

The Jefferson Journal

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

Telecommunications Transition Nears Completion

The Telecommunications Transition project is nearing completion as Verizon technicians finish the installation of the FiOS cable throughout Hershey’s Mill. The new fiber optic network will provide a vast improvement in service over the outdated copper wire cable. FiOS cable will vastly improve security for every residence in addition to providing expanded services for telephone, internet and HD television. All work in Jefferson Village should be completed by early January and transition to the new network will take place over a 3 month period from March through May of 2018.

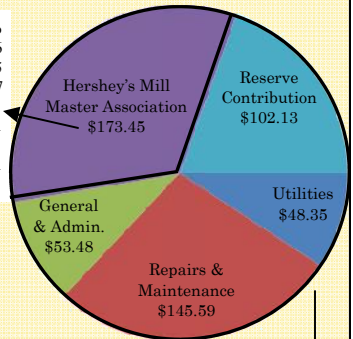
In addition to the improvement in service, our residents will also experience an overall savings in costs. Whereas the expiring telecommunications agreement provided only for basic cable television, the new agreement will also include landline telephone with unlimited long distance calling, high speed internet, and High Definition Television service. Residents who currently only have a basic telephone service (required by HM) will save at least \$17 monthly. Those residents who have internet and HD television may see savings as high as \$148/month. (see chart on right for all possibilities).

Once all ONT boxes have been installed in Jefferson Village, the village will become eligible for transition. This may take place as early as late December or early January. At that time residents will be notified that they may opt for early transition to the new system. (See the caveat on page 2 regarding early transition.) When all of the new system has been completed in the Mill, villages will be transitioned to the new system beginning in March, with all villages expected to be completely hooked into the Verizon network by end of May 2018.

When the time comes for Jefferson Village residents to be transitioned, all will receive a dedicated 800# to call Verizon in order to set up an account, order additional services (if desired) and to schedule the final installation at the resident’s convenience. The Verizon technicians will make sure that all your equipment is working properly and to your satisfaction before leaving. Jeffersonian volunteers will be available to assist if needed. Once everything is working properly, you may then cancel prior telecommunication services.

HOA Dues for 2018 Offer Savings to All Jeffersonians

Buildings and Reserves	\$ 22.66
Grounds, Maintenance, Landscape, Snow, Hydrants, Stormwater	22.05
Amenities: Com.Ctr. Sullivan Hse, WoodShop, Library, Sport Grp. Bus	9.27
Telecommunications (Cable TV, Phone, Internet)	61.75
Security	28.21
Administration, Management, Insurance, Audit, Health, Misc.	11.21
Green Hill Sewer	22.11
Subsidy from 2017 Contingent Reserve	-3.79



These charts show how your HOA dues are being used by the Hershey’s Mill Master Association and by Jefferson Village. Note that over 1/3 of total dues pays for Master Association services and that 1/3 of the Master Association dues pays for the new telecommunication package.

Jefferson Village Expenses 2018 Per Residence

	\$/residence/month	quarterly amt.
Utilities (Electric, Water, Trash Removal)	\$ 48.35	\$ 145.05
Repairs & Maint. (Landscape, Snow, Alarms)	145.59	436.77
General & Admin. (Insurance, Management)	53.48	160.44
Master Assoc. Dues (incl. phone/cableTV/internet)	173.45	520.35
Reserve Contrib. (for future repairs & replacement)	102,13	306.39
2018 Jefferson Village Member fees	\$ 523.00	\$1,569.00

While HOA dues are rising by \$23 per month (\$69/quarter), overall costs to residents will decline as the new dues structure will now include telephone, internet and HD television services. As all Hershey Mill homes are required to have wired telephone service for security, this will permit residents to end payment to their current provider, a savings of at least \$40/month. Those residents who currently receive Internet and HD cable television will also no longer have to pay for those services. When coupled with the new HOA dues, most residents will see overall savings.

Monthly savings

Decrease in phone service costs (min \$40/mo - \$23/mo. dues increase)	= \$17
Decrease in phone + internet costs (min \$90/mo-\$23/mo. dues increase)	= \$67
Decrease in costs replacing Triple Play Bundle (\$171.49/mo-\$23 dues inc.)	= \$148.49

These figures are based on Comcast Xfinity pricing for Chester County as of 9/21/17. Your actual savings may differ based on your total package and possible temporary discounts. Since everyone’s situation is different, the savings figures above are approximate. But residents who currently just have basic television and no internet service will have a net savings over \$200 a year. Those residents who currently have a Triple Play Bundle may save over \$1700 per year. In addition to those savings, all residents will now have access to High-Speed Internet, HD Preferred Cable TV, plus unlimited national long-distance telephone service at no extra cost. And best of all, the old, outdated, and rapidly failing copper cable wires will have been replaced with the FiOS network, providing all Hershey’s Mill residents with the improved 21st century technology and service of fiber optics.

JEFFERSON VILLAGE SOCIAL CALENDAR

December 2 - Holiday party - 5:30pm at Sullivan House
Lunch Bunch dates and locations can be found on page 4.

Is Your Home Ready for Winter?

As usual, Jefferson Village will continue to remove autumn leaves from rain gutters and lawns, and automatically clean roads, ramps and walkways of any snow or ice throughout the winter months. But here are a few helpful hints to help you prepare your residence for winter:

- Disconnect all hoses from outside faucets. Be sure to drain all water from them before placing them away for storage.
- Make sure that water to outside faucets is turned off.
- If you are away from home for more than a few days, be sure to turn off your water at the inside main valve and to set your thermostat no lower than 55° (as your smoke detector won't function properly below that temperature).
- If you have a fireplace, call a chimney sweep to give the flue a thorough cleaning. Creosote builds up quickly with regular use of a fireplace and poses a safety risk if not cleaned. It is recommended that flues be cleaned after every 20 uses of your fireplace.
- If you use your fireplace often, make sure your smoke detector is functional and consider installing a carbon monoxide detector.
- Remember to change the air filter in your furnace.
- Make sure your dryer vent line is clean and has no breaks or separations. Excess lint can accumulate within walls, attics or crawl spaces. Lint has a very low flash point and is a serious fire hazard. Though the Village cleans the vents on your behalf once every 3 years, you may want to consider additional cleanings at your expense. Contact Jay Irwin @ Ups & Downs (610-842-1296) or any qualified contractor to discuss the condition of your dryer vents.
- Jefferson Village maintains a sufficient supply of special salt that is required for the quad ramps. Each quad has a container of this salt. Residents of each quad should make sure salt is spread on the ramps and porches each night to prevent ice accumulation overnight. Quad residents should notify Steve Erney at PENCO if more salt is needed. Residents of townhouses are encouraged to use this salt on their walkways as well. No Jefferson Village resident shall be denied access to the salt at the quads.
- Most important, take extra precautions to maintain your safety over the winter months. Our goal is "0" injuries.

Additional Verizon Information

Transition to the new Verizon Telecommunication Network will take place between March through May, 2018, one village at a time. Cost for the basic package will be included in HOA dues. The basic package includes:

- 1 wired telephone w/free national long distance (+Canada+P.R.)
- HD Preferred Cable Television (255 channels, 80HD + 1 set top box
- Hi-Speed (150Mb up&download) internet connection
- 1 Router w/free installation & setup

When Jefferson Village is ready for transition, all residents will be notified to call a dedicated 800# to establish an account and to set a convenient installation time with Verizon. You may keep your existing phone # & email address if desired. If you only need the basic package listed above, you will not be billed for anything by Verizon. However, upgraded service may be purchased from Verizon and will be billed to you according to the following schedule:

- Additional phone lines, per line \$29.99/mo.
- Internet upgrade to 940/880Mbps \$20.00/mo.
- Additional HDTV boxes \$12.00/mo.
- Digital Converter Boxes (for old TVs) \$ 7.95/mo.
- 1-DVR \$12.00/mo
- Extreme HDTV (330+channels, 100+HD) \$ 5.00/mo
- Ultimate HDTV (435+channels; 145+HD) \$15.00/mo.
- Premium TV channels (HBO, Cinemax, Starz+Encore, Showtime+TheMovieChannel+Flix, EPIX) -any 1 @ \$15/mo any 2 @ \$25/mo, any 3 @ \$30/mo., all 5 @ \$40/mo.

PLEASE NOTE: Early transition to Verizon may become available to Jefferson residents early in 2018. Should you choose to be an early adopter, you will pay Verizon at current rates until the entire village transitions in the Spring. **No resident should cancel existing service until the new service is installed and tested as working properly.**

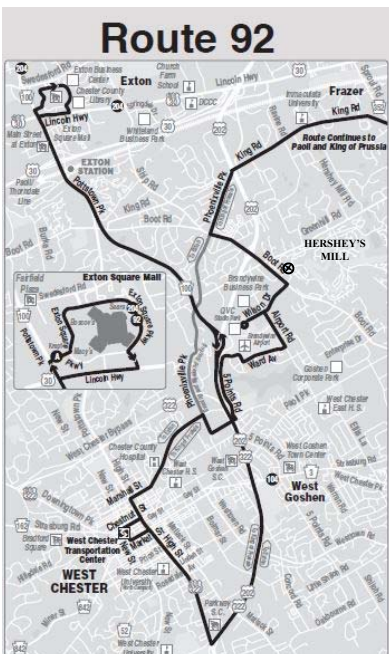
For questions or additional information, please contact Sherry Kane at 610-324-4644.

New Rules Regarding SEPTA Key Senior ID Cards Free & Low Cost Public Transportation for Seniors

Senior Citizens, age 65 and older, with a valid ID, ride **FREE** at all times on all Transit Routes (Bus, Trolley, Trackless Trolley, Broad Street/Broad Ridge Spur Line, Market Frankford Line/Norristown High Speed Line) and for **\$1.00** on Regional Rail for travel within Pennsylvania and 50% of the Weekday Fare for travel to/from New Jersey and the State of Delaware. At present, a PA picture ID or driver's license, or Medicare Card, is all that is needed to get these senior rates. Beginning January 1, 2018, Medicare cards will no longer be accepted. In the very near future, a SEPTA Key Senior ID Card will be required in order for seniors to receive these special fares.

A SEPTA Key Senior ID Card can be ordered now by applying locally at the office of State Representative Carolyn Comitta at 21 W. Washington Street Suite A, West Chester, PA 19380. Applicants must call her office in advance to schedule an appointment. (610-696-4990). Receipt of your SEPTA Key Senior Card may take several weeks from date of application. While a driver's license or PA photo ID is currently acceptable, SEPTA has announced that those IDs may soon become unacceptable and that seniors wishing to take advantage of the discount program should apply for a Key Senior Card as soon as possible.

Jefferson Village residents please note that SEPTA bus route #92 has a stop near Hershey's Mill on Wilson Road near the intersection of Boot Road (at the Brandywine Business Center). The Route #92 bus makes regular stops in West Chester, Exton Square Mall, and Paoli Station in addition to other local locations and connections to additional SEPTA bus and train routes (see map). For a complete schedule, please visit www.septa.org/schedules.



Dan Haskins – A Wizard with Wood

Retirement from work doesn't have to mean retirement from life. Jefferson Village resident Dan Haskins has found a terrific avocation that allows him to keep busy while creating beautiful works of art. A self-employed paperhanger and painter who had done much of the work for Megill Homes and also a contributor to the manufacturing of helicopters at Boeing Industries, Dan is now retired. But he has found a new life for himself in woodcarving. A Jeffersonian now for the past 8 years, Dan enjoys life in Hershey's Mill, especially at the swimming pool during the summer. But he can often be seen working his miracles in wood while sitting in front of his garage on Jefferson Way. Using a set of fine woodworking tools, Dan manages to turn tree cuttings and scraps of lumber into works of art. Dozens of his works can be seen proudly displayed throughout his home. Here is an example of Dan's woodworking wizardry.

Top: Sitting at his workbench, Dan Haskins proudly displays his painted woodcarving of a heron. *Bottom left:* A Green Man carving. *Bottom right:* An end table made out of tree cuttings.



The Jefferson Wave

Without a doubt, Jefferson Village is the friendliest and most welcoming village in Hershey's Mill. Those of us who are dog-walkers or just out for a stroll around our lovely grounds on a beautiful day or evening know this for a fact as we are all experts at doing the Jefferson Wave!

It doesn't matter who is driving by, whether they be resident, visitor, or serviceperson, we always give a wave and a welcoming smile to everyone. It's a sign of how happy we are to live in Jefferson Village, and how much we enjoy sharing that joy with others. We wave to people we know, people we don't know, repairmen, therapists, delivery people, gardeners, landscapers, and security personnel. We even wave to those tireless men on the Republic trucks who come by 3 times weekly to gather up our trash and recyclables.

Being in the heart of Hershey's Mill, we probably get a lot more visitors than other villages, especially with our proximity to the lagoon walks, nature trails, the athletic courts and swimming pool. But regardless of who comes, or how many pass by, Jeffersonians wave to everyone. You can drive anywhere along Chandler Drive, or through any of the other 24 villages of the Mill, but you won't ever see as friendly a wave of greeting as you will along Jefferson Way.

The Wave is great for our image. It silently tells passers by that we are proud of our village and that we are happy to see them. The Wave is good for our morale in addition to being a positive feature for anyone considering joining our wonderful community. So keep up that friendly demeanor and continue to give a friendly Jefferson Wave to all who walk or drive along Jefferson Way.



Take Advantage of Hershey's Mill Bus Trips!

Ann McClay and several other Jeffersonians recently visited Longwood Gardens in Kennett Square to view the wonderfully beautiful new fountains recently installed there. Longwood Gardens are always beautiful no matter what time of the year, day or night, a person may go. The addition of the new fountain light show is particularly awesome.

Many Jeffersonians enjoy the various bus trips offered by Hershey's Mill. Be sure to check out upcoming trips in the Monthly Hershey's Mill Guide to help you stay active this winter.



Many Jeffersonians have commented on the beautiful printing and appearance of our newsletter. Our newsletters are printed by Palm Printing located in Norwood, PA. We are very fortunate to have such an amazing printing company. The owner of the business is Frank Palm who makes sure that every printing job is completed quickly and professionally. If you have printing needs, you can contact Frank Palm at (484) 494-6748 or frank@palmprintingonline.com. Or visit their website www.palmprintingonline.com. Thank you Frank for your terrific (and quick) work!

Welcome to

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

928—Mary & Bruce Brown
879—Linda & Spencer Videon

FOR SALE

5 deep sea/surf spinning reels, Okuma and Cabelas brands, excellent condition, \$40 each or \$150 for all five. Contact Nick Ranalli at 610-436-4451.



For Sale Ads—Free for Jeffersonians. Send description, price and pictures to cantorsf@comcast.net. Next deadline 2/1/18.

NECROLOGY

The Journal sadly reports the passing away of our resident neighbors:

Mary Walsh—October 2

Bob Wallace—October 16

Louise Miller—October 24

Mildred (Pat) McLaughlin—November 8

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

Jefferson Village Lunch Bunch

Get to Know Your Neighbors

by *Fanny Warren*

The Jefferson Lunch Bunch recently celebrated its 2nd anniversary with a delicious buffet luncheon at Limoncello's in Chester Springs, enjoyed by 25 residents. Our monthly gatherings allow us to sample delicious repasts at different restaurants like McKenzies, 4 Dogs Inn, Margaret Kuo's, and Pietro's Prime. All are fun, interesting and delicious. Best of all, we get a chance to get to know our neighbors better.

Our winter schedule includes Pica's in West Chester (Jan. 15), Christopher's in Malvern (Feb. 12), and Tiekoku in Newtown Square for a Sunday brunch on March 11.

All Jeffersonians are invited, and rides are provided for those who wish to carpool. For email updates and to make arrangements, contact Fanny Warren at fannysw@verizon.net. Other members of the Lunch Bunch Committee are Gladys Fell, Dorrie Greenberg, and Nancy Needhammer.

Please join us. It's a great way to meet your neighbors.



Above: The Lunch Bunch dine at Limoncello's in Chester Springs Nov. 13. Below: Jefferson Village Ice Cream Social at the Community Center, Sept. 14



DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE JANUARY 1, 2018

If you make automatic payments through your bank, please remember to adjust your payment to reflect the new charges for 2018 for additional information, please contact Steve Erney at PENCO Management

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JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

