

The Jefferson Journal

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

Thank You, Becky



BECKY & LARRY GREEN CAME TO JEFFERSON VILLAGE IN 2009 and Becky immediately became involved as a leader in our community. Her first duties were the village Social Committee where she revived interest in community activities. Her first event was the Ice Cream Social, a popular summertime get-together that became an annual affair. The following year Becky organized the first Summer Dinner Party, changing its theme yearly so that each dinner featured a different cuisine. Becky's biggest and proudest achievement was the annual Jefferson Village Holiday Party at Sullivan House. Each of these parties featured contributions of toiletries for donation to a local women's shelter, and the ever-popular basket raffles with proceeds donated to a local food bank. Over the years, these parties have raised over \$3000 of charitable contributions. None of this could have occurred without Becky's efforts and the generosity of Jefferson Village residents. This past year Becky's Social Committee added the first Annual Jefferson Village Block Party to its schedule, a well attended event that is sure to become an annual village favorite.

Becky was also a valuable member of our Village HOA Council where she undertook the extremely challenging task as Landscape Committee Chairperson. Becky went out of her way these past few years to make sure that our Village grounds remained more lovely than ever before.

Becky & Larry have recently moved away from Jefferson Village, but Becky's legacy will surely continue. It will take several new volunteers to fill her capable shoes. She may no longer live in our village, but Becky Green will always be a Jeffersonian. Thank you Becky, for all you have done over the years for Jefferson Village. *(by Joya Angelo and the Journal staff.)*

Carolyn Comitta is committed to... Working For YOU

IT IS A RARE POLITICIAN who goes out of the way to be so accessible to her constituents. But Carolyn Comitta is clearly one of them. Speaking at a recent Town Hall Meeting at Hershey's Mill Community Center, Ms. Comitta spent 2 hours conversing with local residents about her role as our State Representative and in all the ways that she and her staff are able to assist all Chester County residents, proving that she is on the job for us. As a senior herself, Representative Comitta explained how she is an advocate for seniors, serving on legislative committees of Aging & Older Adults, Appropriations, and Environmental Resources & Energy. Ms. Comitta previously served 2 terms as the first bipartisan elected mayor of West Chester. Now in Harrisburg, she is able to make connections with leaders of both major parties to get things done for all Chester County residents.

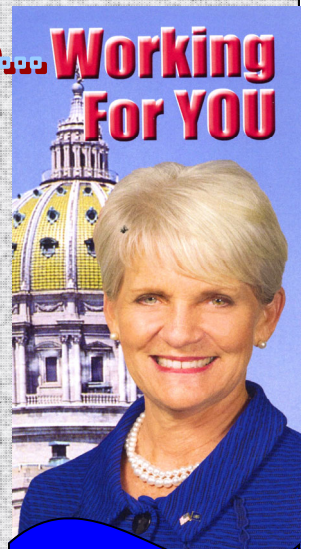


Representative Comitta answers questions at October Town Hall

At the Town Hall meeting, Rep. Comitta told her audience that they are welcome and encouraged to call her office for virtually any troublesome issue. She and her staff can easily cut through the bureaucratic red tape that often stymies citizens. Whether in dealing with PennDOT, SEPTA, or the Sunoco Pipeline her office can get quick results. Need help getting a SEPTA pass or a Real ID? Call Carolyn. She's even willing to help find a lost pet, all you need do is to call her office.

Representative Comitta updated those in attendance about a number of current issues including PA efforts to address Climate Change, Gun Law Reform, Property Tax Relief proposals, Gerrymandering and the status of Redistricting. She also brought us up to date on local concerns like maintaining Open Spaces, Fair Distribution of School District Funds, and the attempts of local and state government to control the effects of the Sunoco pipeline construction. She answered all resident questions clearly, explaining the facts in language that was easy to understand.

So, regardless of age, gender or party affiliation, if you need something done, be sure to call Representative Comitta. She will happily work it out for you.



Contact information
610-696-4990
www.pahouse.com/Comitta

2020 BUDGET AND VINYL SIDING PROJECT UPDATE REPORTED AT NOVEMBER OPEN MEETING

NEARLY 100 RESIDENTS ATTENDED the Open Meeting of Jefferson Village HOA on November 13, despite the unusually cold weather. Following the now-standard (and ever-popular) Wine & Cheese Social, residents were introduced to the current council members and to our managing agent, Steve Erney. Special tribute was given to Becky Green for her many years of service to Jefferson Village. Mike Allen was introduced as Becky's replacement on the Council. Selected by Council according to village bylaws, Mike will serve the remainder of Becky's term on Council. Mike Gibson was introduced as new Landscape Committee chair, and Peggy Del Fuoco was announced as the new chair of the Social Committee.

A State-of-the-Village report was given by Council Member Steve Friedrich. The vinyl siding project was on schedule for completion by end of January 2020. Nearly 2/3 of village buildings have been completed, and residents were given a tentative schedule for the onset of remaining construction dates. Painting of trim and doors will continue until it becomes too cold to paint outdoors, then resume with warmer temperatures in the Spring. It is hoped that stucco repairs will be done in 2020 as well. Council is also looking into replacing mailboxes and street light globes in the near future as well. Other ongoing Council projects include the arbor thinning program and a variety of storm water diversion endeavors to correct deviant water flow caused by a variety of environmental issues. Council has also authorized a reserve study project for 2020 to make sure that plans for repair and replacement of roofs, drives and infrastructure remain on target and properly funded.

Council Member Mike Gibson presented the Village Budget for 2020. Mike reported the 2019 budget

Expense Categories	2019 Budget	2019 Projected	2020 Budget
Utilities	\$92,919	\$90,499	\$97,667
Repairs & Maintenance	272,201	277,099	275,885
General & Admin	419,899	420,657	429,142
Total Operating Expenses	\$785,019	\$788,255	\$802,694
Reserve Contribution <small>(ex. Assessment)</small>	\$190,233	\$201,684	\$200,616

\$6k, 10% increase in water rate

Decreased snow budget; increased landscaping budget.

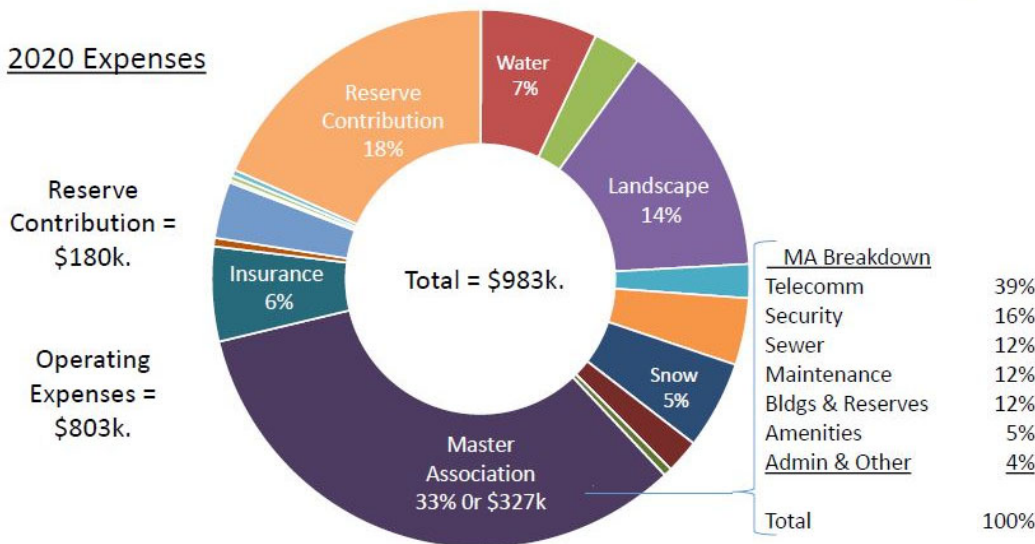
\$3k MA increase; \$3k for reserve study.

Replacement Reserve contribution increased \$1 per unit per month to \$103

remains on target, and explained the changes needed for next year. While budget estimates for general maintenance and snow removal have gone down, there were unavoidable increases in utility costs, landscaping budget (mostly for tree removal) and our contribution to the Hershey's Mill master Association. This resulted in a net increase in homeowner dues of \$11 per month. It is interesting to note that 1/3 of our dues goes to the Master Association, and over 1/3 of that amount goes towards our telecommunications utilities of Cable TV, phone and internet.

Mike's report was well explained and well-received. After a few questions from residents, the meeting was adjourned.

2020 Expenses



SENIORS STAYING ACTIVE



Lauren Rozensky Flanagan

In his latest movie, Arnold Schwarzenegger declares that he is “old, but not obsolete.” There are many ways that Jefferson Village seniors can prove this to be true for themselves as well.

IF YOU HAVE ATTENDED ANY LOCAL THEATER VENUES, you may have seen our Jefferson neighbor, Lauren Flanagan, on stage and loving her avocation and commitment to the arts. A native of Chicago, Lauren received her undergraduate degree in theater at Illinois State University. After college, Lauren became a therapist and psychodramatist who found the stage could be a place of healing. To balance her sometimes difficult work in the fields of mental health and addiction, Lauren returned to her roots, and as a senior citizen became involved in many stage productions in this area. Before coming to Jefferson Village, she served on the Board of Directors at Playcrafters Theater in Skippack. In the past couple of years she has been involved at Steel River Playhouse in Pottstown (www.steelriver-playhouse.org), the Forge Theater in Phoenixville (www.forgetheatre.org), SALT Performing Arts in Chester Springs (www.saltpa.com) and is currently in rehearsal for her second time around in Steel Magnolias at the Footlighters Theater in Berwyn (www.footlighterstheater.com). Some of her favorite stage experiences in the Philadelphia area include *Rabbit Hole*, *Good People*, *The Dixie Swim Club*, *August: Osage County*, *Steel Magnolias*, *I Never Sang for My Father*, *Cat on a Hot Tin Roof*, *The Children’s Hour*, *Last of the Red Hot Lovers*, *The Crucible* and *Deathtrap*.

There are many functions available to theater volunteers. In addition to acting, there are opportunities to get involved with stage crew, costume design, makeup, and publicity. If interested, Lauren recommends you visit the website links above.

Lauren and husband Joe also stay active by walking their favorite little spaniel, Jasper, regularly around our village. If you happen to see them be sure to stop and say “hi.” All three are eager and happy to meet their Jefferson Village neighbors.

VOLUNTEER AND STAY YOUNG – *by Jeanne Overton*

VOLUNTEERING OFFERS A WONDERFUL AND REWARDING OPPORTUNITY to meet new people, develop new skills and enrich life experience while helping others. Chester County Hospital (CCH), a division of Penn Medicine, offers flexible and varied volunteer experiences throughout the hospital. In 2018, volunteers accomplished 45,667 hours of service, handmade 1,890 baby hats, 713 chemo caps/scarves, handled 87,525 pieces of mail and executed 11,691 errands/discharges among other duties. One of the most popular jobs is the new Baby Cuddler Program, recently featured in U.S. World and News Report.

My sister Audrey Bedford and I have been volunteers at CCH for the past 14 years, Audrey is in the Escort Department and I am in the surgical recovery room (PACU).

There are so many jobs to choose from, you can inquire as to which one suits your interests. We love it! If you would like more information on opportunities, you can visit www.chestercountyhospital.org or contact Volunteer Services at 610-431-5190 or 5192.

AMAZON DELIVERY WOES ???

Amazon delivery drivers often have a difficult time delivering packages to Hershey’s Mill addresses. This often leads to unauthorized entry, broken gates or packages being left unattended at one of the entry gates. Hershey’s Mill Security recommends the following procedure to ensure your Amazon orders get delivered properly.

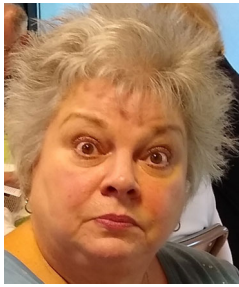
- When you “proceed to checkout,” under the shipping address is a link to “Add Delivery Instructions.” Click this link and select the drop-down box “Do we need additional instructions to find this address?” Type in the box: *I live in Hershey’s Mill, a gated community. The delivery driver will need to access my delivery address via the Hershey’s Mill Main Gate entrance at 1500 Greenhill Road, West Chester, PA 19380.*

In most cases, these instructions remain attached to your address for all future Amazon.com deliveries (but it’s always good to check.)

Welcome to JEFFERSON WAY

The Journal wishes to welcome the newest residents of Jefferson Village who have recently joined our community .

Joanne & Gene Malone #867
Audrey & John Skowronski #911
Hilary Wagner #922
Roger Woodhull #935



JEFFERSON VILLAGE SOCIAL ACTIVITIES by Peggy Del Fuoco

WE LOOK FORWARD to seeing our friends and neighbors at the Jefferson Village Holiday Party on Saturday, December 7 from 5:30-8:00 PM at the Sullivan

House. As a reminder, we strongly encourage sharing a ride with a neighbor, since parking will be challenging due to a concurrent party at the Community Center.

The 2020 social events tentative calendar (pending availability at the Community Center and Sullivan House) will be:

*SOUPER BOWL - Sunday, February 9, 1:00 PM at the Community Center.

*THEME DINNER (theme TBD) -Friday, June 12, starting 5:00 pm at the Community Center.

*BLOCK PARTY - Sunday, September 13 (time TBD, on Jefferson Way drives.

*HOLIDAY PARTY- Saturday, December 5, 5:30PM at Sullivan House.

Invitations will be sent to all residents as times and locations are confirmed.

Lunch Bunch continues to meet about 8 times yearly. A great way to sample a variety of Chester County fair and to schmooze with neighbors, Lunch Bunch dates and locations are now arranged by Nancy Needhammer. Contact Nancy at nneedhammer@gmail.com to arrange carpooling and to get on the notification list. Upcoming Lunch Bunch dates are:

Monday, January 13 at the Teca Restaurant in West Chester. 12 Noon.

Sunday, March 15 at the Desmond Hotel in Malvern. Time TBA.

There are no Lunch Bunch Dates in December or February due to other village Social events in those months.



KUDOS TO OUR DECORATING COMMITTEE (Sue Schullery, John O'Reilly, et.al.) for their lovely adornments to our village entrance.



NEED HELP ???

Do you need a helping hand? Do you know of a neighbor who needs some assistance bringing in groceries, a newspaper or the mail? Be sure to call Ann Friedrich (484-431-6827, musicalann69@gmail.com), chair of our Jeffersonians Helping Jeffersonians Committee. JHJ is here to make sure that all Jefferson Village residents are cared for during a time of need.

NECROLOGY

The Journal sadly reports the passing of our resident neighbor:
Doreen Pratt, Aug. 4, 2019



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

DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE JANUARY 1, 2020

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