

The Jefferson Journal

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

Don Fell Completes 18 Years on Council

Don and Gladys Fell are long-time residents of our village, living on Jefferson Way since 1991. An eager volunteer, Don served on the Council of our village HOA since 1999 and had been president since 2007. As President of the HOA he oversaw our village budget, planned for future expenses and enforced village rules. He has treated Jefferson Village with the same sense of responsibility as he does his own home.

As President, Don presided over the monthly meetings of the Village HOA Council. Along with the other four council members, Don helped create a consensus on how the village works and looks. Their decision on standardizing the style of village handrails is a good example. Don also helped ensure that the wishes of all villagers are met when possible. Don led by the principles of democracy, accepting the vote of the majority of residents, as exemplified in the recent vote on the siding issue.

Don also attended the monthly meetings of the Hershey’s Mill HOA with the other 23 village presidents of our community. The HM-HOA oversees security and all issues that affect the entire Mill, such as the sports venues, the Community Center and the Sullivan House. A recent activity of this presidential group was to complete the renovations to the Pool House, a \$1 million project.

Don has witnessed the evolution of Jefferson Village for a generation. During his tenure he has seen its population become younger, its residents working longer. But he also sees the need for more volunteers to assist with the governance and the various social activities of the village. Don also stresses the importance for all residents to be good neighbors, following village rules in order to maintain comfort and safety for all. Paraphrasing a Biblical rule, Don would have us all love our village as we love our own home. Congratulations, Don, on your 18 years on Council and your decade as President of Jefferson Village HOA.

Thank You! Our Sincerest Thanks and Appreciation to Don Fell, Lou Rubino and Mike Gibson For Their Long, Faithful and Valued Service As Members of the Jefferson Village HOA



Pictured above at the April meeting of the Jefferson Village HOA are our officers (left to right): Mike Gibson, Steve Erney (manager), Don Fell, Dutch Van Schooneveld, Hal Deal, and Lou Rubino.

JEFFERSON VILLAGE GOES LED

by Hal Deal

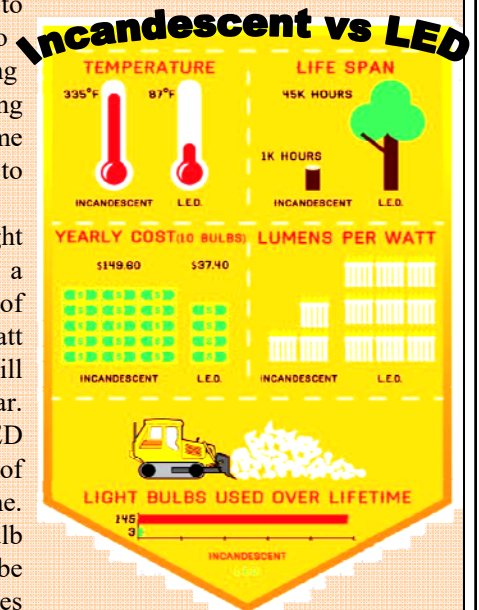
You probably haven’t noticed, but all village light fixtures are now being reinstalled with LED light bulbs as the old incandescent bulbs burn out. This project isn’t just energy friendly, it also will save our residents future dollars in lower energy costs and fewer bulb replacements. The savings are now so great, you may also want to replace your own burned out light bulbs with new LED bulbs and fixtures in your home.



Consider the current cost of bulbs (at Home Depot) with light output equal to 60 watt incandescent bulbs. Incandescent bulbs are \$1.17 each. CFLs (fluorescent) are \$1.49/bulb. But an LED bulb with the same lumen output is only \$1.43 per bulb! Then consider that LEDs have nearly 50 times the life expectancy of an incandescent bulb. One LED bulb will outlast nearly 50 old bulbs, a savings of over \$50. And just think about how often you have to climb a ladder just to change those ceiling fixture bulbs. Using LEDs will save you time and effort in addition to electricity and money.

Figuring just 1 light bulb on for 12 hours a day at a utility rate of \$.08/kwh, a 60 watt incandescent bulb will cost about \$20 per year. The equivalent LED would use just \$3.58 of electricity in that time. The incandescent bulb would need to be replaced 2 or 3 times over that span, while the LED would still have several more years of life expectancy.

So, be kind to your wallet and to your back by switching to LED bulbs and fixtures as we are doing in Jefferson Village.



Jefferson Village Social Calendar

July 29 - SUMMER PARTY - "AN EVENING IN ITALY" - 5:00pm at the Community Center.

September 14 - ICE CREAM SOCIAL - 6:00pm at the Community Center.

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

HM Bus Trips Sponsored by JV Residents

It's impressive to note that a few of the Hershey's Mill Bus Trips are sponsored by Jefferson Village residents. Ann McClay (@916) recently led a trip to the Colebrookdale Train Ride & Boyertown Museum of Historic Vehicles. "Our trip on May 20 was fantastic," reports Ann. "We had a brunch on the train ride and then went to the museum," to see historic cars, motorcycles and an original roadside diner. Ann is already planning her next bus trip on August 24 to Pennsbury Manor, the historic country home of William Penn located on the Delaware River in Bucks County. More details will appear in the July issue of the HM Guide & Digest. You can make an early reservation by calling Ann at 610-430-2221.

Several more bus trips are being arranged by JV resident, Ann Seraphin, to visit the Kimmel Center for Friday evening concerts by the Philadelphia Orchestra. The Philadelphia Orchestra is renowned as one of the finest players of symphonic music in the world. For dates, reservations and more information be sure to contact Ann at 610-431-1940.



Jefferson Village Trees to be Evaluated

Our village is replete with hundreds of trees, representing several dozen varieties, both coniferous and deciduous. Many of them are older than our homes, but many more were planted after construction began over 30 years ago. Some of these trees are in danger of dying and may soon damage our homes or garages. In order to thin out some of the overgrowth in our village, our council is looking into hiring a professional arborist to evaluate our trees and make recommendations regarding their future care. Stay tuned for more information on this upcoming project in the next issue of the Journal.



Are You Bored? Take A Hike!

Summertime is replete with activities at Hershey's Mill. Most take place just a short walk from our village. But if you get tired playing pickleball, or just need to escape the summer heat, you will find several sites adjacent to our village that offer Jeffersonians the opportunity to stretch their legs, enjoy local nature, all while keeping cool.



Easiest to find is the Lagoon Walk (*above*). One half mile in circumference, the Walk entrance is easy to find. It's the first path on your right as you enter Jefferson Village. It offers cool breezes and great views of resident gardens, the Golf Club driving range and the lovely Jefferson Way homes that border the Lagoon.

A detour off the Walk is the Lagoon Path (*below, left*). The entrance to the Path is next to the pump house on the south side of the lagoon. The walk will take you through a nicely shaded area filled with local flora and fauna. At the end of the Path, turn left, go about 200 ft and turn left again to re-enter Jefferson Way (*please be courteous to our neighbors*).

Leaving the Lagoon Walk on the north side near the Gardens is a path that takes you to the entrance to the Nature Trail, across Chandler Drive. This tree-lined trail goes between a natural pond and a babbling brook. There's even benches and a picnic table to rest along the way.

So, don't moan and groan about the summer heat. Take advantage of The Walk, The Path, and The Trail. All found just a few steps from Jefferson Village—The Heart of Hershey's Mill.



Two nature trails are both an easy walk from Jefferson Way



JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL



New Members Elected to Jefferson Village HOA

The highlight of business conducted at the Open Meeting of the Jefferson Village HOA on May 24 was the election of members to the Village HOA Council. Congratulations to Becky Green, Tom Holly and Steve Friedrich on being selected by our community to serve a two year term as members of the Council.

Among their first decisions as Council members, they selected Dutch Van Schooneveld as the new Council President and Hal Deal as Vice President. Dutch will now represent Jefferson Village at the monthly Hershey's Mill HOA meetings.



New Council Members: Becky Green, Tom Holly, Steve Friedrich

Vinyl Siding to be Reconsidered

During the business portion of the well-attended open meeting of the Jefferson Village HOA on May 24, several residents expressed their disappointment that the vinyl siding proposal had been put on hold. Village Manager, Steve Erney, explained that PA regulations require a majority of all residents (including non-voters) to approve such a proposal in order to secure the funding needed for a project of this scope. The survey last December indicated that only 48% of residents were in favor, and 27% against the proposal. But 25% of our residents did not respond to the survey. Since there was no plurality, Council could not proceed with the project at that time.

Mr. Erney continued to say that if residents show a renewed interest in the project, Council could resume the initiative. A show of hands by the large number of residents in attendance clearly indicated that a majority were in favor of taking another look. Based on this feedback, the Council is now looking to reform the exterior cladding exploratory committee to re-survey the community to gauge their support of continued research into the feasibility, both economic and aesthetic, of a new cladding project. Council is looking for a few volunteers to help in this effort. Should you be interested, please contact our property manager, Steve Erney at serney@pencommanagement.com.

Be a Good Neighbor



Without a doubt, the greatest attraction for prospective residents to Jefferson Village is the appearance of its natural landscape. The major reason for its continuing beauty is the diligent work of our landscaping crew. In support of those hard workers are the efforts of our residents, who make a concerted attempt to keep our village grounds clean and quiet. Assisting us is a list of village rules, most recently published in 2015, that are distributed to all new residents. (If you need a copy, please contact Steve Erney (serney@pencomanagement.com or 610-358-5580.) Unfortunately, some visitors to our village and a few residents are not aware of what it takes to be a good neighbor. Either avoiding our rules, or ignorant of them, they contribute to the trash and noise that mar our pristine grounds.

Listed here are a few of those rules. Please help keep Jefferson Village a great place to live by enforcing them.

- Every effort must be made to ensure that pets do not annoy or threaten neighbors.
 - Domestic pets must be on a hand-held leash at all times when outside the house.
 - Solid waste from pets must be promptly picked up and properly disposed.
 - Observe posted speed limits (15mph on Jefferson Way, 27mph on Chandler Drive).
 - Residents are required to keep one automobile in their assigned garage before outside parking is used. No parking on lawns.
 - Parking in front of garage doors is prohibited. No vehicle may block access to walks, ramps, mailboxes or other parking spaces.
- Of course, these are just a few of the rules in a somewhat lengthy rulebook. Be a good neighbor and review the rules every so often in order to make sure that you are in compliance and aren't inadvertently breaking them.

There are other ways to be a good neighbor that aren't necessarily listed in the rulebook.

- When walking along Jefferson Way or any of our paths or trails, pick up and dispose of trash that may find its way onto our grounds.
- Smokers, please dispose unlit butts in trash containers, don't leave them on the ground.
- Don't be afraid to remind speeders to slow down on our drives.
- Keep in touch with your immediate neighbors making sure all is well with them.
- If leaving home, be sure to ask a neighbor to pick up or hide newspapers or packages that might accumulate and become an eyesore.

As long as we all follow the rules, Jefferson Village will continue to be a community in which we can all be very proud.



Planning for the Future

Foretelling the future is never easy. It is especially difficult when trying to predict the course of technology. Consider the recent demise of VHS players, telephone answering machines or 8-track audio tapes. Replacing outdated equipment may be inconvenient, but it is usually not too costly. However, replacing antiquated technology affecting the infrastructure of an entire community is both a nuisance and incredibly expensive. Many factors must be considered in making a choice that will impact so many residents for several decades. It is exactly this kind of thinking that has guided our leaders regarding the future of telecommunications in Hershey's Mill. As the existing infrastructure of our telephone and cable wires deteriorate, what are the most up-to-date and cost-effective solutions currently available that is in the best interests for our residents at present and into the future?

Just over a year ago, that question was posed by the Hershey's Mill HOA leadership. With the advice and concurrence of the Board, the President of the HOA, Boyd Mackleer, appointed a Telecommunications Committee to research and study available services, to see what was available on a bulk basis to best serve the current and future communication needs of the vast majority of residents. The committee contacted six companies and received proposals from three, AT&T Digital, Comcast, and Verizon. After all relevant factors were considered, leadership voted (unanimously) to accept the Verizon proposal. In particular, the Verizon Triple Play plan, as explained in detail by Sherry & Bill Kane at the Village Meeting on May 24, was considered best for the majority of current and future communication needs for many reasons.



- Fiber optics (FIOS) was the best long-term solution to replace the old copper telephone wires to ensure proper security.
- It provides an expanded selection of add-on services outside the plan for current and future services and devices.
- It provides a significant improvement in Internet services.
- Verizon was willing to undertake the expense of installing state-of-the-art Fiber Optic Infrastructure to each HM home.
- Verizon would not charge any activation or installation fees during the transition period.
- There would be a significant cost savings to all residents.
- The plan would include unlimited local and long distance telephone calls at no extra cost, plus a large discount on cell phone plans.
- Residents may keep current phone numbers and email addresses if they wish.

Verizon will begin installing the Fiber Optic Cable, village by village, starting in May 2018 when our current bulk contract with Comcast ends. A dedicated 800 number will be provided to all residents to order extra services, if needed, to schedule installation within each home and to answer any questions. Village volunteers will assist in the education of the new services and to assist homeowners with supervision of the transition process if needed. Other than the installation of the 1/4" fiber-optic cable and a small Verizon router, no other intrusion into homes is necessary. Verizon promises to make the transition as neat, quick and painless as possible. The savings for all residents won't hurt either. For latest info and updates visit hersheysmill.org/the-mill/telecommunications-update/

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 the summer are:

June 19, 12 noon at Fattoush on route 30 in Malvern (opened by owner of Roger's Bistro)

July - no luncheon, but please join us at the Jefferson Summer Party, July 29, 5:30pm at the Community Center.

August 7, 12 noon at Fellini's on West Chester Pike in East Goshen

September 18—TBD

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



← 896-907 →

???



DID YOU EVER WONDER...?

At first glance, it appears that all the homes in Hershey's Mill are numbered in sequence, starting with #1 on Hershey Drive (Westbrook Village), and ending at #1753 Zephyr Glen Drive (Zephyr Hill). Upon entering Jefferson Village, the homes start at #789 and end with #946. But as you walk up Jefferson Way, you may notice that some numbers are missing. What ever happened to 896 through 907 ???

After some heavy-duty investigative work, the Journal discovered that the original plans for Jefferson Village included quads in the court between 885 and 908. On the original map, those homes were numbered 886 to 907. But prior to initial construction the builder decided to change the plans that eliminated the quads. The original house numbers for the entire village had already been approved, but now there were fewer homes. Thus, 896-907 disappeared!

MYSTERY SOLVED!



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

809 – Terrance & Joyce Bachulski

936 – Eleanor DiDonato

883 – Dennis & Margery Thompson

For Sale

Free treadmill, works great! Will need truck or SUV for pickup. Contact: Becky Green 911 Jefferson Way 610-436-4114



Free ads
By Jefferson Residents
For Jefferson Residents
Submit your ad with pic and price to cantorsf@comcast.net

Your Ad Free!

**DON'T FORGET
HOMEOWNERS ASSOCIATION FEES
ARE DUE JULY 1, 2017**

The Jefferson Journal
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ENTER FOR YOUR CHANCE TO WIN!

TICKETS ON SALE NOW!

3RD ANNUAL FUNDRAISER RAFFLE

Gourmet Dinner with Wine Pairing

Winner will enjoy...

- **What:** Dinner for you and nine (9) of your guests (Value of dinner: \$2,000)
- **Where:** The Historic Sullivan House, Hershey's Mill, West Chester
- **When:** Date of your choice before 12/31/17
- **Hosted by:** FoSH (Friends of Sullivan House)
- **Catered by:** Brandywine Catering
- **Cost of Ticket:** \$25.⁰⁰ or 2 for \$40.⁰⁰
- **Drawing:** At the Hershey's Mill Summer Concert Series on July 16, 2017 (Rain Date: July 23, 2017)

Winner does not need to be present at drawing to win. Checks payable to: Sullivan House Fund
All proceeds go to support the preservation of Historic Sullivan House

Catered by **Brandywine CATERING**

For info and to buy tickets...
Shauna Flynn at 610-696-3739 (sbflynn@verizon.net)
or Ann Gunn 484-999-8012 (topgunn1128@comcast.net)

Members of Jefferson Village HOA
President—Dutch Van Schooneveld
Vice President—Harold Deal
Secretary—Steven Friedrich
Member at Large—Rebecca Green
Member at Large—Thomas Holly