

# ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

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## **DRAFT – FINAL MA APPROVAL PENDING** Minutes of the Monthly Master Association Meeting July 7, 2016

Attendees: (A); B. Mangos (B); K. Fleming (C); P. Burt (D); Dennis O'Leary (E); J. Keeley (F); (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); (K); B. Kelly (M); Jack Reidy (O); (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); (V); B. Cotner (W); Rex Cassel (Y); B. Bronner; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:02 PM.

Ed McFalls reported on the passing of Ray Freyberger on July 6<sup>th</sup>. Ray was the visionary who started Hershey's Mill in the early/mid 1970s and built some of Hershey's Mill Estates (single family houses across Green Hill Road), the shells of Ashton and Westbrook villages as well as the Council Building (now Community Center), swimming pool and first 2 tennis courts. Ray and his wife have been residents of Princeton Village for many years.

The minutes of the June 2, 2016 Master Association meeting were then approved as submitted.

Bob Bronner, Chair of the MA Finance Committee, reported on the annual meetings between the Finance Committee and the chairs of the various amenity committees. He commented on how dedicated all the Chairs are in their volunteer efforts to manage the various amenities at Hershey's Mill. He reported on some of the details and specifics of some of the meetings.

Ed McFalls reported on on-going communications between Sunoco's lawyer and the attorney retained by Hershey's Mill to represent its interests in the pipeline easement negotiations. There seems to be a sudden urgency on Sunoco's part to move the process forward, but we're still waiting for plans and documents that accurately reflect what has been represented with respect to sound attenuation walls, fencing, etc.

Bob Bronner – liaison to the Security Department – reported on several Security related issues:

- 1) There will be a mailing for updating of all Hershey's Mill resident information on file with Security. This mailing will include a notification that anyone driving through a gate (cameras capture license plates) will be subject to a fine of *at least* \$100, plus potentially the cost of any necessary repairs.
- 2) The Board has recently voted to increase of the number of allowable gate activation devices from 6 to 10; and
- 3) The Board will ask Channel 20 to interview Marc about automobile drivers' need for greater consciousness of and courtesy toward those on bicycles or operating golf carts.

Ed McFalls reviewed three PA Senate bills of interest to homeowners associations.

Village presidents were asked to pick up boxes of new resident directories for distribution in their respective villages.

There being no additional business the meeting was adjourned at 3:35 pm. The next meeting will be conducted on Thursday, September 1, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem