

The Jefferson Journal

A Newsletter for the Residents of Jefferson Village—The Heart of Hershey’s Mill

Jefferson Residents Attend Meetings, Showing Care and Concern for Village Governance

Two autumn open meetings of Village HOA bring out standing-room-only crowds

The first of two recent open meetings of Jefferson Village HOA took place at the HM Community Center on October 8. The meeting was convened in response to a petition signed by a number of residents as required by Village bylaws. Petitioners expressed concern over Village Council’s management of the business affairs of the village, specifically with regard to the vinyl siding exterior re-cladding project approved by Council this past summer and the assessment to finance the project now.

The capacity crowd was greeted by Council President, Steven Friedrich who introduced the meeting’s presenters. Council Member Kim Morton explained the 8-year history of Council’s research into the various material and financial options of replacing our village’s 30-year-old cedar siding. Council Member Hal Deal then expressed the urgency of the project, explaining that repairs to existing siding were accelerating rapidly and the costs were becoming astronomical.

Mark McCann of Falcon Engineering then demonstrated that repairing, replacing and repainting our current wood siding would end up costing residents an additional \$1M more than a transition to vinyl siding over the next 30 years due to the much lower maintenance costs of vinyl. He corroborated the need for urgency as his recent inspection showed our current siding would not last much longer. Mr. McCann also explained the scope and procedure for the upcoming project.

Long-time Council Member and President, Don Fell, gave a detailed presentation on the budgeting and reserve fund process of the HOA and how it has successfully anticipated all routine maintenance costs over the past 2 decades. Our Managing Agent, Steve Erney, then compared the superiority of our budgeting process over other villages with his extensive experience in management of other HOAs.

Robert Hoffman, of the law firm Marcus & Hoffman, concluded the evening’s presentations with his careful review of Village bylaws, and demonstrating that Council’s decisions were not only in compliance, but were also made with due

diligence to Council’s responsibility to maintain the value, appearance, and pristine condition of communal properties. Had Council not made this difficult decision to proceed with the project, it would have then been negligent in its duty to village residents.

After an extensive question and answer session, residents appeared to be assured that all was in order and that the decision to go ahead with the re-cladding project was a reasonable one. While no one was thrilled that an assessment was necessary to fund the project, at least there was a general understanding by all in attendance that it was necessary.

The scheduled Open Meeting of the Village HOA took place on November 12. Once again the meeting drew a full house at the HM Community Center. However, this meeting was to review the budgeting for the Village for the fiscal year 2019. Don Fell gave a detailed explanation of the budgeting process over the past 20 years and how that experience was applied to the coming year’s budget. While most categories of the budget remained mostly unchanged from 2018, there were 3 areas that increased rather substantially. Two of those categories were out of Council’s control—the cost increase in our water supply and the fees charged by Hershey’s Mill Master Association. The third area of increase was in tree removal. Council Member, Becky Green, explained the need for removal of trees that would interfere with the upcoming vinyl project.

However, Council was able to lower the General Maintenance budget and keep other areas of the budget under control. The net effect was a \$26/month increase per household in HOA dues (see chart below). This figure will keep Jefferson Village in a comparable range to the dues of the 24 other villages in Hershey’s Mill.



Jefferson Village residents listen attentively to presentations by Village Council at the November Budget Meeting.

	2019 Budget	from 2018 +/-	monthly +/- per home
Electric	\$500.00	\$50.00	\$0.03
Water	\$65,000.00	\$7,000.00	\$4.00
Trash Removal	\$27,419.00	\$806.00	\$0.46
Landscape-Contract	\$137,701.00	\$1,930.00	\$1.10
Landscape-Other	\$14,000.00	\$0.00	\$0.00
Tree Pruning & Removal	\$39,500.00	\$25,200.00	\$14.38
Snow Removal	\$55,000.00	\$0.00	\$0.00
Gen. Maintenance	\$36,000.00	-\$10,000.00	-\$5.71
HM-MA Fee	\$323,559.00	\$19,674.00	\$11.23
JV Admin. Costs	\$96,145.00	\$1,984.00	\$1.11
Reserve Contribution	\$178,704.00	\$0.00	\$0.00
Capital Improvement Fee	<u>\$11,529.00</u>	<u>\$546.00</u>	<u>\$0.31</u>
Totals	\$985,057.00	\$47,190.00	\$26.91
Less Misc. Income			\$1.04
Monthly increase/home			\$25.87

Jefferson Village 2019 Budget Estimates

Real Estate 101 by Diane King (#920)



There is an old oriental saying: "If everyone swept in front of their own door, the whole world would be clean." I often pinch myself looking at this beautiful place in which we live, and the pristine manner in which it is kept. It is true that we pay good money for it to be kept this way. Yet, the pride people have in their homes can be seen wherever you look. There are wreaths on the doors, flowers on the porches and colorful well-kept plants abounding everywhere.

I live in a quad. Most of the time I have lived here, my neighbor has been unable to vacuum the carpet between our front doors. But it is my entrance, too, and I take pride in keeping it clean and doing what I can to pick up the slack to keep it swept. At this time of year the leaves, though pretty, can be a constant nuisance up against our homes, on the decks, and in the doorways. I try to stay on top of it, and while I'm at it, I sweep the entranceways of my neighbors. They don't seem to mind. Taking those few extra sweeps of a broom or vacuum is the neighborly thing to do, especially if one's neighbor is physically challenged.

At this writing there are 36 homes that are actively on the market out of the 1721 homes in all of Hershey's Mill. Homes here generally sell very quickly when they are priced appropriately for their condition. Jefferson is the largest Village in Hershey's Mill with a total of 146 homes. I did not know much about the different villages when I selected my home but I must say that I am very happy with Jefferson Village and all of my wonderful neighbors. At this time of year, with frost on the pumpkin, I really appreciate our decorating committee. The "door" to our village is always welcoming and wonderful to see at each season. I am very proud of the great job they do for all of us. As a realtor and your neighbor, I have gladly answered many residents questions on real estate. I am happy to answer any questions you may have as well. Happy Holidays to all. (dking10@comcast.net)

Dr Sandra Steingraber, an acclaimed ecologist, author, and expert on the hazards of fracking, will be visiting our township at 6:30pm on Tuesday December 11 at East Goshen Township Building, 1580 Paoli Pike. Following the showing of her documentary film Unfractured, she will be leading a question and answer session.

This is relevant to all Village residents considering the rapid growth of pipelines crossing Hershey's Mill that carry fracking and other hazardous products from across Pennsylvania. Seating is limited. Plan to arrive early.

(Sponsored by East Goshen Safety and Environmental Advocates and Chester County Sierra Club. For more information call Bernie Greenberg. 610-738-4303.)

Happy Birthday, Steve Erney

Members of Jefferson Village Council celebrated with Steve Erney last month. We won't tell you his age, only that Steve is now Medicare eligible! Shown here is Council Member Becky Green presenting Steve with a token of our appreciation and sharing some delicious birthday cake.

Photo by Joya Angelo



They tell you that you'll lose your mind when you grow older. What they don't tell you is that you won't miss it very much.

"Age is a question of mind over matter. If you don't mind it doesn't matter." - Satchel Leroy Paige

Is Your Home Ready for Winter?

This unusually stormy year has played havoc with village landscaping plans. Removal of autumn leaves has been delayed as a result, but will surely take place in early December. The late November blizzard caught everyone by surprise, including PennDOT. Walkways and streets were cleared as quickly as plows could arrive. Hopefully, this coming winter will be kinder. In the meantime, please take note of these helpful hints to prepare your home for winter weather.

- Disconnect all hoses from outside faucets. Be sure to drain all water from them before placing them away for storage.
- Turn off water to outside faucets.
- If you are away from home for more than a few days, be sure to turn off your water at the inside main valve and to set your thermostat no lower than 55° (as your smoke detector won't function properly below that temperature).
- If you have a fireplace, call a chimney sweep to give the flue a thorough cleaning. Creosote builds up quickly with regular use of a fireplace and poses a safety risk if not cleaned. It is recommended that flues be cleaned after every 20 uses of your fireplace.
- If you use your fireplace often, make sure your smoke detector is functional and consider installing a carbon monoxide detector.
- Remember to change the air filter in your furnace.
- Make sure your dryer vent line is clean and has no breaks or separations. Excess lint can accumulate within walls, attics or crawl spaces. Lint has a very low flash point and is a serious fire hazard. Though the Village cleans the vents on your behalf once every 3 years, you may want to consider additional cleanings at your expense. Contact Jay Irwin @ Ups & Downs (610-842-1296) or any qualified contractor to discuss the condition of your dryer vents.
- Jefferson Village maintains a sufficient supply of special salt that is required for the quad ramps. Each quad has a container of this salt. Residents of each quad should make sure salt is spread on the ramps and porches each night to prevent ice accumulation overnight. Salt is available to all residents at the mailbox kiosks. All are encouraged to use village salt supplies on walkways as needed.
- Please remove flower pots, door mats, benches, etc. from your front stoop or porch when snow or ice is forecasted to prevent potential damage, and to enable the snow removal team to provide a thorough clean-up of all entrances.
- Most important, take extra precautions to maintain your safety over the winter months. Our goal is "0" injuries.



Green Heron



Green Woodpecker



Red Shouldered Hawk



Female Belted Kingfisher

Paul Atterton—The Birdman of Jefferson

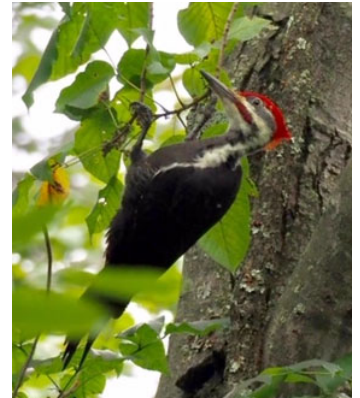
In his previous life (i.e. before Jefferson Village), Paul Atterton was a senior finance manager for an auction house in London, England. But following his retirement, he courted his bride-to-be, Maryanne. Maryanne, an American, wasn't able to procure a visa for the UK, so she and Paul came back to the States and were married in January, 2017. Following a safari honeymoon in Kenya, the Attertons moved to Jefferson Village.



Paul Atterton

But his retirement from his career in management, didn't mean retirement from life. Paul quickly discovered that there was much to see and do here in the Mill, and particularly among the environs of Jefferson Village. He observed that "the wildlife in Hershey's Mill was much more colorful and plentiful than in England. All the birds in the UK are either gray or brown." Aside from our local snakes, a reptile that Paul claims are virtually absent in the UK, Paul is amazed at the variety of the wildlife in our Village, particularly the birds.

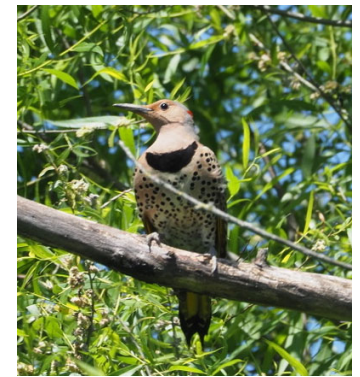
Armed with his ever-ready Olympus Mirrorless Digital Camera, and almost always accompanied by his constant canine companion, Lola (an adorable Yorkshire Terrier), Paul has discovered photographing our local wildlife to be a very satisfying avocation. His eagle eyes and stalwart legs have taken him and Lola around and through the various venues surrounding our village. There he shoots birds—with his trusty camera, that is. He has shared a few of his favorite shots, presented here in the Jefferson Journal for the admiration of our residents, his newfound neighbors.



Pileated Woodpecker



Red-Bellied Woodpecker



Northern Flicker



One Smart Bird—Paul tells the Journal that a Great Blue Heron is a familiar sight around our Village. Pictured here, in a moment of supreme serendipity, is a photo of said heron admiring the sign at the entrance of the HM Nature Trail designating the Audubon Bird Sanctuary. This particular photo was taken by Don Fell just in time for this issue.

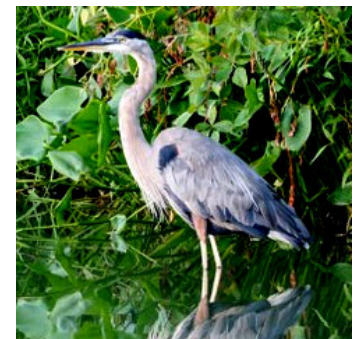
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Tufted Titmouse



Wood Ducks



Great Blue Heron

Welcome to JEFFERSON WAY

The Journal wishes to welcome the newest residents of Jefferson Village who have joined our community this autumn:

Lauren & Joseph Flanagan—#918

Jefferson Village Lunch Bunch Get to Know Your Neighbors by Fanny Warren

The Jefferson Lunch Bunch recently celebrated its 3rd anniversary with a delicious buffet luncheon at Limoncello's in Chester Springs, enjoyed by over 25 residents. Our monthly gatherings allow us to sample delicious repasts at different restaurants in our area. All are fun, interesting and delicious. Best of all, we get a chance to get to know our neighbors better.

Our winter schedule includes Mercato's in West Chester for a buffet lunch on Monday, January 21; Fellini's on West Chester Pike on Monday, February 18; and a Sunday brunch on March 10 at the Brickside Grill at the Eagleview Town Center in Exton.

All Jeffersonians are invited, and rides are provided for those who wish to carpool. For email updates and to make arrangements, contact Fanny Warren at fannysw@verizon.net. Other members of the Lunch Bunch Committee are Gladys Fell, Dorrie Greenberg, and Nancy Needhammer.

Please join us. It's a delicious way to meet your neighbors.



FOR SALE

Imperial Heavy Duty Commercial 10.5 cubic foot Upright Freezer - works very well. (Outside dimensions: 55" H x 28" W x 26.5" D), Buyer must arrange to move it from my garage. \$150.00 or best reasonable offer. Contact 610-738-6940. Elizabeth Powers-Byrd # 874.

For Sale Ads—Free for Jeffersonians. Send description, price and pictures to cantorsf0@gmail.com. Next deadline 2/1/18.

NECROLOGY

The Journal sadly reports the passing away of our resident neighbors:

Bill Marshall—#831

Alice Breznicky—#939

May their memories be for blessings as we wish comfort to their families and friends.

Tips on Recycling

Many residents remain unsure about which items of trash belong in the recycling bins. This graphic should prove helpful.



Looking for a New Medicare Plan?

Our resident at #819, Peggy del Fuoco just happens to work for Medicare and is passing along this Medicare link for anyone who wishes to shop and compare Medicare supplement plans available to them:

<https://www.medicare.gov/find-a-plan/>

Many thanks, Peggy, for this valuable contribution to Jefferson Village residents.

DON'T FORGET—HOA FEES & 2ND QUARTER ASSESSMENT ARE DUE JANUARY 1, 2019

**If you make automatic payments through your bank,
please remember to adjust your payment to reflect the new charges for 2019
for additional information, please contact Steve Erney at PENCO Management**

The Jefferson Journal

For the Residents of Jefferson Village

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JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

