



# *Yardley Village News*



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**November 2024**

## **Message from the President**

Fall is here and trees are in full fall colors! Yardley Village looks great with new roofs, new flashing and gutters, painted shutters and medallions, mulch, renovated entry signs and landscaping upgrades. This is quite an upgrade in just a year!

## **Roofing Project**

The reroofing project is essentially complete with the final punch list to be completed shortly, if not by the end of October. The replacement of all chimney caps will be done this year. We found an alternative approach to the material to be used that will save about half the cost. We will be using stainless steel with welded corners in lieu of punched aluminum. We feel this is an upgrade that will last at least as long as our 40 year shingles!

Great thanks go to Steve Keefer , along with Pierre Nolin, who have been daily fixtures in monitoring the work and pursuing punch lists to ensure our final product meets and exceeds the project as planned.

We feel Yardley remains one of the best, if not the best, villages in the Mill!

## **Maintenance and landscaping**

Great thanks also go out to Pierre Nolin for his work as head of the Landscaping Committee, and Jim DiCarlo with his efforts in Village maintenance. Pierre's efforts in upgrading our village, along with his understanding and adherence to his budget, is well appreciated. Jim and his helpers continue their work, especially on the entry sign renewal and mailbox repairs that continue.

## **Security**

The MA Board and Security are investigating ways of updating the security/fire alarm systems to make it more efficient since the present system is having some issues. Any update will unfortunately increase costs-details to come!

## **Budget**

We are continuing to analyze our budget as final costs are being tabulated. With the savings we made on the chimney cap project, we feel better about our reserve account. We are anticipating the need to raise our quarterly assessments for increasing costs in insurance, security and other services that we will address in our annual meeting when we have a clear understanding of all costs.

## Yellow Dot Program

The packages for the program have been assembled and distributed by our group of volunteers. Thank you to Steve Keefer, Richard Blair, Connie Auer, Thomas Cann, Linda Manieri, Karen McKenna, Patricia Moyer, Marlene Nathans for volunteering to help this effort.

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 locations as described. It is important and could **save your life!**

## Mailboxes

Some mailboxes are becoming faded and can be rejuvenated by cleaning. This will not be addressed this summer with all the other work being done but could be helped if homeowners are able to give cleaning a try.

## Decorations Committee

Thanks to the decorating committee for our timely seasonally directed decorations! Maureen and John Devlin have volunteered to take the lead position of the Decorating Committee. Great thanks for stepping up. They will be reaching out to committee members to get their ideas for future decorations.

## 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 with our **Rules and Regulations**.

*George Earle*  
*President, Yardley Village*

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## Architecture Committee

No report this month.

*Tony Bruno, Chairman*

## Landscape Committee

HML has started the fall clean up and will be continuing over the next few weeks followed by winter pruning. Mark plants that you do not want trimmed with red ribbons only.

*Pierre Nolin*  
*Yardley Village Landscape Chairman*

## **Social Committee:**

We finally were able to have a Happy Hour this year now that the roofing project is complete. Everyone seemed to have a nice time at our casual event. A "Thank you" to all who helped with the set-up and "break down" and of course the Kohlers who always provide tables and chair for us on their property.

Our Annual Holiday Brunch will be held on Sunday, December 15<sup>th</sup> at 11:30 in the HM Country Club. Look for an invite in your email box mid November.

We are planning a sort of tail gate get together for the annual Hershey's Mill parade on Saturday December 7<sup>th</sup> by the west entrance. (weather permitting) An email will be coming out with more information come the end of November.

Arleen and Bill Romano will be collecting children and teen hats, gloves, scarves and socks again this year for our annual Winter Donation Drive. You can also contribute by giving a Walmart or Target gift card. Please drop off your donated articles to 1645 between December 2<sup>nd</sup> and the 7<sup>th</sup>.

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*  
*Social Committee Co-Chair*

## **Decorating Committee**

**On Friday, Nov. 22 at 10AM** the committee will be assembling at the West entrance to begin decorating for the Holidays. We are counting on everyone to lend a hand. The plan is to meet @10, have some refreshments, go over what needs to be done and assign tasks to all. The more help we have the faster we finish.

Our decorations have a new look this year. I hope it brightens everyone's Holiday Spirit. Holiday decorations will come down **Jan. 3**. Again, we will need your help taking down and organizing storage. So please remember to mark these dates on your calendar.

A reminder, the Holiday Parade with Santa and the Village entrances judging is Saturday Dec. 7 @ 3 PM. Part of the judging is based on Village turn out when the Parade goes by. Our Social Committee will be providing hot drinks and goodies to enjoy. So come on out and enjoy!!!

*Maureen Devlin, Chair*  
*Decorating Committee*

## **Yardley Activity Corner**

### **JULIETS**

“Just us ladies interested in engaging together”

. Our Yardley/Zephyr’s monthly ladies luncheon group celebrated our one year anniversary of get-togethers this past October. Because of the election, we will meet the second Tuesday in November. (12<sup>th</sup>) The Desmond does a nice job with accommodating us and we always feel so welcome there whether we are a large or small group. (pictures at the end of the newsletter)

Please RSVP to Jan by November 8th

*Melaine Blair  
Jan Nolin  
Dee Stick*

### **Yardley Village ROMEO Club**

Fellow Yardley [Men](#),

Monday 4<sup>th</sup> is the next monthly Romeo meeting at Nudy’s Café at 309 Lancaster Ave (route 30) in Malvern. The location is East of 352, right across from Clews and Strawbridge Boat Sales.

[We](#) welcome any new people to our group. [We meet outside but location depends on where they seat us. I will be there and Bill Reynolds may be there as well. We meet at 9 AM on the patio behind the restaurant \(if the yellow jackets give us a break\) for breakfast.](#)

We hope you’ll join us. Please look for familiar faces and seat yourself.

If you are new to Yardley Village please feel free to join the group and break bread with your neighbors. [See you then!!](#)

**2024: 11/4, 12/2**

\*Retired Old Men Eating Out

*Jim DiCarlo*

### **Dine Around News**

I wanted to share a quick recap of our recent gathering at Spence Café on October 22nd. Brigitte and I had an incredible meal—definitely one of the best we’ve enjoyed in a long time! Chef Andrew truly excelled, and the wait staff, led by Gina, provided outstanding service.

We had our usual arrangements with the entire restaurant to ourselves, with seating at 5:30 and 6:15. It was a fun evening, and it was especially nice to reconnect with my good friend and past neighbor, John Koonz, who joined us from Colorado.

Please note that there will be no Dine Around Dinner for November, but we’re considering early December for our next get-together.

Looking forward to seeing everyone soon!

Best,

*Danny & Brigitte Feinberg  
484-948-5874*

## **1st Annual Yardley Golf Outing**

On Thursday October 24th, 16 avid Yardley golfers hit the links at Kimberton Golf Club for our 1st Annual Yardley Golf Outing. We enjoyed a beautiful autumn day along with lots of memorable golf shots. The good news was that no injuries were reported! The day ended at the 19th hole where we all enjoyed the beverages of our choice and some lively bantering about our fun day on the course. We will look forward to next year's golf outing and hopefully get an even bigger turnout. (Pictures at the end of the newsletter.)

## **Welcome Committee**

No new neighbors have moved in this month

*Pat Kiefer  
Welcome Committee*

## **Letters to the Editor**

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



Happy Halloween  
Jim

## 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.

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

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

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### Architecture Committee

Anthony Bruno, Chair  
Steve Keefer

### Decoration Committee

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

### Finance Committee

“ON HIATUS”

### Maintenance Committee

Jim DiCarlo, Chair  
Richard Blair  
Ed Sweeney

### Social Committee

Melaine Blair (Chair)  
Adrienne Miller(Treasurer)  
Dee Stick (Secretary)  
Donna Neil  
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



# Happy Thanksgiving





# Golf Outing













## Juliets' Luncheon



