

# The Jefferson Journal

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

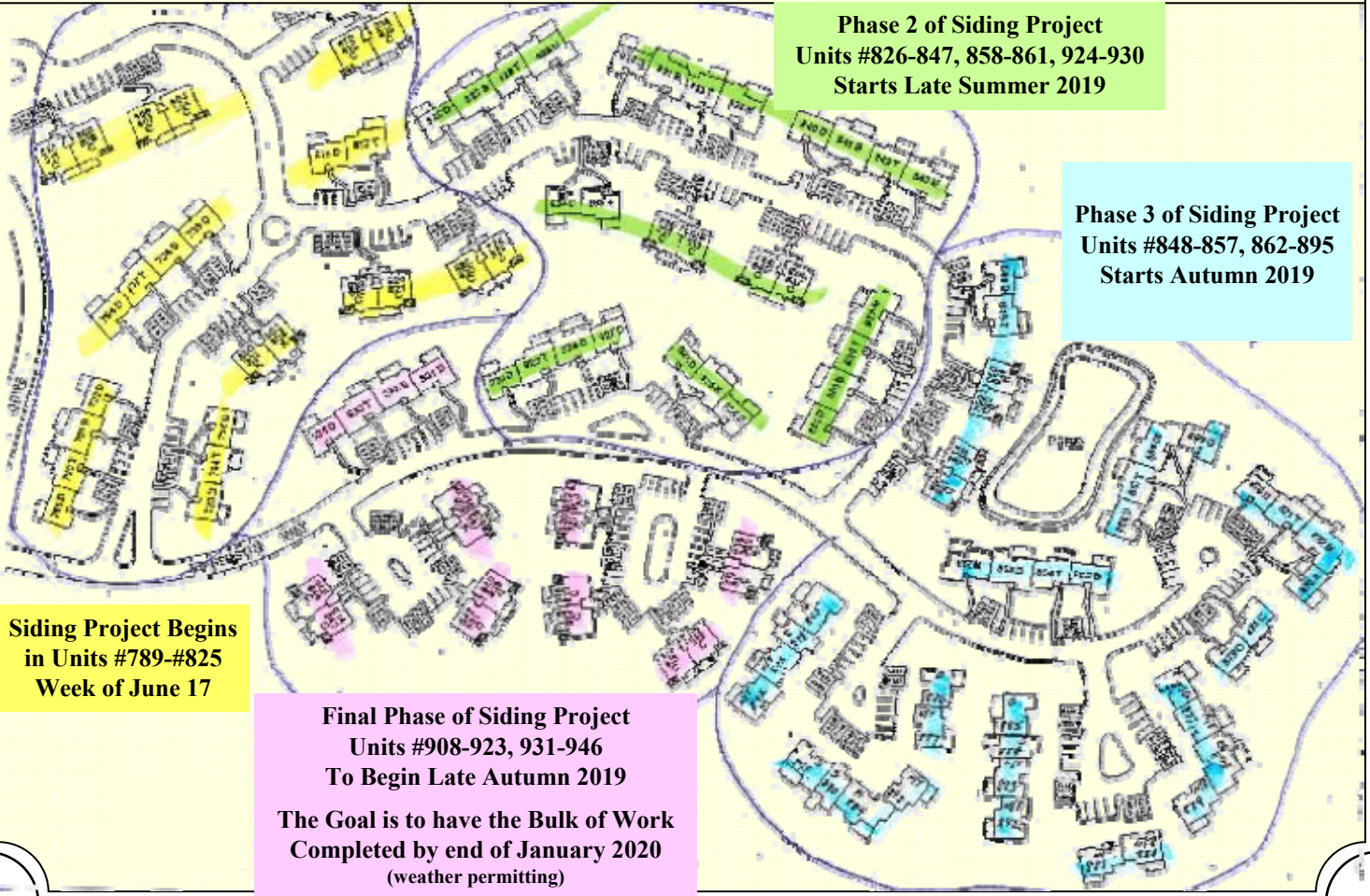
## **Village Residing Project to Begin Mid-June**

**I**t’s finally happening! The long awaited re-cladding project will begin this month. Construction materials and equipment will be moving into the cul-de-sac near the quad units #808-811 by June 13<sup>th</sup>, with work scheduled to start on the 17<sup>th</sup>. As work proceeds around the village, these items will be moved to appropriate staging areas adjacent to those work sites. Residents will be notified in advance when certain parking spots will be cordoned off for equipment. Residents are cautioned to stay on paved walks and drives while work commences, and to remain a safe distance from any work site.

All trees and bushes with branches within 2 feet of homes and garages will be pruned or removed prior to construction in each phase of the project. All awnings (free standing or retractable) not attached to the roof must be removed and stored in the garage before work commences on that building. Residents with freestanding awnings may leave the uprights standing at the end of the patio decks. All questions or concerns should be directed to Hal Deal (hal.d@hotmail.com) or Steve Erney 610-358-5580.

Photographs will be taken of all residence exteriors prior to construction. Residents are advised to remove all items from patios and walkways to allow workers access to all sides of structures. This includes potted plants and bird feeders. Exterior wall hangings must be removed. Residents are also advised to secure any breakables on interior walls as vibrations from power tools could possibly cause loosely secured items to fall off walls or cases. Workers will take great care to ensure that no construction trash be left on lawns, walkways or drives. All claims of damage to homes, persons or vehicles must be substantiated with physical evidence and photographs.

Your Council Members are working in coordination with an experienced group of professionals in order to make a very inconvenient project as convenient as possible. We are aware that you may experience short periods of inconvenience as the project gets under way. But the results of a more beautiful village will be sure to make it all worthwhile.



**Siding Project Begins  
in Units #789-825  
Week of June 17**

**Phase 2 of Siding Project  
Units #826-847, 858-861, 924-930  
Starts Late Summer 2019**

**Phase 3 of Siding Project  
Units #848-857, 862-895  
Starts Autumn 2019**

**Final Phase of Siding Project  
Units #908-923, 931-946  
To Begin Late Autumn 2019**  
**The Goal is to have the Bulk of Work  
Completed by end of January 2020  
(weather permitting)**



## Village Open Meeting & Council Elections 2019

The Jefferson Village annual Open Election Meeting took place on May 7. Attendance at this meeting, as in all recent open meetings, was excellent. Following a wine & cheese social (catered by Kim & Mike Morton) were several committee reports and the election of 3 open Council positions.

Candidates for Council included Peggy DelFuoco and Mike Gibson running against incumbents Becky Green, Tom Holly, and Steve Friedrich. Returning to Council following a 2 year absence is Mike Gibson, while Becky and Steve were re-elected for another 2 year term. All Jeffersonians thank Tom Holly for his 2 years of service as Council Member, and Peggy DelFuoco for her dedication to Social Committee activities. We encourage them to run for Council again in future elections as we encourage all village residents to participate in our various village activities.



Mike Gibson

Council President Steve Friedrich reported on the state of the Village, various improvements to Village infrastructure and updates on the upcoming vinyl siding project. Becky Green gave a comprehensive review of landscape projects completed along with a description of work to be done in the coming year. Becky also notified residents about upcoming social events. In addition to running the election, Steve Erney reported on the state of Village finances, that continue to operate well within budget expectations.

The next open meeting of the Jefferson Village HOA will take place on Wednesday, November 13, 2019 at the HM Community Center. Be sure to add that date to your calendars.



It's a packed house at May's Open Meeting

**GETTING HIGH ON THE JOB**-It took a crew of 6 men to fell these village trees. Each tree was over 120' high and was dead or dying. They needed to be removed for safety of nearby homes.



## Real Estate 101 by Diane King

One subject that I am constantly asked about is resale values in Hershey's Mill. It depends on many variables such as which village is desired, the number of units available, buyer's price range, and condition of the home. Setting those factors aside for a moment let's examine what attracts a consumer to Jefferson Village.

Golf is one of the major reasons as Hershey's Mill has an outstanding course and club house. Because we have the golf course our grounds are spacious, beautiful and green. Then the subtle things come into play, mainly the desirability of an individual village.

As a realtor, I am in many of the villages and have sold houses and have friends in most of the other villages. All are fairly well maintained. I must say if we had a rating system Jefferson would be at the top. Our location is premier with the amenities of the pool/tennis/community center at our doorstep. Added to that is our overall appearance of our village thanks to a great landscape committee. We thin out our extremely overgrown trees leaving our homes sunny and bright. Our driveways are coated regularly and are always in great condition. The new pet stations say we are "pet friendly." When I purchased my home almost 9 years ago, I did not realize the many nuances of the different villages but I will say when I picked Jefferson, it was my lucky day.

We have wonderful neighbors and our board is extremely proactive and well run. And then there is Steve Erney, who is very responsive to our needs. Our village and its residents are more than a job to him, as he genuinely cares.

I hope the folks that went to the picnic social enjoyed it. I certainly did. Those of you were frightened away by the weather or otherwise busy, be sure to come out for the next one. It was great fun (not to mention the awesome food)! Kudos to Becky Green and everyone who helped.

Getting back to the original topic of resale...who wants to move out? Not me. But there are many who wish to move in. Jefferson Village has one of the quickest resale records in Hershey's Mill for all the above reasons. Thank you board, friends and neighbors. Feel free to call me anytime with concerns or if you need help.



Aaron Gast

## Thank You—Aaron Gast

Aaron Gast has announced he is retiring from his post as Chairman of the Jefferson Village Welcoming Committee. Aaron founded and chaired the committee since its approval as an official village committee in December 2001.

Aaron's concept was to create a way to more quickly assimilate new residents of the village into the life of our growing community. As chairman, Aaron was involved in the formation of the welcoming letter and the Jefferson Village Manual and Directory. He proudly remembers visiting over 100 new residents during his tenure as committee chair.

Village Council proudly thanks Aaron for his many years of volunteer service to our village. Please be sure to offer him your thanks and good wishes as well.

The new chair of the Welcoming Committee is Nancy Needhammer. Be sure to see Nancy if you wish to be a member of the Welcoming Committee.





**It's a Hit!**

The 1st Jefferson Village Block Party took place on May 11. Despite the threat of rain, a good time was had by all who came as they feasted on burgers and dogs prepared by the Mortons, dozens of side dishes and desserts provided by residents, all while sharing a few hours of animated gossip and conversation. Our thanks to the many Social Committee members who prepared and set up for this awesome event. Let's make this an annual event!



**Are You Looking For Summer Fun, or Just For a Place to Cool Off?**

There's no good reason to be stuck at home during those hot, humid summer days. There's so much to do right here in Hershey's Mill. In addition to our lovely swimming pool and many other outdoor sport activities, there are literally miles of nature trails and paths for daily adventures. There's even a screened in gazebo with benches to sit beside a babbling brook that can be found alongside the garden plots.



If you'd rather go out, there are a number of inexpensive bus trips announced every month in the Hershey's Mill Guide and Digest. Pictured here is Dan Haskins who traveled with 35 other HMers to Citizens Bank Park to see the Phillies play the Washington Nationals on Jimmie Rollins Celebration Day.







**SCOOTER FOR SALE**

Contact Tina Bradley 610-429-1110 or tinalbrad26@verizon.net

**Welcome to** **JEFFERSON WAY**

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

**Margaret Allen—790**  
**Marilyn & David Callaghan—859**

GoGo Elite Traveler Plus  
**3-Wheel Scooter**  
**New Battery, Charger**  
 Can be disassembled for storage in car trunk  
 Owner's Manual included  
**\$500**

**ALLEN**  
**ELEANOR M. (nee Morrison)**



**Social Events & Lunch Bunch Dates**

**O**ur Social Committee has gotten off to an excellent start with the first Jefferson Village Block Party held on May 11. Over 80 residents had a grand evening out in the open air on Jefferson Way. Congratulations to the entire committee (Peggy DeFuoco, Pat Burns, Diane Sandvik, Joanne Cuddahy, Kim & Mike Morton, and Becky & Larry Green) for a most entertaining evening.

Upcoming village social events include a summer party with a "Southern Comfort" theme (think fried chicken and poke cake) at the Community Center on July 20 at 5:30pm, an Ice Cream Social on August 29, and the annual Holiday Social at the Sullivan House on December 7th.

Lunch Bunch also continues with gatherings planned for Ship Inn on Monday, July 15 and again at the Four Dogs Tavern on Monday, September 16. The Jefferson Village Lunch Bunch is chaired by Fanny Warren.

**NECROLOGY**

The Journal sadly reports the passing of our resident neighbors:

**Eleanor M. Allen—2/14/2019**  
**Edward Matthews—2/21/2019**

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

**A FOND FAIRWELL** to longtime resident Mairona Deese-Barry, who recently moved to a lovely facility in Westmont, Illinois to be near her daughter. Mairona was an active participant in many village activities who will certainly be missed by her Jefferson Village neighbors.



Thanks to Joya Angelo and Ann Friedrich for their photographic contributions to this issue of the Jefferson Journal

passed peacefully on February 14, 2019, at her home in Hershey's Mill from complications due to Alzheimer's, she was 83. She was the daughter of Andrew and Lois Morrison. Ellie, as she was known, was the wife of Michael, with whom she shared 63 years. She was the mother of; Jeffrey, Joel (Wendy) and Demry (Rich) and the grandmother of six. She is also survived by her sister Barbara.

Following graduation from Radnor High School in 1954 she attended Moore College of Art, The Pennsylvania Academy of Fine Arts and The Fleisher Art Memorial. Although principally self-taught, these institutions helped perfect her amazing artistic abilities that she would call upon throughout her life. She was a founding member of Muse Gallery in Philadelphia and her work was represented by galleries in Santa Fe, Delaware, Philadelphia, and Maine and is in many public and private collections. Ellie was an accomplished artist, woman, mother and humanitarian. She was an early advocate for women's rights, constantly spoke of the injustices in this country and the world and used her artistic skills to support those ideals. She was a compassionate, kind and loving person, she will be deeply missed by all she touched.

**DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE JULY 1, 2019**

*The Jefferson Journal*  
 For the Residents of Jefferson Village  
 Editor—Steven Friedrich, cantorsf0@gmail.com  
 Management Agent for Jefferson HOA  
 PENCO Management, Inc.  
 Manager—Steve Erney  
 serney@pencomanagement.com 610-358-5580

**Members of Jefferson Village HOA**  
 Units #789-815—Mike Gibson (Gibson\_michael@comcast.net)  
 Units #816-847—Kim Morton (kdmorton@mortonfamilylaw.com)  
 Units #848-869—Steven Friedrich (cantorsf0@gmail.com)  
 Units #870-895—Harold Deal (hal.d@hotmail.com)  
 Units #908-946—Rebecca Green (lbgsgal@msn.com)