



Yardley

Village News

Message from the President

The Yardley Village annual town meeting was held on the evening of April 17th at the Hershey’s Mill Community Center and based on the turnout, apparently everyone is either very happy with the Yardley Village Council, didn’t know there was a meeting or is still away. In an effort to stimulate interest, Council will be considering the possibility of serving refreshments and music at the next annual meeting.

The major aspect of the financial picture that was discussed was a CY 2012 year end positive operating expense variance of \$7,000. In addition, thanks to another winter of minimal snow fall, we project having a total of approximately \$30,000 of available funds to utilize for other than budgeted uses in CY 2013. Naturally, there are more than enough maintenance items on which to spend this new found largesse. Council will be reviewing the list and attending to the neediest.

Both Al Zuccarello and Dick Mortimer were reelected by acclamation for another 2-year term on the Village Council. The continuing service of each of these individuals is necessary and appreciated and we welcome their return.

Council met recently with an individual from our insurance broker, Lindsay Insurance Group, Inc., in order to ensure our familiarity with the master insurance policy for the Village. Our master policy provides excellent coverage of full replacement value for all village homes over a \$7,500 deductible per occurrence which is the responsibility of the homeowner. Coverage includes all originally installed fixtures and equipment in the units as well as all upgrades and improvements that have been made. This includes drywall, paint, wallpaper, flooring, cabinets, etc. While not a legal description,



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the concept that “everything that would not fall out of a home if it is turned upside down” is a good general idea.

However, the policy specifically excludes coverage for any damage that occurs due to defects in design, specification, workmanship, construction, grading, compaction or materials. This exclusion is generally true of any insurance policy that is generally available including, probably, your own homeowner policy covering real property.

This brings us to the fact that we, as a community, must address the question of the wording of our Declaration of Covenants and Easements as it relates to this issue in regard to any potential problems with our stucco after the expiration of our existing warranty. The original Declaration as well as the current Declaration can be interpreted to mean that the Homeowner Association is responsible, specifically, for the repair of the exterior walls and all the resulting damage from a failure thereof. Since this would not be an insured event, each of us, as part of the Yardley Village Homeowners Association could be responsible for paying their share of the cost of repairing the entire wall and any potential personal property damage that occurs to any home due to wall failure.

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Council does not believe that this is either the intent of the Declaration or the understanding of the association members. Consideration should therefore be given to modifying the Declaration to either of the following.

One approach is to modify the pertinent clause 2.b.(iv), to delete the phrase “and the resulting damage from a failure thereof” and replace it with “and the resulting damage, excluding damage to personal property, due to a failure thereof”. This would eliminate any Homeowner Association exposure to the cost of personal property but retain responsibility for any and all damage to the home.

The other approach is to modify the pertinent clause 2.b.(iv), to delete the phrase “and the resulting damage from a failure thereof” and add to 2.b.(vi) “and to be responsible for any damages incurred to real property as a result of such contracts, purchases or agreements”. This would relieve the Homeowner Association exposure to the cost of any damage to personal property and limit responsibility to the “exterior walls from the exterior frame surface out, including door and window frames, but excluding the doors and window sashes”. In addition, it would retain the responsibility of the Homeowner Association for any damage caused by its contractors.

I realize that this is a lot of information to digest and consider but it is a major issue and requires your consideration. If there is enough interest in discussing this as a group please advise me or CSK Management as soon as possible and we will schedule a meeting to do so.

I also want to add some other issues more minor in scope, which do not require extended consideration or meetings. Please check the condition of the stain on your mailbox. Homeowners are responsible for staining their individual mailboxes as well as decks. By Mid-June the Maintenance Committee will be walking through the village and staining any mailboxes that require it at a fee of \$40.00. If you can attend to it yourself, please do so. Also, please do not plant anything intended for human consumption in the mulched areas around home. These areas are treated with chemicals and could cause sickness or worse. If you want to plant

edibles, try plantings that can be contained on decks or get on the list for the Garden Area.

Some other bits of information include the fact that Hershey’s Mill will be open on May 19th to the community at large. The invitation will be included in the May 16th edition of the Philadelphia Inquirer, 55+ Section. So you can expect to see a little greater traffic volume than normal (we hope). In addition, Hershey’s Mill will have a booth, manned by Hershey’s Mill residents, at the Chester County 50+ Expo to be held at Church Farm School at 1001 E. Lincoln Highway (Lancaster Avenue), Exton, from 9 am to 2:30 pm on June 6th.

And for all you tennis buff’s, the new courts are scheduled to be started the week of May 13 with a hopeful completion date of 14 clear days thereafter. Be sure to have your old racquets restrung and your old legs and backs straightened while you’re at it.

*Joe Ciasullo
Council President*

Architecture Committee

No report this month.

Tony Bruno, Chairman

Decoration Committee

No report this month.

Katie Worchaz, Chairperson

Landscape Committee

Scheduled lawn mowing has begun and the annual weeds of winter, (small white or blue flowers) have been cut down. Now it is on to dandelions, crab grass, etc. We try to keep weeds controlled. The village follows the conservative guidelines of HMLD regarding chemicals and any applications used on lawns. In the interest of the environment and our health, we hold that less is more. Please realize that toxic materials are readily spread by wind etc.-- no edible plants (herbs, tomatoes, etc.) are permitted in mulched beds around your home.

HMLD will resume weed pulling in flower beds by the end of May. Know that they will not get every single weed in your mulched beds but they do try. You, the homeowner are responsible to remove any remaining dead stems, flowers etc., left over from last year's growth. New growth will push through the old but will not remove it, this is your job. If this is a chore that you are not able to do yourself, no longer have any interest in or do not want to hire someone to do this, have the perennials removed and just leave the mulched area or have something suitable for the area planted that will not need your maintenance.

Mailbox vines and any larger shrubs will be pruned, at your expense, if these plantings are allowed to cover the postal numbers of either side of your mailbox post during the growing season.

Although no mulching will be done in 2013, you may contract HMLD to have certain areas mulched by them or if you only need a couple of bags of mulch, these can be purchased at Main Line Gardens. You want to ask for dyed brown mulch. Bagged mulch is not available through HMLD.

The annual Spring Walk-Thru of the village is scheduled for May 2. After this, the Landscape Committee will review HMLD's proposal for any work needed. We try to prioritize village needs and submit such to Council for their review and approval. New members always welcomed, it is a large village.

Now that temperatures and hopefully wind start to moderate, do take time to notice the flowering trees, spring bulbs and freshly mowed lawns. The village is bursting out with color, ENJOY.

Mary Ellen Marra, Landscape Chair

Maintenance Committee

No report this month.

Ed Sweeney & Jim DiCarlo

Social Committee

During our meeting on April 15th, the Social Committee enthusiastically welcomed two new members, Edwina Brennan and Jana Richey.

After much discussion of the events sponsored by the Social Committee during the last ten years we decided to wait for the results of the survey that was delivered to all mailboxes before making a final decision on future "soirees". Having sponsored three trips: cruise to Bermuda, cruise to Canada and a stay at the Tides Inn in Virginia, all requiring a good bit of planning time, we have not offered as many local attractions as we had previously. We are most interested in knowing what types of events our residents would enjoy attending in the future. Word of mouth feedback has been very favorable in the past but we are always open to new ideas and suggestions.

Please take the time to fill out the two sided survey and deposit it in the basket on Janet Day's porch... 1707 Yardley Drive.

Be sure to mark you calendars for our "Spring Fling" to be held at the Community Center on Monday, June 10th, 6-9 p.m. Previously held at the Pool, this always has been a very popular get-together. Since we had to move indoors due to inclement weather some years, we decided to plan this party indoors this year. It is a BYOB and everyone is asked to bring an hors d'oeuvres to share. We encourage you to join us for a fun filled evening. This is a great opportunity for those new to Yardley to get to know your neighbors in an enjoyable setting with yummy food. Please watch for an email flyer which will be sent in May.

A Bocce tournament is planned and we are looking forward to many entries. Get together with a partner and send your name and phone number to chairperson, Marianed@comcast.net by **May 10th**. The committee will handle everything from there. If you do not have a partner, we can try, but cannot guarantee, to find another Bocce enthusiast to join you. Fun, comradery and good exercise will be the theme of this the first Bocce tournament sponsored by the Social Committee and we hope to make it

memorable!!! Questions... please call Marian 610-701-9936.

*Joane McNamara
Social Committee Co-Chair*

Neighborhood News

How long are the odds of this meeting?

The date is January 25, 2013. The place is just offshore from Sandy Cay, a tiny deserted islet to the west of Jost Van Dyke in the British Virgin Islands. Val and Dave Woodley are among a crew of eight on a chartered catamaran. Our crew is made up of friends who learned to windsurf in the late eighties at Marsh Creek State Park.

Sandy Cay is tiny island with a few shrubby trees and lots of hermit crabs and plenty of mosquitoes. We were getting ready to raise our anchor as another boat drops anchor beside us. We strike up a conversation about how and why to go ashore and we advise swimming. The discussion moves on to "where are you from" which narrows through Pennsylvania to West Chester and then to Hershey's Mill, and yes, finally, "which village?" The incredible answer was Yardley. The Woodley's of 1746 found themselves in conversation with Diana Wenckebach of 1616. We have lived two hundred yards apart in Yardley for 18 months and yet we do not meet until we are in one of the more improbable places on earth.

Is there a statistician or turf accountant in Yardley who would care to estimate those odds?

Dave Woodley

Yardley Activity Corner

Yardley Village Romeo Club

Our next scheduled meeting falls on **Monday**, May 6 Marrieth. Same place-Nudy's...9:00 a.m. See you then.

Gordon Davis and Jim Swalm

Yardley and Zephyr Ladies Luncheon

A good time was had by 23 women at the April luncheon held at Winberies. The next luncheon is planned for June . Watch for the flyer in your email!

Sue DiCarlo/πDoris Mortimer

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

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

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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

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

Maintenance Committee

Ed Sweeney, Chair
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John Babiec
Rex Cassel
Tom Day
Ben Ellis
Roger Fleming
Dave Woodley
Al Zuccarello

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Joane McNamara, Co-Chair
Marleen Babiec
Edwina Brennan
Susan Bronner
Joyce Cassel
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Lynne Fleming
Jana Richey
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Marian Sweeney

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Al Gamma
Leslie Kirsch

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Janet Day
Bob Moyer
Barbara Reeves-Cohen
Judy Smeltzer
Lynn Trump
Val Woodley

Web Manager

Roger Fleming

