



# Yardley Village News



September 2024

## **Message from the President**

I hope everyone had a great summer and has survived the roofing project. For those homes not yet completed, we are looking forward to their being done shortly.

## **Roofing project**

The progress on the roofing project is going particularly well. We look forward to its completion in September, ahead of the October expected date. After a slow start because of rain and some lost days due to excessive heat, it has progressed particularly well!

We have had to do significantly more “repair” work and code required work than expected; thank you, Houvnanian! We have had to replace more roof sheathing (the plywood under the shingles) than planned, add more fire rated plywood between units to meet code, and re-pipe bath exhausts. The latest repair issue required is to replace **all** the chimney caps that have rusted through or are about to rust through. Water leaking at the caps rots out the chimney framing and roof sheathing and causes interior water damage. We have decided to replace all caps rather than wait until the damage is done.

With all these additional requirements, it obviously increases the total cost of the project. We will have all the costs shortly after completing the project. We hope to have enough in the reserves to cover these increases and not need to assess more funds at this time. I believe all would agree to complete this project properly and not try to skimp on a final product that would come back to haunt us.

Steve Keefer and Pierre Nolin, from the start, have been compiling detailed punch lists as

clusters are totally finished. That has produced significant benefits. One benefit is when we complete the last building, all previous buildings will be totally complete, and it will only be a short time to complete any remaining items. It also encourages the contractor to correct punch list items as they go, and the punch lists get significantly shorter as we continue through the village.

## **Medallions**

The medallions over the garages are to be repaired and painted to complete our project for this fall.

## **Master Association**

The Master Association has approved my project for a 24'x 44' pavilion at the sports area that is to be utilized by **all** groups in the Mill for functions by reservation. Two locations adjacent to the new bocce courts are being considered and the facility should be completed by early November.

### **In This Issue**

- Page 1 Message the President*
- Page 2 Architecture Committee*
- Page 2 Decoration Committee*
- Page 2 Landscape Committee*
- Page 2 Social Committee*
- Page 3 Yardley Activity Corner*
- Page 3 Juliets*
- Page 3 Romeos*
- Page 3 Dine Around Group*
- Page 3 Welcome Committee*
- Page 3 2025 Calendars to CVIM*
- Page 3 Letters to Editor*
- Page 4 Committee Members*
- Pages 5-7 August Dine Around Pictures*

## **Yellow Dot Program**

The rest is up to you! You need to fill out the proper paperwork as detailed in the plan, apply the yellow dots as directed, and put the paperwork in the locations as described. It is important and can 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.

## **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*

## **Architecture Committee**

No Report this month.

*Tony Bruno, Chair*

## **Decoration Committee**

No Report this month.

*Maureen and John Devlin, Chairs*

## **Landscape Committee**

Fall is for planting! You have seen this slogan for years in local nurseries. Well, it's true. Fall is a good time to plant because of the cooler temperatures, wetter weather, and less stress on the plants. The warm soil promotes root growth while the cool air prevents heat stress. If you are on the fence about getting some landscaping done, now is

the time. All plantings require Landscape and Council's approval.

Many of our boulevard trees have outgrown the space in which they were originally planted. If you are tired of the mess or have a poor lawn caused by an overgrown tree, you may want to replace that tree. A number of residents are in the process of replacing trees which helps rejuvenate our village. Thanks to all who have done so.

HML will start mulching in Yardley the first week of September. They will be starting at the west entrance working their way through the village towards the east entrance, pausing when they catch up to the roofers, and then returning when the roofers are done.

*Pierre Nolin, Chair*

## **Social Committee**

We will be resuming our Yardley Happy Hours here at the Kohler's home (1702) after our Sept. 9<sup>th</sup> Sullivan House event. Between the extreme heat and the roofing project, we have not been able to enjoy our monthly get-togethers. A notice always goes out to all the Monday before the event, which is usually held on a Thursday. No RSVP is required. It's a great way for new residents to get to know their fellow neighbors!

Our Annual Holiday Brunch will be held on Sunday, December 15<sup>th</sup> this year at the HM Country Club. More information will follow in future newsletters.

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, Co-Chair*

## **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 have easy parking with a drop-off area. Look for an invite to go out each month that will ask for your RSVP. Our October luncheon will be Tuesday, October 1.

*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 Café, 309 Lancaster Ave (route 30) in Malvern for breakfast and conversation.

We invite 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: 9/9, 10/7, 11/4, 12/2**

\*Retired Old Men Eating Out

*Jim DiCarlo*

### **Dine Around News**

Hello everyone,

Our Dine Around group went to the Main Line Tavern on King Street on Monday, August 19<sup>th</sup>, for the first time. We had our largest group this year with 49 people at one sitting (pictures below). We all took advantage of their Happy Hour specials that lasted until 6:00PM. There were dozens of buck a shuck oysters and clams enjoyed. All the drinks were half price. They also offered Happy Hour priced appetizers. There is a large, diverse dinner menu from

burgers and chicken sandwiches to seafood platters, crab specials, and traditional Italian items. One diner told me their eggplant parmesan was the best she ever had.

Brigitte and I were impressed with the quality and taste of the food. The waitstaff worked very hard to accommodate our very large group though we did have some people waiting longer than others for their orders.

We are skipping September's Dine Around because our village is having an event at the Sullivan House on Monday, September 9<sup>th</sup>, at 5:00 PM which is always a very fun event.

Best,

Danny and Brigitte Feinberg

### **Welcome Committee**

No Report this month

*Welcome Committee*

### **2025 Calendars for CVIM**

Community Volunteers in Medicine (CVIM) is a 501c3 not-for-profit organization that serves low-income uninsured residents in our area. They provide medical and dental care and free medical prescriptions to those that qualify. Several of our Hershey's Mill residents are volunteers. I am requesting that you donate to CVIM calendars that you receive and do not need. The CVIM patients find them very helpful for recording appointments, medications, etc. If you could drop them at my door, I would appreciate it very much.

*Doris Mortimer*

*1689 Yardley Drive*

*tokeym@verizon.net*

### **Letters to 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.

1012 West 9<sup>th</sup> Avenue, Suite 10  
King of Prussia, PA 19406  
Janet Burgess, Manager  
610-337-3500  
Fax: 610-337-0900  
[Jburgess@cskmgmt.com](mailto:Jburgess@cskmgmt.com)  
[cdecray@cskmgmt.com](mailto:cdecray@cskmgmt.com)

---

### Architecture Committee

Anthony Bruno, Chair  
Steve Keefer

### Finance Committee

ON HIATUS

### Landscape Committee

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

### Decoration Committee

Devlin, Maureen  
Devlin, John  
Blair, Rich  
Colvin, Jeannie  
DiCarlo, Jim

### Maintenance Committee

Jim DiCarlo, Chair  
Richard Blair  
Ed Sweeney

### Newsletter Committee

Leslie Kirsch  
Jim Davis  
Jim Kane

DiCarlo, Sue  
Ebert, Joanne  
Hansen, Nancy  
McKenna, Karen  
McKenna, John  
Ramondo, Jeanne  
Reynolds, Bill  
Seres, Bill  
Sweeney, Marian  
Watt, Lucy  
Watt, Tom

### Social Committee

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

### Welcoming Committee

Pat Kiefer (chair)  
Maureen Devlin  
Jeanie Matteson  
Karen McKenna











