



# Yardley Village News



January 2025

## **Message from the President**

I hope all had a great, happy, safe and healthy holiday season! The final leaf pick up is completed and the village looked great with the holiday decorations! Thanks to the decorations committee!

## **Roofing Project**

The final, added phase in the roofing project is the replacement of the chimney caps. This phase is scheduled to start the first week of January with the first 18 caps. Once we see how this goes, we will be able to put together a rough schedule for the remaining ones-all will be replaced!

## **Budget/Assessments**

The good news is, we will not need to supplement the past assessment for increased work required for the roofing project. We also feel we will not need to assess for the upcoming paving project that is estimated to be done in 2026 or 2027. The notification and payment coupons have been sent out for 2025 with the January 1, 2025 payment of \$1,938 now due. If you, or the individual responsible for making these payments, have not received the payment book, please contact CSK to request one.

We remain one of the best funded villages with one of the lowest quarterly assessments in the Mill!

## **Decorating Committee**

The Decorating Committee continues its magic with seasonal enhancement of our entrances. Thank you for your efforts from all of us!

## **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

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unfortunately increase costs-details to come! Council will be meeting with Security to review current possibilities for the needed upgrades and will pass on any updates.

### **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 paper work as detailed in the plan, apply the yellow dots as directed and put the paperwork in locations as described. It is important that this is done as it can save your life!

### **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,  
Yardley Village President*

### **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

### **Landscape Committee**

Neighbors,

Happy Holidays!

Over the last two or three years many of the dead and dying trees have been removed from our village however, more and more trees are dying. This year we will continue to remove these trees and begin planting replacement trees in some areas.

HML will start the winter pruning in the mill when they return from their holiday break, the timing for Yardley is unknown at this time. Ground covers (liriope) and ornamental grasses will be cut back and selected flowering shrubs will be pruned. Tag any plants you do not want trimmed by attaching a piece of red ribbon, when the pruning has been completed, please remove the ribbons.

*Pierre Nolin  
Landscape Chairman*

### **Social Committee**

Our Parade Watch on December 7th seemed to be a great success despite the cold and windy weather. We had a total of 22 residents come to cheer on this annual HM Event. Pictures at the end of the newsletter

Our Annual Holiday Brunch was held on Sunday, December 15.

It was a nice gathering of neighbors out to spread some holiday cheer.

Once again Yardley Village has generously donated many dozens of children's hats, gloves, socks and scarves. We also received \$275 worth of gift cards from Target and Walmart!

The recipients this year were Kindred of House Gaudenzia, and Saint Agnes day room. Both shelters were thrilled to receive these gifts that soon will be distributed to their children. Thank you for your continued support of the children's shelters in our area. You're kindness will help make these children a little warmer this season!

Calling all Cooks!!! We will be having our "Winter Blast" event again this year on Thursday, February 6th at the Community Center along with a Crock Pot Cook Off. If you have a special entrée that you would like to make for our village please let me know by email. (outoftheboxmb@verizon.net) We will only be taking 7 entrees. The winning dish will be awarded a golden ladle and of course bragging rights. All others coming to this event will be asked to bring an appetizer or dessert. An invite will be coming out mid January for this event.

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.

From all of us on the Social Committee we hope you have a Happy and Healthy New Year!

*Melaine Blair*  
*Social Committee Co-Chair*

## ***Decorating Committee***

A big thanks to everyone that helped with this year's Yardley Decorations!!!

Since this was our first year organizing, we learned some things. Like need color lights, the HM deer walk between shrubs and mess things up or pull strings of lights down. Also, have to plan better for

the BIG winds. John was down both entrances often replacing bows, lights and stars that were on the ground.

Decorations will be taken down Friday, January 3rd at 10 AM. We will need help especially moving the trees back to Annette Coleman's garage.

HAPPY NEW YEAR TO ALL!!!

*Maureen Devlin, Chair*  
*Decorating Committee*

## ***Yardley Activity Corner***

### **JULIET'S**

"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. Please note our next luncheon will be on Tuesday January 7<sup>th</sup>.

## **YOUR'RE INVITED YARDLEY/ZEPHYR LADIES JULIET LUNCHEON**

Tuesday, January 7<sup>th</sup> 11:45 at  
The Desmond

**PLEASE RSVP BY JANUARY 2<sup>ND</sup> TO  
DEE STICK  
DELORESSTICK@GMAIL.COM**

*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. Future dates are listed below:

**2025: 1/6, 2/3, 3/3, 4/7, 5/5, 6/2, 7/7, 8/4, 9/8, 10/6, 11/3, 12/1.**

\*Retired Old Men Eating Out

*Jim DiCarlo*

## ***Dine Around News***

Hello Everyone,

Our Dine Around group met on Monday, December 9th, at Poseidon Asian Restaurant in Paoli. We had a lively group, full of holiday cheer, and were treated to round after round of delicious and beautifully presented dishes that kept everyone satisfied. Gary, the owner and good friend of our group, had his kitchen working overtime to make sure we were well-fed, and as always, the waitstaff did a fantastic job. We're already looking forward to coming back next year!

Our next Dine Around dinner will be at Tuk Tuk Thai Kitchen in Frazer on Tuesday, January 14th. We have a good list started, but there's still room for more, so if you'd like to join us, please let us know!

To RSVP, simply call or text Danny Feinberg at 484-948-5874. We'd love to have you join us for another fun and flavorful evening!

Looking forward to seeing you there!

Bon Appétit.

*Danny & Brigitte Feinberg*  
484-948-5874

## ***Neighbor News*** ***Welcome Committee***

No report this month.

Maureen Devlin  
Welcome Committee

## ***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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### Architecture Committee

Anthony Bruno, Chair  
Steve Keefer

### Decoration Committee

Pat Kiefer, Chair  
Maureen & John Devlin  
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)  
Donna Neil  
Dee Stick (Secretary)  
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

# Holiday Parade



# Holiday Brunch

















