

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting May 3, 2018

Attendees: R. Vaughn (A); Barb Ftizgerald (B); K. Fleming (C); P. Burt (D); (E); J. Keeley (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); Kim Morton (J); R. Herschel (K); Mary Ellen Pernice (M); B. Grace (O); D. Sizelove (P); J. Andrews (Q); J. Bellas (R); (S); B. Mertz (T); J. Bradley (U); (V); (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:00 pm.

The minutes of the April 5, 2018 Master Association meeting were approved as submitted.

An e-mail from Sherry Kane dated April 29th sent to all presidents served as a status report on the Verizon transition effort. She advises that 1335 homes have either transitioned or are scheduled for transition. The offer to Comcast to conduct a meeting to assist any residents who might not yet be transitioned by the end of May was withdrawn after Comcast failed to honor its commitment to run its communication by the Board to make sure they were assisting with a smooth transition rather than trying to sell continuing service to residents who would already be paying for the Verizon FIOS service in their Master Association assessments.

Ed McFalls reported that he is in receipt of the Building Permit from East Goshen Township for the Wood Shop expansion project. Work by Beechdale Builders is scheduled to begin in late May or early June. The parking expansion will be accomplished up front with HM Landscaping doing the preparation work. A fundraising letter will be or has been sent to all presidents for sharing with their residents to help the Wood Shop Committee raise the funds for their approximately one third contribution toward the project. One member raised some concerns about some of the terminology used in the letter – making it sound like a separate organization rather than an amenity at Hershey's Mill. There was also concern that it got sent directly to most presidents and others without having gone through the managing agent. On motion made and seconded, the members voted that presidents should not forward anything on for Master Association business unless it has been approved by the Board and sent out through the managing agent's office.

It was reported that the walking trails for across upper Brighton and Ashton are scheduled to begin work later in May. Once started, the paths usually take a week or two to complete.

Bob Bronner spoke to the MA's previously approved approach of accomplishing the replacement of the remaining wood shingle pitched roofs on some perimeter walls with the newer, longer-lasting asphalt shingles over a three-year period. Bob reported that the Board would like to expedite the process and accomplish the remaining two years of planned work here in 2018 for a total cost of approximately \$44,000. On Motion made and seconded, the members voted unanimously to do so.

On a related issue, the test walls on either side of the North Gate where the walls were powerwashed, painted, the stones sealed to prevent “bleeding” onto the stucco and rubber mulch matting installed at the base to prevent mud splash have held up well through the winter and spring. The cost of Rainbow Turf rubber mulch is high, and the managing agent is trying to identify a less expensive approach that accomplishes the same positive result. Several members expressed interest in seeing this facelift to our perimeter walls move forward as soon as practical.

The spring improvements to the pool – including water blasting off the old plaster, applying a KrystalKrete quartz surface and re-piping the filtration system – have all been completed and the pool is in preparation for the summer swimming season.

Priscilla reported on the wonderful improvements and deep cleaning in the Sullivan House over the winter and early spring months. The Committee will host an Open House on Wednesday June 6th.

There was a general discussion about the new policy for 2018 at the Pool of “Adults Only” on Fridays. Several presidents, the managing agent and members of the Pool Committee have heard from a modest number of residents – some in favor, some opposed to the new policy. There has been a long-running discussion between active pool users, staff and committee members over the years – some always wanting to host family and grandchildren regularly at the pool, and another group wanting to have this important amenity available for the quiet enjoyment of residents only without children present. The new policy is a concession to this latter group who have been asking for years for at least one day of peace and quiet at the pool.

Ed McFalls made a plea for presidents to ponder the talents of the people living in their villages and reach out to appropriate persons to possibly agree to step up and join with other competent residents in volunteer service in the Community Center office to manage the scheduling of the CC.

Boyd Mackleer noted that Bob Bronner, Priscilla Burt and Dennis O’Leary are serving as the Nominating Committee for Board positions this year. The positions of Boyd Mackleer and Dennis O’Leary are up for election, and Dennis – who was appointed to fulfill the unexpired term of the late Joe Bové – has decided not to stand for re-election.

Jack Keeley, the Chair of the Marketing Committee – reported the next Open Community Day was scheduled for May 20, 2018 from 1:00 pm to 4:00 pm. He noted the advertising by the committee cost HM residents very little in return for the good record of sales that result from the Committee’s efforts.

There being no additional business the meeting was adjourned at 3:55 pm. The next meeting will be conducted on Thursday, June 7, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem