



# Yardley Village News

March 2014

## Message from the President

It will probably not come as a surprise to anyone on the East Coast to learn that there will, most likely, be a need for a village assessment to cover snow removal expenses for the rest of 2014. Unquestionably, we are experiencing the worst snow accumulation since the winter of 2009-10 which, for your information, amounted to 78.7". I'm not sure what the accumulation is to date for this winter but it is enough and it doesn't seem to want to end.

We do not yet know, at this time, the amount of the snow removal expenses incurred for the full months of January or February but as I previously reported, we spent over \$34,000 in December, 2013 against last years budget. Considering the amount of snow fall since January 1, I would guess that we will exceed our full 2014 budget of \$60,000 during the first week of March. You will be hearing more about this in the near future.

There seems to have been quite a bit of confusion generated by various emails issued within the Hershey's Mill community recently regarding Sullivan House. In an effort to shed some light on the subject and hopefully reduce the level of vitriolic and accusatory language being generated by a number of the Hershey's Mill residents towards the Board of Directors, I would like to offer some additional information.

On February 6, 2014, the Board of Directors presented certain information regarding the Sullivan House. This information included the attributes and problems associated with the building. It also noted its utilization and the level of income generation and expenses incurred to maintain and operate the building. It also forecasted both planned and expected repair costs for the near term future and, most likely, a continuation of such in the long term

future; a fairly understandable situation based on the non-standard nature of this very (100+ years) old, tired building. The net expense of continuing to operate the building on the current basis is estimated at \$28,000 to \$36,000 per year or \$16.27 to \$20.93 per year per household.

The presentation ended with a list of potential options for the Sullivan House in the future and the Board's evaluation of each of the options. After the presentation, a significant amount of discussion took place among the M/A members including requests for additional financial information regarding some of the options. This segment of the M/A meeting ended with a request by the B.O.D. to the village Presidents to distribute this presentation to their respective residents in order to determine their opinions on this issue. The intent would be to have the additional financial information available for the next meeting on March 6, at which time the subject would be readdressed by the M/A members.

Prior to this material being forwarded to the village residents, it was to be presented to the Sullivan House Committee by the respective B.O.D. liaison member with a request that the Committee meet with the B.O.D. to present and discuss their perspective on the issues on February 26.

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Contrary to some of the statements made, there was never a timetable established to vote on this subject. Additional financial information was to be made available to the M/A members, input was to be received from the residents by the Village Presidents and much more discussion to be held at future M/A meetings. There was never an intent to "sneak" something through while the "snow bird" residents were away.

There is no plot to implement some secret plan of which only the B.O.D. is aware. The B.O.D. presented a subject to the M/A for discussion and its consideration of an issue that is worthy of discussion. Sounds like a very reasonable and sensible approach to me regardless of which option you favor. Unfortunately, what should have been an open discussion about a reasonable question turned into a witch hunt – again.

The input received from Yardley residents was generally supportive of keeping the Sullivan House in operation, however, most included the proviso that some ways should be implemented to increase income generation through the expanded use of Sullivan House. I'm not sure how to accomplish this but maybe the Sullivan House Committee should consider this as its primary challenge.

In last month's newsletter, I stated that Council has made numerous attempts to have KHovnanian address the problems detected during the moisture probe efforts which were recently conducted. Unfortunately, we have received no sign that they are willing to assume any responsibility for these problems. Discussions with our attorney suggested that it would be worthwhile for Council to meet with and select a litigation attorney in order to pursue our legal rights with KHovnanian. Council has done so and has engaged Thomas R. Wilson from the legal firm of Unruh, Turner, Burke & Frees for this purpose. Mr. Wilson has a strong background in this area and has dealt with KHovnanian as a plaintiff's attorney in a different matter in the past. They will be reviewing all pertinent data regarding the past moisture problems and repairs as well as the current moisture problems as it relates to our

warranty and, if necessary, will file a legal complaint on our behalf against KHovnanian in the near future.

As soon as weather conditions allow, Council will determine when remediation work on the existing stucco problems can be contracted and scheduled. We will attempt to keep you updated on this matter as it develops.

*Joe Ciasullo  
Council President*

### **Architecture Committee**

No report this month.

*Tony Bruno, Chairman*

### **Decoration Committee**

No report this month.

*Katie Worchacz, Chairperson*

### **Landscape Committee**

No report this month.

*Mary Ellen Marra, Chairman*

### **Maintenance Committee**

No report this month.

*Ed Sweeney & Jim DiCarlo*

### **Yardley/Zephyr Social Committee**

No report this month.

*Joane McNamara  
Social Committee Co-Chair*

### **Yardley Activity**

#### **Romeo Club**

First Monday meeting was cancelled due to snow.

*Jim Swalm*

## ***Yardley Ladies Lunch***

The Yardley Ladies Lunch will be held at Mackenzie's Brew Pub, 240 Lancaster Ave, Malvern, 12:00 noon, Wednesday, March 19. Please bring cash if possible. If you know of anyone who does not have email please let them know and invite them to join us. Call Yvonne Ward, 610-431-4318 or email at [ydward@verizon.net](mailto:ydward@verizon.net).

*Lee Gamma*

## ***Neighborhood News***

### ***2014 Yardley Resident Phone Listing***

I have left extra copies of the Yardley phone lists in the mailboxes.

I still have 2013-14 Hershey's Mill Resident Directories for the following people: Marshall, LaManna, Kane, Carnuccio, Lennig, and Powell. I also have 2012-13 for Conway, Carnuccio, and Kane.

*Lee Gamma*

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

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

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

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

# Yardley Village Council and Committee Members

## Yardley Village Council

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

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

## 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)

## (Note new address and phone and fax numbers for CSK Management)

**K. Hovnanian Companies**  
**110 West Front St.**  
**Red Bank, NJ 07701**

**Customer Service/Warranty**  
**1-800-428-2516**  
**Fax: 1-732-623-6966**

**Email:** [edisonservice@khov.com](mailto:edisonservice@khov.com) **or**  
[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  
Judy Molt  
Marian Sweeney  
Edward Sweeney  
Lucy Watt  
Tom Watt

## Finance Committee

Bob Moyer, Chair  
John Babiec  
Art DiGiuseppe  
Frank Merenda  
Jim Swalm

## Maintenance Committee

Ed Sweeney, Chair  
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  
Edwina Brennan  
Susan Bronner  
Joyce Cassel  
Barbara Clancy  
Jean Duncan  
Jana Richey  
Kathee Schmit  
Judy Smelzer

## Newsletter Committee

Lee Gamma, Chair  
Al Gamma  
Leslie Kirsch

## Landscape Committee

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

## Web Manager

Roger Fleming