



# Yardley Village News

February 2012

## **Message from the President**

I'm sure we are all very happy with the lack of snow in our weather pattern over the past few months. Wouldn't it be nice to have a reversal of the past two years and actually have a surplus snow removal budget at the end of a year? Unfortunately, my spring bulbs don't know any better and have their heads out thinking that spring has sprung and it's time to get up. While I hope the cold and snow will not return, all we can do is hope. But in the meantime let's enjoy the early spring for as long as it lasts. If the average temperatures don't change, Florida doesn't seem too interesting. The last time I checked, it was in the 80's.

The Community Center renovation project is well underway. According to information supplied to me, the interior demolition work is generally complete; the popcorn coated wallboard in various rooms has been removed; framing has been completed for the Library work room, the walls for the handicap accessible restrooms and for the new ramp from the Lobby to the Main Hall; and the Paoli Room floor has been raised to the Main Hall floor level. The work effort appears to be moving along well, towards an April 28 completion date, and so far the add-ons and deviations from plans have been minimal.

Another project that is moving along is the review of the possible marketing activities for Hershey's Mill that could be implemented if approved and the costs associated with such an effort. As I reported in the December

Newsletter, Joe Bove, President of the Quaker Village H.O.A. and a member of the B.O.D. has been asked to head this effort. The DVD that was developed with Hershey's Mill in-house talent is available for viewing on the Hersheysmill.org site. Just go to the site and click on the Hershey's Mill Video Tour and take a look. Also, if you will, send me your impressions.

Four proposals have been received for the purpose of developing a new website that is customer focused. The website will stress three components – Content, Technical & Graphic. Content is the message about the Mill and its many amenities. Technical assures that Hershey's Mill will appear when a search is made for our type of community and is based on a computer language that is contemporary, supportable and easy to use for updating content. Graphic assures that the content is eye appealing and informative. The Board of Directors will meet with the four vendors to determine the most acceptable.

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Before any contracts are signed or any significant spending is committed to these efforts, the marketing activity group will present this initiative and its proposed spending in the current year and in the future, to the members of the Master Association for their approval.

The current plan of the Yardley Village Council is to consider including the cost of coating village driveways in the CY 2013 or 2014 budget. There does not seem to be any major esthetic reason to do so since actions taken to modify snow plow equipment to prevent driveway scarring appears to have been successful. Estimates received of the need for driveway coating for maintenance purposes varies from 3 to 5 years and council will readdress this issue in the October time frame when budget preparation for CY 2013 occurs. Our current thinking is that a 4-year approach would appear reasonable which would put the action in the winter of 2013.

Council has decided not to spend the significant funds necessary in order to have a new Engineering Study conducted to determine the remaining life and cost in current dollars necessary to replace village items for which the H.O.A. is responsible. This would include such items as roofing, streets, pathways and driveways for the entire village. It was determined that this endeavor has not been attempted by any of the other Hershey's Mill village nor has the Master Association ever done so for their areas of responsibility. After careful consideration, it was determined that the cost value benefit of such a study was not acceptable. However, a study to update the cost in current dollars necessary to replace village items would be conducted during CY2014.

No decision has been made by the Yardley Village Council regarding the refurbishment of the house shutters pending the need for additional information. This effort is not

budgeted in the current budget and therefore, if necessary, would be considered for no earlier than CY2013.

There was an item mentioned in the M/A minutes that I thought should be reiterated. It refers to the steps to be taken and not to be taken in an emergency. When a true emergency occurs please call 911 immediately. Hershey's Mill Security will be aware of your call and act accordingly. A call to Hershey's Mill Security first will only waste time in contacting 911. Also do not push the in-house alarm since Security will already have received notice of your call to 911.

**When communicating with 911**, do not give the village name but **give the house address and Hershey's Mill as the location**.

Before closing, I want to emphasize the need for anyone having any information regarding the material placed in the, now famous, dumpster to contact the Pa. D.E.P. as requested. They have assured me that their only interest is for the individual's welfare and the possibility of any additional material requiring safe disposal.

Finally, just to end things on a high note, I am happy to report to you that Yardley Village homeowner fees for CY 2012 were the third lowest of the Hershey's Mill Villages. This ranking is two better than our fee level ranking in CY 2011.

*Joe Ciasullo, Council President*

## **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

## **Landscape Committee**

Although we have already been blanketed by snow (October 31, 2011), do check that you have had time to remove and store all door

mats, pots, benches, etc. from stoops and between garage doors before snow or ice is forecasted in February or March. This will enable the HMLD crew to clear stoops, sidewalks and driveways completely during a snow or ice event, and avoid potential damage to your large items. We can all hope that our mild winter will continue. In the event that it doesn't, please be prepared. If you have any small broken branches, perhaps resulting from wind damage, they can be disposed of with the weekly trash pickups.

Winter pruning of grasses, Butterfly bush, Liriope and ground covers should take place this month if this has not been done by the time you read this newsletter.

Important notice: Any homeowner having a landscape need should call CSK directly. CSK will issue a work order to Hershey's Mill Landscape Division to evaluate the need. Contractual issues are automatically taken care of. The cost of any additional items will be forwarded to CSK for recommendation by the landscape committee and presented to council for approval. Following this procedure will result in a more direct response for your issues rather than going through landscape committee first.

Stay warm, stay well,

*Mary Ellen Marra, Landscape Chair*

### **Maintenance Committee**

No report this month.

*Ed Sweeney & Jim DiCarlo*

### **Social Committee**

No report this month.

*Joane McNamara, Social Committee Co-Chair*

### **Yardley Activity Corner**

#### **Yardley Village Romeo Club**

Gentlemen:

Our next meeting will be on Monday, Feb. 6<sup>th</sup>.

Look forward to seeing you all.

Same place-Nudy's.....9:00AM.

*Gordon D and Jim Swalm*

#### **Yardley and Zephyr Ladies Luncheon**

YARDLEY/ZEPHYR VILLAGE LADIES  
LUNCHEON

**Twenty9**

Monday, February 27th at noon.

Check out the Menu at

[www.twenty9restaurant.com](http://www.twenty9restaurant.com)

The address is 16 Great Valley Parkway in Malvern.

Directions:

Go out the North Gate and turn right onto Greenhill Road. Turn left at the dead end (Route 352) until you come to another dead end at Lancaster Ave. and turn right. When you get to Route 29, turn left. Travel 1.6 miles and turn left into Great Valley Parkway. The restaurant is 0.2 miles on your left.

According to Mapquest it takes 14 minutes and is 7.17 miles if you use this route. If you use 202, it takes 15 minutes and is 9.46 miles and you have to deal with construction.

Please respond to Doris Mortimer (610-918-8235) if you need ride.

Please notify anyone who does not have email.

*Doris Mortimer*

## ***Neighborhood News***

### ***Village Telephone List***

I will be distributing copies of the 2012 Yardley phone list in the next week. Since it is a double-sided, colored set of both the Resident Numerical and Alphabetic versions, I will hand deliver to each mailbox. If you're out of town check with me when you return for your copy. Please let any neighbors who don't have email know. I won't leave lists in the mailboxes of people who are away.

*Lee Gamma*

### ***Yardley Village Web Site***

Send your data and suggestions in an email to [webmaster@yardleyvillage.com](mailto:webmaster@yardleyvillage.com)

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

Please submit questions or comments to [Lgamma1937@aol.com](mailto:Lgamma1937@aol.com).

# Yardley Village Council and Committee Members

## Yardley Village Council

Joe Ciasullo, President  
Joane McNamara, Vice President  
Al Zuccarello, Secretary  
Art DiGiuseppe, Treasurer  
Dick Mortimer, Member at Large

[www.yardleyvillage.com](http://www.yardleyvillage.com)

## CSK Management, Inc.

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**[dvdcustomercallcenter@khov.com](mailto:dvdcustomercallcenter@khov.com)**

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### Architecture Committee

Anthony Bruno, Chair  
Jim Alexander  
Connie Campbell  
Annette Coleman  
Katie Worhacz

### Decoration Committee

Katie Worhacz, Chair  
Nancy Hansen  
Sandra Loose  
Judy Molt  
Marian Sweeney  
Edward Sweeney  
Lucy Watt  
Tom Watt

### Finance Committee

Jim Falcone, Chair  
John Babiec  
Joe Ciasullo  
Art DiGiuseppe  
Jim Swalm

### Maintenance Committee

Ed Sweeney, Chairman  
Jim DiCarlo, Co-Chair  
John Babiec  
Rex Cassel  
Tom Day  
Ben Ellis  
Roger Fleming  
Dave Woodley  
Al Zuccarello

### Social Committee

Janet Day, Co-Chair  
Joane McNamara, Co-Chair  
Marleen Babiec  
Susan Bronner  
Joyce Cassel  
Barbara Clancy  
Lynne Fleming  
Peggy McReynolds  
Marian Sweeney

### Newsletter Committee

Lee Gamma, Chair  
Georgie Brophy  
Leslie Kirsch

### Landscape Committee

Mary Ellen Marra, Chair  
Janet Day  
Nancy Hansen  
Bob Moyer  
Barbara Reeves-Cohen  
Lynn Trump  
Val Woodley

### Web Manager

Roger Fleming