



Yardley Village News

JUNE 2014

Message from the President

Joe Ciassullo continues to monitor the stucco issues and is issuing an update under separate letter.

Now that the snow has finally stopped, although replaced by hail storms, the repair work and cleanup from the plowing operation is essentially complete.

Painting of garage doors will be scheduled later in the summer for an early fall implementation. It will include painting of the trim and headers.

The Architectural committee has suggested patching road cracks before they enlarge and become potholes. We are looking into including this in the driveway seal coating program since the cracks in the roads require the same hot tar that the joints between the driveways and the roads require.

We will shortly have all the missing parts for our mailboxes in hand and will start replacement in the near future. We will send out a notice when the work is ready to start.

We are planning the checking/testing/battery replacement in the emergency panels in each unit. We are looking at the possibility that the village will bear this cost since each unit will have this done. This way we will be able to know all units are current and be able to

schedule needed battery replacements when required.

Mildew removal is being reviewed in relation to the stucco issue but we may proceed with the cleaning regardless. A decision will be made at our next meeting on how we are going to proceed.

Special thanks to Reiny Ludin, who has stepped forward to head the Landscape committee. Special thanks also go to Mary Ellen Marra, past Chair, for her many years of service in keeping Yardley Village special. She has also offered to help in any way she can in the future.

Don't forget to sign up for the barbeque on June 23!

*George Earle,
Council President*

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Note:

Due to the failure of KHovnanian to adequately address the causes of water infiltration of the stucco of some homes in Yardley Village and the decision of Council to initiate legal action against them, it has become necessary to address this issue with potential buyers of houses in Yardley Village.

The statement that has been issued to such potential buyers basically states that such legal action has been taken and the success or failure of such action cannot be predicted with any certainty. Furthermore, the Home Owner Association will incur costs in connection with the legal action and may incur costs of the work needed to alleviate the water infiltration to the extent that it is not paid for by the builder either voluntarily or through legal action. To the extent that such costs are incurred by the Home Owner Association, it will be necessary that they be paid for by the proceeds of Special Assessments.

Although it is impossible to predict with any degree of certainty, the size of the Special Assessments, it seems likely that in the best case, these Special Assessments will be approximately \$4000 spread over the next several years. While this may be sufficient to cover currently identified problem locations and projected legal expenses, the potential future Special Assessment amount necessary to address possible similar future problems, cannot be estimated with any degree of certainty at this time.

In regard to repair efforts, Council expects that invasive testing will begin on the problem sites on some of the homes within Yardley Village beginning during the week of June 8. The specific homeowners will be notified as soon as a schedule is developed. For your information, the invasive testing will involve removing approximately a 2'x 2' square of stucco where the high moisture readings were taken and exposing the sheathing in order to determine the degree of damage that exists. This action will enable a decision as to the amount of corrective

work that must be undertaken and a timetable to do so.

Joe Ciassullo

Architecture Committee

No report this month.

Tony Bruno, Chairman

Landscape Committee

No report this month.

*Reiny Ludin,
Landscape Chair*

Maintenance Committee

No report this month.

Jim DiCarlo, Maintenance Committee Co-Chair

Social Committee

The chairs of our Yardley/Zephyr Summer Event, Kathee Schmit and Judy Smeltzer have done a great job planning a guaranteed fun event for June 23rd. The following information is a reminder for all of you to make your reservations before the deadline on **June 14th**. We look forward to seeing you there.

It is almost here - the Yardley/Zephyr Summer BBQ. Be sure to join your neighbors for a glorious June evening of great BBQ, fun and festivities...with wine and beer included. This all takes place on Monday June 23rd at 5:30 PM at the Hershey's Mill Community Center. The cost is \$22/pp; checks should be made payable to Yardley Social Committee and delivered to Judy Smeltzer at 1670 Yardley Drive (Basket at front door). The deadline to register is June 14 and this event is limited to 60 guests. You will not want to miss out - The time to register is NOW!!

*Joane McNamara, Social
Committee Co-Chair*

Yardley Activity Corner

Yardley Village ROMEO Club

The *ROMEO Club* meets for breakfast the first Monday of the month except on Holidays.

Gentlemen:

Our next meeting will be on Monday, June 2nd.

Look forward to seeing you all.

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

Hi,

This will be Hank Rubin's last meeting before he moves to Florida. He was one of the two people who helped organize our club when it started 12 years ago.

Hope to see you all there.

Jim Swalm

Yardley and Zephyr Ladies Luncheon

YARDLEY/ZEPHYR LADIES LUNCHEON

THURSDAY, JUNE 5, 2014

12 NOON

Desmond Hotel

1 Liberty Blvd

Malvern

They have agreed to give us separate checks.

If you are planning on going please call Barbara Clancy, 610-429-8987 or Email Lynn Trump at lynn31@comcast.net

Let one or the other know by Monday, June 2. Hope to see a good group there.

Please notify anyone you know who does not have e-mail.

HOPE TO SEE YOU THERE!

Sue DiCarlo

Yardley Village Web Site

Send your data and suggestions in an email to webmaster@yardlevillage.com

Letters to the Editor

Please submit questions or comments to Lgamma1937@aol.com.

Yardley Village Council and Committee Members

Yardley Village Council

George Earle, President
Rex Cassel - Vice President
Roger Fleming - Treasurer
Al Zuccarello - Secretary
Art DiGiuseppe - Member at Large
Joe Ciasullo - Member Ex-officio

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