

# The Jefferson Journal

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

## Meet Your Council Members and Officers



**Council Members:** (standing) **Hal Deal** and **Steve Friedrich**; (seated) **Kim Morton** and **Becky Green**; (not pictured) **Tom Holly**. Congratulations to **Hal Deal** and **Kim Morton**, recently elected by village residents to serve a 2-year term on the Jefferson Village HOA Council. Newly appointed officers of the Council are **President Steven Friedrich**, **Vice-President Becky Green**, and **Secretary Kim Morton**.

## Residents Speak Out at Jefferson Village Council Open Meeting

The recent Open Meeting of Village Council was well attended and exacted some animated discussion by residents. Following a lovely wine & cheese social, the meeting commenced with election of Council Members **Hal Deal** and **Kim Morton** by acclamation and the announcement of new officers. Outgoing President **Don Fell** was warmly thanked by residents for his 19 years of service to the village as Council Member and its President.

Following updates to residents on the Verizon Transition and the Tree Mapping and Inspection projects, Council announced its decision to commence with plans for the repair and repainting of Village exterior siding, along with plans to begin a savings plan towards a future transition to vinyl siding. The announcement prompted a great deal of vocal response from several residents who were disappointed with Council's decision. Council will give further consideration to see if the siding transition timetable can be moved up without presenting a financial burden to residents.

Council was impressed with the excellent turnout to this meeting and with the input by residents concerning their views. It is important for Council to hear from residents in order to make the best decisions for our community. Your continued attendance and participation at these Open Meetings does make a difference.

## VERIZON UPDATE

It's finally over! After 2 years of planning, with numerous emails and meetings to provide extensive instruction to residents, the Hershey's Mill telecommunication transition to Verizon FiOS has finally come to an end. All 25 villages in our community have now been updated to the newest and most efficient telephone, television and internet service in today's telecommunication marketplace. The fiber-optic cable that has replaced our old copper wiring and cable is updateable to future advances in technology and its plastic construction, unlike the old copper wires, will never deteriorate. This will ensure clear and uninterrupted service for decades to come.

Jefferson actually benefited from being among the last few villages to be transitioned to Verizon. Many of the issues that made some village transitions difficult had been resolved, so that our village was well prepared. The vast majority of our 146 residences had their Verizon accounts set up and ONT boxes installed or scheduled for installation by the end of May. Much of the credit for this success must be given to our Verizon Assistance Team. **Don Fell, David Nagurney, Nancy & Earl Needhammer, Kim Morton, Bray LeBrocq, Suzanne Seeley** and **Steve Friedrich** were instrumental in assisting a number of our residents in setting up their Verizon accounts and scheduling installations. Thanks to their efforts and those of our residents, all occupied homes in Jefferson Village have been transitioned. Many residents are reporting substantial savings with this excellent new package of services from Verizon.

Verizon has just concluded putting new topsoil down and reseeded those areas that were dug up for conduit installation. It is important that these areas, marked with white flags, be watered regularly so that our lawns may once again look pristine. If you see such areas near your homes and you have a nearby water source, please take care to water these areas daily.

## Verizon Tips

There are quite a few new features in Verizon FiOS services. The Journal will list a few each issue. Submission of Verizon Tips are gratefully accepted for future publication.

Residents who were Verizon telephone customers prior to transition, note that the old wire maintenance plan is now covered at no charge under the bulk agreement. Check your bills to make sure that you are not being charged for this service. All Hershey's Mill residences are now covered for any wire maintenance at no cost. If this charge appear on your bill, call to have it removed.

For Verizon billing and account questions, call 1-800-501-1172.

For Verizon Technical Support, call 1-888-553-1555.

## Your Village Council at Work for You

### Tree Management

Our landscape is a major attraction of Jefferson Village. Regular maintenance of our lawns, bushes and trees is an important feature to our residents and to future home buyers. Our lawns and bushes get regular attention. Unfortunately, less care has been given to our trees. Council has therefore initiated a 3-year plan to correct this oversight.

You may have noticed our trees have identification tags on them. They were installed by Rockwell Associates, a professional arbor company, to give Council an inventory of tree population and health and to develop a management plan with a realistic budget for tree maintenance. Each tagged tree in their report is categorized by species, height and trunk diameter, physiological condition, structural condition and recommendations for each tree's care, pruning or removal. A visual assessment was performed looking for obvious defects, such as dead trees, large cavity openings, large dead or broken branches, fungus, large cracks and severe leans. Trees were rated as good, fair, poor or dead. Each tree was assigned a priority in care, along with a matrix of risk of failure as well as the impact of any potential failure.

Village Council has used this information to create an informed plan of tree maintenance. This will keep our tree inventory current, in good condition and functioning for the beauty and safety of our village.

### Safety Updates for the Quads

For the greater safety of our residents and visitors, Council has approved new handrails for the quad entrance ramps. The original handrails were too large for most people to hold onto. The new handrails conform to those installed at other locations around the village.

Council has also approved new carpeting to replace the 13-year-old carpets in the quad entranceways. The original carpets have become quite worn and unsightly. Both projects will take place over the summer.



### A Realtor's Perspective on Exterior Siding by Diane King

A common misconception among home owners is that the addition of vinyl siding to a home increases its resale value. From a realtor's perspective, this is not necessarily true. Local examples are plentiful. Drive through Eaton Village and look carefully. Some of the siding has buckled and the lines are no longer straight. Repairs are needed on almost every building. When vinyl siding buckles it allows for water infiltration to the interior. In cases like this, vinyl will not add appreciable value to a home, and may actually decrease its attractiveness, thereby lowering its resell ability. Carefully maintained wood siding is often more attractive and an easier sell.

Granted, there are some advantages to a switch to vinyl. The major short-term benefit would be a stabilization of our HOA fees as the need for the present 8 year cycle of repair and repainting of the wood would be eliminated. Newly insulated siding is estimated to curtail heating/air conditioning costs by about 5%. However, the long-term benefit wouldn't be noticed until many years in the future, as the costs for wood siding replacement skyrocket out of sight. Exterior areas that are not covered in vinyl (like, doors, window frames, stucco, ramps, etc.) would still require regular maintenance. So any financial advantages of vinyl siding would probably not be realized in the short term.

So, from this realtor's perspective, folks purchasing homes in Hershey's Mill want an attractive village (which we certainly have) but prefer to move in to a unit where the interior is neutral and updated. That is where you get the most appreciation. Simply put, as long as it's in good repair, the type of exterior siding makes little difference to most buyers. Siding does have some impact on a home's resale value, but it is certainly not a major one.

*Diane King is a Jefferson Village resident and an experienced seller of homes in Hershey's Mill. For more information contact Diane at 484-832-6655 or [dking10@comcast.net](mailto:dking10@comcast.net).*

### Welcoming Committee

Most residents of our village will recognize either **Aaron Gast** or **Ann Seraphin** as their first visitors soon after moving in. Both Aaron and Ann are the Jefferson Village Welcoming Committee. They greet new Jeffersonians and inform them of all the rules and amenities available to them in our village. They have both been doing this for many years. After many years of service, Ann Seraphin has stepped down from the committee, and we thank her for her dedication to this job. Volunteering to take Ann's place as Aaron's welcoming partner is **Nancy Needhammer**.

Council encourages all Jeffersonians to take a more active role as volunteers within our community. If you wish to join a committee or to have more information on volunteer opportunities, contact Council President, Steve Friedrich at [cantorsf0@gmail.com](mailto:cantorsf0@gmail.com).

### Exterior Siding Update

There has been much talk generated within our community since the Open Meeting regarding Council's decisions on exterior siding replacement or repair. It was reported that at their March 2018 meeting, Council was faced with 2 decisions. In each case, Council had to consider what was best for the financial well-being of the Village and of its residents both short term and long.

After much research and lengthy discussion, Council decided that vinyl siding was best for the Village. However, in order to save \$800,000 in interest charges, Council also decided to repair and repaint now as scheduled, while creating a savings fund that would allow for a substantial down payment for vinyl in 8 years. The announcement of these decisions generated a great deal of feedback from residents, prompting Council to consider other options.

Council has requested bids on wood repair and repainting. Bidders have already indicated that no work can begin until November at the earliest, with completion next year. But the existing cedar cladding is already over 30 years old and may not last another 8 years. At its summer meetings Council will consider other options to see if an equitable financial plan can be found that would allow for a transition to vinyl siding now rather than in 8 years. Stay tuned.



## Meet a Few of Our Jefferson Canines



“Maddie” Overton



“Annie” Jaenisch



“Jeff” Green

Jefferson Village isn't just a great place for people to live, it's also very dog-friendly. Pictured here are just a few of the canine pets who are proud to call Jefferson Village home. Large or small, they love being Jeffersonian dogs.

Many of our pets are “rescues,” adopted from local shelters and blessed with new homes with people who will love and care for them. But having a pet isn't just a blessing for the animal, it's also a great benefit to its owner. Having a pet gives one a daily purpose. Your pet must be fed, walked and loved. In return it gives you affection, exercise, and entertainment.

Here at Jefferson Village, dog owners get their daily workout just for taking their pets out to do what's necessary. A side benefit is getting to meet neighbors who are also out walking their dogs. These dog walkers often become friends.

Our village does have rules for dog owners. Licenses are required, and no home may house more than 2 dogs. Exercising dogs on the golf course is taboo, and solid waste must be promptly picked up, bagged and disposed of in a trash receptacle. Every effort must be made to ensure that pets do not cause a nuisance, disturbance or threat to neighbors.

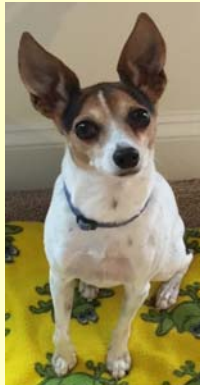
Should you choose to adopt a pet, there are a number of shelters nearby from which to choose. The closest is the Brandywine Valley SPCA on Phoenixville Pike. Stop by to see their excellent facility or visit their website [www.bvspca.org](http://www.bvspca.org) or call 484-302-0865 for more information.



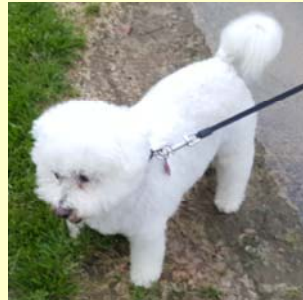
“Duffy” Nagle



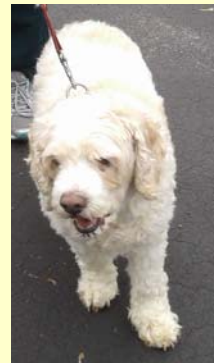
“Bandit” Friedrich



“Bo” Steidler



“Norma Jean” Spott



“Daisy” Deckard



“Otis” Burns



“Sandy” Greene



“Emma” Witmer



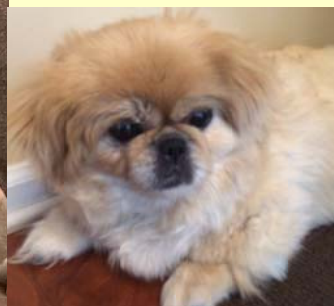
“Lola” Atterton



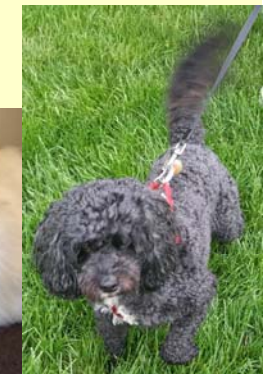
“Tippy” Seeley



“Allie” Witmer



“Sophie” Green



“Katie” Needhammer



## Social Events & Lunch Bunch Dates

The Social Committee, in its 8th year, is now planning three events, and looking forward to another successful year. So mark your calendars now!

**June 30—Summer Party at the Community Center.**

**August 30—Ice Cream Social at the Community Center.**

**December 1—Holiday Gala at the Sullivan House.**

Due to so much enthusiasm at last year's event, our Summer Party this year will again be an Italian night. Dinner will feature homemade lasagna, ziti, meatballs and sausage, salad, bread and homemade desserts. Wine and beer will also be included while keeping our price at \$15/person. There's enough room and food for all in the village to join us!

The Lunch Bunch committee has also met and confirmed dates and places for the rest of the year.

—**Monday, July 23** at noon for a Lunch Buffet at **Mercato's Restaurant** on Market St in West Chester.

—**Monday, September 17**, at noon at the **4 Dogs Tavern**, on Strasburg Road in West Chester.

—**Monday, October 15** at noon, a lunch buffet at **Limoncello** on Uwchlan Ave. in Chester Springs.

—**Monday, November 12** at noon, **Classic Diner** on Lancaster Ave. in Malvern



**Jefferson Village Social Committee**

(left to right) Becky Green, Barbara Richardson, Iris Fairbairn, Diane Sandvik, Pat Burns and Elizabeth Dodd. Missing are Joanne Cuddahy, Suzanne Seeley and Fanny Warren.

### State Rep Carolyn Comitta Helps with State Related Issues

Representative Comitta's staff will be available at the East Goshen Township building, 1580 Paoli Pike, the 2nd Thursday of each month 11am-1pm, to help constituents with any state-related issues. Please have any paperwork relevant to your state-related issue, as well as identification such as a driver's license or state-issued ID to help us process your matter.

Her staff is prepared to help you with Department of Human Services programs such as SNAP, Medical Assistance, and LIHEAP, unemployment compensation concerns, birth and death certificates, voter registration, unclaimed property, PennDOT forms and applications such as handicap placards, and driver and non-driver licenses, Property Tax/Rent Rebate filings, most consumer complaints, and many other state-related issues.

# Welcome to



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

- 800—Anne McCutchan
- 819—Peggy Del Fuoco
- 833—Linda & Dominic Marinucci
- 853—William White
- 915—Linda Kane
- 929—Manfred Brauch



ENTER FOR YOUR CHANCE TO WIN!

TICKETS ON SALE NOW!

## 4TH ANNUAL FUNDRAISER RAFFLE

### Gourmet Dinner with Wine Pairing

Winner will enjoy...

- **What:** Dinner for you and nine (9) of your guests (Value of dinner: \$2,000)
- **Where:** The Historic Sullivan House, Hershey's Mill, West Chester
- **When:** Date of your choice before 12/31/18
- **Hosted by:** FoSH (Friends of Sullivan House)
- **Catered by:** Brandywine Catering
- **Cost of Ticket:** \$25.00 or 2 for \$40.00
- **Drawing:** At the Hershey's Mill Summer Concert Series on July 8, 2018 (Rain Date: July 15, 2018)



**For info and to buy tickets...**  
 Shauna Flynn at 610-696-3739  
 (sbflynn@verizon.net)  
 or Ann Gunn 484-999-8012  
 (topgunn1128@comcast.net)

Winner does not need to be present at drawing to win.  
 Checks payable to: Sullivan House Fund  
 All proceeds go to support the preservation of  
 Historic Sullivan House

**DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE JULY 1, 2018**

### *The Jefferson Journal*

*For the Residents of Jefferson Village*

Editor—Steven Friedrich, cantorsf0@gmail.com

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### Members of Jefferson Village HOA

**President—Steven Friedrich (cantorsf0@gmail.com)**

**Vice President—Rebecca Green (lbgsgal@msn.com)**

**Secretary—Kim Morton (kdmorton@mortonfamilylaw.com)**

**Member at Large—Harold Deal (dealha@verizon.net)**

**Member at Large—Thomas Holly (411holly@comcast.net)**



JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

