The 1st Annual Yardley/Zephyr Golf Outing***

I want to explore the interest in organizing the 1st Annual Yardley/Zephyr Golf Outing. We are looking for men/women interested in having a fun day on the links. Golf skills are optional, but a good sense of humor and the need to have a fun day on the course are required! We're looking at a date in October at a local public course. Based on the number of interested people, we'll announce the date, times, venue, format, very lax rules, and other details later. Inviting friends in HM is OK, if you play in a weekly golf group. If you are interested in participating, contact Bill Seres with the following information: 1) Your name and the players in your house. 2) Your contact email address. 3) Best phone number. I hope we can generate enough interest to make this golf outing happen.

*Bill Seres, 1651 Yardley  
DriveWilliamseres@comcast.net*

## ***2<sup>nd</sup> Annual Car Rallye***

Exciting Announcement: There is going to be a second Yardley Village Car Rallye on Saturday morning September 21<sup>st</sup>.

Save the date! Our last Rallye was May 14<sup>th</sup>, 2022, and we had 38 people attending that event. Jim DiCarlo and I will again be the Rallye masters, and our lovely wives, Brigitte and Sue will join us. Registration for the Rallye will be going out shortly.

The event begins at the community center and will take you on a spectacular scenic 2 ½ hour drive through the countryside where you look for answers to the questions along the way. The Rallye will end at a restaurant where exciting prizes await the winners! So, get your cars prepped, drivers will need a navigator and you can have up to four people in the car to share the fun. We look forward to seeing you all for this exciting event.

Mark your calendars for early on September 21<sup>st</sup>!

*Danny & Brigitte Feinberg  
Jim and Sue DiCarlo*

## ***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  
Steve Keefer - Secretary  
Pierre Nolin- Member at Large  
Joe Ciasullo - Member Ex-officio

### CSK Management, Inc.

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King of Prussia, PA 19406  
Janet Burgess, Manager  
610-337-3500  
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[cdecray@cskmgmt.com](mailto:cdecray@cskmgmt.com)

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#### Architecture Committee

Anthony Bruno, Chair  
Steve Keefer

#### Yardley Decoration Committee as of July 2024

Devlin, Maureen  
Devlin, John  
Blair, Rich  
Colvin, Jeannie  
DiCarlo, Jim  
DiCarlo, Sue  
Ebert, Joanne  
Hansen, Nancy  
McKenna, Karen  
McKenna, John  
Ramondo, Jeanne  
Reynolds, Bill  
Seres, Bill  
Sweeney, Marian  
Watt, Lucy  
Watt, Tom

#### Finance Committee

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#### Maintenance Committee

Jim DiCarlo, Chair  
Richard Blair  
Ed Sweeney

#### Social Committee

Melaine Blair (Co-chair)  
Donna Neil (Co-chair)  
Dee Stick (Secretary)  
Lynne Fleming  
Karen McKenna  
Adrienne Miller (Treasurer)  
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

# JULIETS 4<sup>th</sup> of July Luncheon





# July Dine Around Bunha Faun









# Scoops and Smiles Ice Cream Social



