



Yardley Village News



July 2016

Message from the President

From Council's perspective, the remediation is progressing well. We are about 2/3 of the way through the Village and about a month ahead of schedule so we will be done with this project this summer! We are pushing the contractor to complete the punch list as they progress so when they are done, they are done. I know it is aggravating when the little details are left hanging and we are attempting to correct this. If you have things that aren't being done in a reasonable amount of time, please call John Altemus, our Project Manager, at 610-246-9901 during working hours. or through email at jburgess@cksmgmt.com, and he will follow up.

The installation of the mulch is following the remediation and making our Village look pretty sharp! The local real estate agents tell me that the results of the remediation project has added a lot to our value and sales activity!

We continue to encounter challenging issues as we progress. The good news is that we are resolving them as we go. I know this is a difficult time for all, but as we discussed at our meetings, this has to be done and done right.

We continue to find windows that must be replaced at a pace that we essentially expected, but that doesn't make the inconvenience any easier. Ordering replacement windows does take time and adds to the inconvenience and cost, but must be done. Remediating the chimneys at this time has proven to be well worthwhile since they were all poorly done. From what we have seen, it is surprising we haven't had more leaks around them.

The contractor with whom we arranged the removal and replacement of the awnings was not able to keep up with the schedule. Therefore, KPI2 has assumed this responsibility for the same price. This actually has many advantages, since the

awnings can be taken down later and put back sooner.

The most I can say about the litigation is that it is progressing well. The good news from finding the amount of deterioration is that it enhances our case, the bad news is we have to pay now to fix it. We would all wish it was over and the contribution from KHov and contractors known. We still hope to have it resolved this fall.

Council continues to get very positive comments on the new look of our village from within and without and on the wisdom of our approach. As the remediation progresses, it would be very helpful, and safer for you, if you could exit and return to the village away from the work areas.

Some are having their decks and awnings redone following the remediation. Please keep in mind that the Architectural Review Committee, through Tony Bruno, must approve any changes to the exterior of our units. Those changing only their deck materials can accomplish this easily by choosing pre-approved choices, although the architectural details must be approved (posts, spindles and railing tops). A sketch should be supplied by your contractor and submitted to the Committee. Awning colors must also be approved.

George Earle, Council President

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Decoration Committee

No report this month.

Decoration Committee

Landscape Committee

No report this month.

Reiny Ludin, Chairman

Maintenance Committee

No report this month.

Ed Sweeney & Jim DiCarlo

Yardley/Zephyr Social Committee

The Social Committee has been active in a couple of areas. Betty Shaffer has volunteered to take care of Sunshine issues for the Village. Please let her know if any of our neighbors are ailing or lose a loved one. She will send a card from the Village as a whole.

Rudi Hall has agreed to work on the Welcoming Group. She is trying to put together packets of info for neighbors who come from non local areas which include many things this area has to offer its residents. For locals downsizing to Hershey's Mill we are exploring the best way to welcome them to the Village and familiarize them with Hershey's Mill in general and our Village web site.

Marian Sweeney and Kathee Schmit have organized a neighborhood bocce night with snacks and beverages. Marian held a clinic for beginners and bocce night itself was a great success. We will try to schedule one a month for the next couple of months and I encourage all to try it. Beginners are welcome.

We are hoping to have a fall event, probably in mid-September to celebrate surviving our remediation (even those of us who aren't quite done yet). It would be a great opportunity to acknowledge all the hard work the Council and Joe Ciasullo have done to correct this moisture problem. More on this later.

We are sending out feelers to see who might be interested in a "Gourmet Night Out". This would involve picking a restaurant and depending on the interest, have 10-12 people go out for dinner and perhaps even write a small review for our newsletter. If you have an interest in participating in this, please email me at jrjnglbabe@aol.com. or call 484-887-0418.

Jana Richey, Chair

Yardley Activity Romeo* Club

As you may know, each month, typically on the first Monday, the ROMEO* men of Yardley meet at 9:00 a.m. at Nudy's cafe in Fraser for breakfast. The remaining dates for 2016 are as follows:

July 11
August 1
Sept. 12
October 3
November 7
December 5

*Retired Old Men Eating Out.

Jim DiCarlo & Bill Reynolds

Yardley/Zephyr Ladies Lunch

The Yardley Village ladies luncheons will resume in September.

Sue DiCarlo

Smoke Alarm Problem

In the May newsletter, Martin Praino asked for homeowners to respond to a survey on the smoke alarms. The response was disappointing – only 40% of the homeowners responded. If you didn't respond, please do so this month.

Original article repeated below:

As per my "assignment" at the last Yardley meeting this past Wednesday, I would like to get some

general information from all Yardley homeowners.

- What is the state of your smoke alarm system? specifically:
- How many smoke alarms do you have in your home?
- Are they original or have you replaced one or more? If so how many?
- Have you had false alarms or any problem with one or more?
- Have you had Jarman or West Chester Security perform any repairs, cleaning, battery replacement, etc. in the past 15 years? Which company?
- Do you have CO alarms in your home and how many and on what floor?
- Anything else pertaining to the alarm system you wish to share.

Lastly, a few mentioned at the meeting that they would like to help with the recommendation for

the community. Would you please comment if you are still interested? I believe that 2 or 3 would suffice. Please reply to my email below.

Thank you

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Letters to the Editor

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

Yardley Village Web Site

Send your data and suggestions in an e-mail to
webmaster@yardlevillage.com

Yardley Village Council and Committee Members

Yardley Village Council

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

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Marian & Ed Sweeney
Lucy & Tom Watt

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