

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting

July 10, 2014

Attendees: P. Termine (A); B. Mangos (B); P. Burt (D); L. Chessock (E); J. Keeley (F); Jack Niggeman (H/L/N); Janet Emanuel (I); D. Fell (J); Rick Herschel (K); Bob Banks (M); J. Poling (O); E. Laufenberg (P); J. Bové (Q); H. Staller (R); G. Gannon (S); P. Erickson (T); F. Simone (V); B. Cotner (W); R. Cassel (Y); B. Bronner; (Z) and E. McFalls. Also present for a discussion on village alarm systems were East Goshen Township Supervisors Marty Shane and Janet Emanuel and Township Manager Rick Smith.

Vice President Harry Staller called the meeting to order at 3:00 PM. Alternate representatives were then asked to introduce themselves.

The minutes of the June 5, 2014 Master Association meeting were reviewed. The minutes were then approved as submitted.

Harry then introduced Marty Shane, Janet Emanuel and Rick Smith from East Goshen Township and explained the reason for inviting them was to discuss the village alarm issues as they relate to resales that have been a concern in the last few months. After introductory remarks by Marty and Janet, Rick Smith then reviewed the letter and information regarding the alarms that was included in the meeting packet. In 2002, the BOS adopted the Property Maintenance Code which governs many issues related to all houses in the township whether new or existing. He referenced too an alarm ordinance that the Township adopted. When the Property Maintenance Code was adopted in 2002, the Township concluded that it should be involved in property re-inspection for various reasons including getting names of new owners and making sure each home was safe and habitable – including issues of sewer vents, sump pumps, garage door operators, CO detectors for homes with fossil fuels, GFI outlets, blow down pipes from hot water heaters, addresses on mailboxes or the front of houses for EMS staff and finally, smoke detectors and fire alarms. A smoke detector is required in each bedroom and on each floor, and if an alarm is activated, an alarm sound at 75 decibels must be heard in each bedroom with all doors closed. He noted that a typical alarm system lasts about ten (10) years. Replacing a single detector is maintenance, but replacing the panel and the whole system requires a permit and an upgraded system that fully complies with the code. A new, replaced alarm system requires hard-wired detectors.

There was a lengthy discussion of what components constituted “a system” and what requires a permit vs. maintenance. There was also some sense that standards are not being enforced consistently. The Township will have a meeting with their code enforcement department and send a new communication to the community through Ed McFalls.

Marty then addressed the Sunoco pipeline issue. Sunoco applied for a Special Exception to install a pump in West Goshen near the Aqua water tanks across 202 from Hershey's Mill. Another possibility is the installation of a second pipeline in Boot Road. There are 31 municipalities along the Mariner 2 pipeline proposal and Sunoco does not wish to have to deal with all these municipalities, so Sunoco amended their application to be both an "Intra-state" operation controlled by the PA PUC, and an "Inter-state" operation involving Federal oversight. If Sunoco achieves Public Utility status, they gain the rights of Eminent Domain. The initial procedure is to determine if the PUC will govern this process. This decision is expected sometime next year.

Marty then touched on the Township's new Alert system which residents are invited to sign up for that will provide emergency alerts through home phones, internet or cell phones.

A member asked about the Traditions development proposed in West Goshen Township behind the fire house. It is currently in the land development process in West Goshen. It is not anticipated that such a use would generate very much traffic or impact in the area. Harry thanked the Township representatives for their time and information.

A letter from HLN Council suggesting that the MA seek a legal opinion about the Township's authority to impose permit fees or code enforcement on the villages was briefly discussed, but in light of the just concluded discussion, it was felt we should work with the Township to resolve the outstanding questions on the issue.

The Security Patrol Vehicle has been replaced with a new 2014 Nissan Rogue. Marc Fraser negotiated a very favorable agreement where the net cost of the new vehicle is less than \$8,000. There will be some additional costs for new decals and transferal of emergency lights.

Priscilla commented on the monthly report that the Board received from the Sullivan House Committee. They have been active in organizing and promoting the use of the House both within and outside Hershey's Mill. It was suggested that a central source be developed for booking meetings and events in all Hershey's Mill amenity facilities. This is something currently under consideration.

Harry then commented on the draft amendment in the meeting packet for village's to consider for adoption in their respective villages to control leasing. He invited each Council to review and consider whether their villages wish to adopt some or all of this drafted approach.

Priscilla reported for the Nominating Committee that the two incumbent Board members are the only nominees for the expiring terms on the Board. Therefore, on motion made and seconded, Joe Bové and Boyd Mackleer were re-elected to new two-year terms by acclamation.

Ed McFalls reported that the program to replace the lollipop globes with new carriage fixtures was generally complete. Some of the octagonal fixtures on the far western side of the community were not replaced because they are 208 volt fixtures directly wired from PECO transformers and will require further study. Ed also reported that the Board has authorized him to have the road striping, cart crossings and stop blocks repainted this season. This work is scheduled over the next few weeks depending on weather.

There being no additional business the meeting was adjourned at 4:35 pm. The next meeting will be conducted on Thursday, **September 4**, 2014 at 3:00 pm (Note: There is no meeting in August).

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem