

The Jefferson Journal

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



BACK IN THE SADDLE AGAIN!

Just a few weeks after the Jefferson Village Council Elections last May, newly elected Council President Dutch Van Schooneveld decided to remove himself from the Council as both its President and as a member. Following Village Bylaws, the remaining Council members asked Don Fell to return to the Council to complete Dutch's term. As Don clearly had the most experience, Council also voted Don as President of Council. Don

has graciously accepted resumption of his Council duties while helping newly elected Council Members to become acquainted with the details of governing Jefferson Village. The Council Members and all residents of Jefferson Village extend their thanks to Dutch Van Schooneveld for his many years of service to our village and wish him well in his retirement from the Council.

Two seats will be up for election at the Open Meeting to be scheduled in May 2018. All Jefferson Village home owners are eligible to run for a position on the Council. Anyone interested in running for Council should contact Steve Erney or any Council Member (see page 4).

COUNCIL GETS VOTE OF APPROVAL TO RESEARCH EXTERIOR SIDING OPTIONS

Following a request by several residents at the Jefferson Village Open Meeting last May, a second survey was conducted to see if residents were in favor of obtaining additional information and research into the possibility of removing existing wood cedar siding and re-cladding with alternative materials. A total of 123 surveys were returned from the villages 146 residences, with 76 in favor of gathering more information, and 47 voting against the project.

Based on those results, Village Council has directed our management company (PENCO) to move forward on the project. Over the coming months PENCO will work to obtain the necessary engineering specifications, legal opinions, and preliminary financial information in order to determine all the options and ramifications of any change to the village's exterior siding as opposed to continuing the current maintenance and repainting of the existing wood siding. Once that process has been completed, the information will be compiled and presented to all residents at a future open meeting.

HAPPY BIRTHDAY!

Jefferson Village officially opened in 1987. So we are now celebrating the village's 30th birthday.

VERIZON UPDATE

Installation of underground trunk lines in Jefferson Village should be completed by mid-September. Fiber Optic Cable pulls should begin by September 25, with splicing of those cables in mid-October. All workers wear hard hats, safety vests and IDs. You will receive letters stating when workers will be working near your home. Verizon is working diligently not to disturb village roads or landscape. However, it is possible that some settling of soil over newly buried cables may occur. If you wish to report such settling, please report the location with picture to any village Council Member.

Even though work will soon be completed, do not do anything to effect a change in your Comcast account. You will receive an 800 number in the Spring of 2018 to set up your account with Verizon. When you call you will instruct Verizon if you want to keep your phone number and email address, plus what extra items you wish to purchase (extra set top boxes, premium channels, additional phone lines, etc.) Verizon will schedule an installation date and time that is convenient for each resident. Installation will include connection of all your equipment to ensure that all works properly. Verizon service will commence for all of Hershey's Mill between March and May 2018.

Basic service fees to Verizon will become part of your HOA dues. If you only get basic service, there will be no direct payments to Verizon by the homeowner. Verizon will only bill you for any additional equipment or services if requested. Basic service includes:

TV—Preferred HDTV (255 standard + 80 HD channels; One (1) HD Set Top Box

Internet—Dual Band Router; 150Megabyte Upload and Download Speeds

Telephone—Dial Tone; unlimited local & nationwide long distance including Puerto Rico and Canada

You will return all Comcast equipment only after completion of Verizon installation and startup. Volunteers will be available to assist in returning Comcast equipment if needed. Should any resident experience any issues or have any concerns regarding this extensive project, please see the contact procedures and information on page 3 of this newsletter.



JEFFERSON VILLAGE SOCIAL CALENDAR

September 14 - Ice Cream Social - 6:00pm at the Community Center.

December 2 - Holiday party - 5:30pm at Sullivan House

ITALIAN NIGHT PARTY IS *UN GRANDE SUCCESSO*

The food was *delizioso*, the wine was *abbondante*, and all who attended the Jefferson Village Italian Night Party were *molto felice*. The evening was a huge success as the assortment of pasta, salads, breads and homemade deserts drew high praise from everyone. Centerpieces of fresh flowers added to the European atmosphere. *Complimenti* to Becky Green and her Social Committee (Pat Burns, Fanny Warren, Joanne Cuddahy, Elizabeth Dodd, Diane Sandvik and Suzanne Seeley) along with their volunteer helpers (Iris Fairbairn, Roz Baker and Barbara Richardson) for *un lavoro ben fatto* (a job well done).

Upcoming events include an Ice Cream Social (\$5/person) on September 14 at the Community Center starting at 6pm. The Holiday Social at Sullivan House on December 2 is already being planned, including the popular prize basket raffles with proceeds benefitting the Church Road Food Pantry. Look for your invitations and RSVP forms to arrive soon.

Our socials are a great way to meet your neighbors and help make Jefferson Village a more cohesive community. If you would like to help in planning or assisting at these parties, please feel free to contact any of our Social Committee members.



Italian Night on July 29—Photo by Joya Angelo

PECAN CRACKER CANDY

A favorite of the homemade desserts served at the Italian Night Social was the Pecan Cracker Candy prepared by Pat Burns. For those of you who missed it, Pat was kind enough to provide this easy recipe so all could enjoy this delicious treat.

Cracker Candy Ingredients

- 1 tube of saltines (~ 40 crackers +)
- 1 cup (2 sticks) butter (either salted or unsalted; do not use margarine)
- 1 cup + 2 Tbsp. firmly packed brown sugar (I prefer light)
- 1 bag chocolate chips (I like semi-sweet)
- 1/2 to 3/4 cup toasted chopped pecans (or toasted chopped almonds)

Instructions:

Preheat oven to 350 degrees Line cookie sheet with foil & spray with non-stick cooking spray. Line crackers end to end on sheet, breaking crackers to fit the end if necessary. In a saucepan, melt butter on low heat. Once melted, add brown sugar and turn heat to medium. Continue stirring until boiling – then boil for 3 minutes (set timer). Pour over crackers, spread evenly working quickly. Put sheet into oven – bake for 5 minutes. Remove – pour chocolate chips over top – place a sheet of foil over and let melt for ~3 minutes. Spread melted chocolate over the top evenly. Add nuts to top – replace foil and refrigerate until set (can be frozen).

BE A GOOD NEIGHBOR

We are most fortunate as residents of Jefferson Village to have a life of abundance. We have plenty of open space to live in and plenty of activities to help us keep busy. We live comfortably and seem to lack nothing. However, there is one amenity of which our village seems to lack at times—enough parking spaces for all our residents, guests, and service personnel. Our village rulebook, which all residents receive at settlement, clearly addresses this issue:

Automobiles of residents shall be parked in the resident's garage or in nearby parking areas. Space in an assigned garage MUST be used for an automobile before outside parking is used. The garage must not be used for storage if such storage makes automobile parking impossible. Outdoor parking spaces are not assigned. Courtesy dictates that neighbors share parking spaces in a manner that is most considerate for all concerned. For safety and security reasons and Village aesthetics, garage doors should be kept closed. For the same reasons parking in front of garage doors is prohibited. Violators are subject to a fine.

No vehicle, whether belonging to residents or visitors, shall be parked so as to impede or prevent ready access to and from walks or ramps, other vehicles, mailboxes or parking spaces. For safety and in order to allow full access for emergency vehicles to all homes, parking in front of garage doors, sidewalks, ramps, at the entrances to cul-de-sacs or around the island in cul-de-sacs is strictly prohibited. Visitors should be asked to park in other available parking areas.

To be fair, most of our residents do follow these rules. And normally there are sufficient legal parking spaces for all. Unfortunately, there have been reports of occasional infractions. Vehicles have been observed blocking Jefferson Way or interfering with safe access to garages, courtyards, cul-de-sacs or garbage bins by parking improperly. Even more hazardous is the blocking of pathways to quad ramps or homes by vehicles that don't leave enough space for residents with wheelchairs or walkers to pass through, or that prevent easy entry of emergency vehicles and personnel. Sometimes, improperly parked vehicles even prevent residents from being able to carry their groceries into their homes safely.

No one intentionally violates our parking rules, but all residents are reminded that violating them may endanger you and your neighbors. It is understood that it may be necessary to temporarily block a walkway or ramp in order to load or unload your car. But when finished, be sure to move your vehicle to a proper and safe location. When expecting guests or services to your home, please inform all in advance of our parking regulations, and to obey all no-parking signs. Your cooperation will help make Jefferson Village a happier and safer home for all its residents.

Elevator Maintenance Reminder

Jefferson owners of lower-level units in the quads are reminded to get annual maintenance checks on their elevators. Regular maintenance will prevent breakdowns and costly repairs as replacement parts for these elevators are no longer available. Note that you are not required to sign any long-term contracts. Contact Becky Green or Steve Friedrich (p4) for more info.

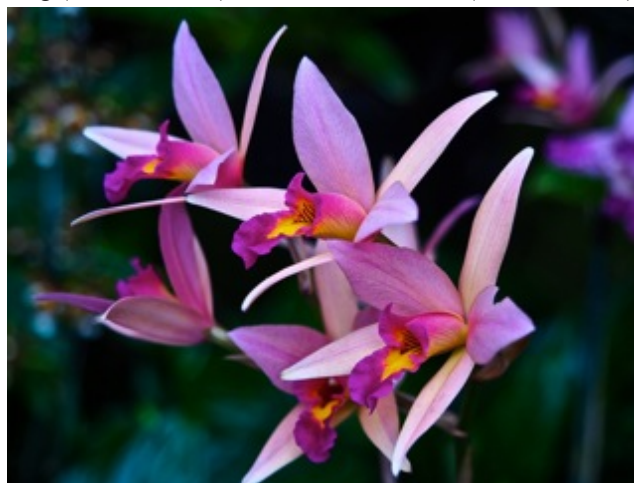
Stay Active Indoors and Out As Summer Ends

We have been blessed with beautiful Spring and Summer seasons. While much of the country has had record breaking heat and crop-withering drought, Chester County temperatures have been reasonably mild, with enough rainfall to keep our vegetation growing to record heights. But summer is coming to an end. The swimming pool will be closing, temperatures will be falling, and daylight hours becoming shorter. For many of Jeffersonians, this means finding new things to do. Fortunately, there are an abundance of activities, both indoor and out, to help us stay busy this coming Autumn and Winter. In addition to the various events planned by our Social Committee (p.1) and our Lunch Bunch (p.4), be sure to check out the various clubs and activities listed on the Hershey's Mill website (hersheysmill.org/activities/). There you will find a multitude of clubs, groups, and trips that are guaranteed to keep your calendar full.

One such group is the Hershey's Mill Photography Club, starting its third year this September. Jeffersonians Joya Angelo, Bernie Greenberg and Art Ramont would be thrilled to tell you more about the club and how much they enjoy it. Meetings take place the 2nd Monday monthly from September through June at 2pm in the Paoli Room of the Community Center. Each meeting focuses on a different photographic concept. The clubs best photos are hanging in the hallways of the Community Center where they can be appreciated by all our residents. For more information, contact Carol Poling (610-436-8718) or Michael Rackover (484-266-0473).



Jefferson Pond by Joya Angelo



Flowers at Longwood Gardens by Bernie Greenberg

If you are interested in something a bit more physical, but not too strenuous, consider joining the Hershey's Mill Bowling League. The league is open to bowlers of all skill levels, playing at Palace Lanes (Rt. 30, Downingtown) with weekly games on Tuesdays from October 3 through March 27 (10 am—noon). Cost for 3 games and rental shoes is only \$9/session. If you can't commit to coming every week, consider signing up as a substitute bowler. There are quite a few Jeffersonians who are regular bowlers, and who would be happy to give you more information or to offer a ride to Palace Lanes if needed. Please contact John Cvinar (johncvinar@yahoo.com, 781-254-5405) or Palace Lanes (610-269-9999) for complete details.



So don't be a couch potato. Join in on the fun by participating in one of the many activities in and around Hershey's Mill.

US Congressman & PA State Representative Take Questions from Hershey's Mill Residents



US Congressman Ryan Costello and PA State Representative Carolyn Comitta spoke to a crowd of 100 Hershey's Mill residents at a Town Hall meeting on August 15. Mr. Costello was one of just 31 Republican Congressman who were willing to hold Town Hall meetings during Congress's summer recess for constituents to express their concerns. He spoke clearly and eloquently regarding his feelings about a variety of subjects. He appeared open and honest in answering questions posed by our residents, explaining his voting record of the past term. His answers were thoughtfully considered and he was willing to admit that he did not always adhere to party platforms. While conservative in his own philosophy of government, the congressman convincingly reported that he was open-minded in considering new ways to better serve his constituents and our country. He feels that the real divide in our country isn't Republican vs. Democrat. Rather it is the gap between rural and urban populations.

Areas of discussion included healthcare reform, infrastructure updating, climate change, Social Security & Medicare, the national debt (which he claims is our greatest threat) controlling cost of higher education, and the war in Afghanistan. Congressman Costello publishes a monthly report on his voting record to which residents may subscribe on his website, www.costello.house.gov.

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

The Jefferson Lunch Bunch is an informal group of Jeffersonians who go out for lunch or brunch once each month to enjoy good food at different local restaurants. It's also a great opportunity to get to know our neighbors. At each luncheon about two-thirds of the group is generally made up of couples while the other third are single men and women. Everyone pays for their own meal and we try to get individual checks whenever possible. Lunch dates for this autumn are:

Monday 9/18—The Great American Pub, Malvern, 12 noon

Sunday 10/15—Brunch buffet at The Drafting Room, Exton

Monday 11/13—2nd Anniversary Buffet Lunch at

Limoncello's Restaurant, Chester Springs, 12 noon

We would love to have you join us. To receive reminders, send your name and email address to fannysw@verizon.net and each month we will inform you of where and when we are going. Then just let us know you are joining us.

Gladys Fell, Dorie Greenberg, Ann McClay,
Nancy Needhammer and Fanny Warren

Welcome to JEFFERSON WAY

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

816—Judy & Jeffrey Dale

823—Robert Haines

845—Anne Foley

886—Maryanne & Paul Atterton



Old photo of Hershey's Mill Dam when it had water running over it. Some residents have never seen this. At this time the dam has been breached and is scheduled for redevelopment.

—Bernie Greenberg #894

Verizon Installation Contact Information

Trunk line installation has begun - should conclude by 9/15.

Fiber Optic Cable Pull begins Monday, September 25

Fiber Optic Splicing begins Monday, October 16

In the event of a temporary service outage while Verizon is installing conduit within our Village, please do the following:

BE PREPARED—If you are concerned with possibly being out of service temporarily, be sure to save the telephone number for Hershey's Mill Security (610-436-6403) into your cell phone.

IN CASE OF A SERVICE OUTAGE—

- Determine exactly which services are out, including TV, internet and phone. (If all three are NOT out and you have Comcast Triple Play, just resetting your modem may solve the issue.)

- If there is a Verizon crew working near your home, please notify the crew that your service has been disrupted. The workers may not realize they caused an outage.

- Call Comcast or Verizon, depending on which service is out, to report the outage.

- Email the Verizon Transition Team (bsfkane@gmail.com) and cc Don Fell (don889@comcast.net) about the outage using your computer, tablet or Smartphone. Be sure to include the exact address of the outage, exactly which services are out, and your service provider (Comcast or Verizon).

REMEMBER—to notify Security if your telephone service is disrupted. This is for your safety and to allow your visitors entry into the Mill. Once your telephone service is restored, let Security know that as well.

VOLUNTEERS NEEDED

Our village can use a few volunteers to assist residents in the Spring of 2018 with return of Comcast equipment to the Xfinity store in Exton. Volunteers may also be needed to help some residents with operating their new Verizon equipment. If you can help, please contact Steve Friedrich at cantorsf@comcast.net

GATE ENTRY CARD REMINDER

Residents using clickers or slide cards to enter Hershey's Mill are reminded that these devices will no longer work after November 1. (Windshield and headlight tags will continue to work at all gates.) Registered users of those devices are entitled to free UPASS proximity cards by filling out the Green Resident form from the Security Office and returning it to Security before Nov. 1.

All residents are able to purchase proximity cards for \$20 each by filling out the enclosed Orange Order Form and returning it with your check or money order to the Security Office. Delivery of your proximity card may take a while do to high demand. Instructions on their use will come with the cards.

DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE OCTOBER 1, 2017

The Jefferson Journal

For the Residents of Jefferson Village

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