

The Jefferson Journal

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

Verizon Transition Concludes This Spring

The final transition of all Hershey's Mill Communications Utilities to the Verizon FiOS network will be completed over the next few weeks. Many Jefferson residents have elected for early adoption to Verizon. By most reports the transition has been easy and seamless. Residents who have yet to convert should consider the following information:

- **Transition will take place one village at a time.** The schedule is being finalized now and Jefferson transition will probably occur by early April. All residents will receive notice with complete instructions when transition begins. Be sure to read them thoroughly.
- **Each resident will receive a handout** with complete instructions and an 800# to call to set up a FiOS account. Be prepared to order your upgrades (extra telephone lines, premium tv channels, etc.) at this time. Let the representative know that you wish to keep your old phone numbers and email addresses (if desired). Verizon will schedule the installation of your ONT box and FiOS equipment at a convenient time. (Absentee residents will be transitioned at the end of the transition period.) An email will be sent to confirm the appointment time. Be sure to reply to the email to confirm the time. Call 1800-837-4966 if you need to change your appointment time. (For service questions after installation, call 1888-553-1555.)
- **A battery backup is not required but is strongly recommended** for complete security and phone service during a power outage. There is a one-time cost of about \$45 if the backup is installed with your FiOS equipment.
- **Before installation begins you MUST call HM Security 484-574-2960** to ensure that your alarm system is functional before transition. Tell Security your address and inform them you will test the system. While on the phone, push a red panic button. If working properly your call will be disconnected. Call Security back immediately to confirm they received the alarm.
- **After installation**, repeat the process to make sure the security system remains functional.
- **Have all your electronic devices** (computers, tablets, smart phones, TVs, etc.) charged and available to be programmed for the new system. Make sure that your wifi and all equipment are functioning to your satisfaction before the installer leaves your residence.
- **Do not cancel your Comcast** or any other service accounts until the Verizon installation is completed and working properly. When installation is concluded, call Comcast **1-855-638-2855** to confirm the equipment you will need to return to them. Comcast equipment can then be returned to the Xfinity store at Main Street in Exton.
- Residents who already have a Verizon account, please note that you will receive a new account # when the village transitions to FiOS. If using auto-pay, be sure to cancel automatic payments on your old account and then to re-enroll your new account if using auto-pay. Be sure to read your new statement carefully.

Jefferson Village Open Meeting Tuesday, April 24—7:00 PM at the Community Center

All Jefferson Village residents are encouraged to attend this upcoming Open Meeting of the Village Council when several issues of vital importance to our community will be reported and discussed. A few of the items on the agenda will be:

- **A report on the prospects of re-cladding the exteriors of village residences**, along with a discussion of the pros and cons of repairing and repainting the current wood exterior versus replacement with vinyl siding. Included in the report will be a cost analysis of all options. (Council's decision will largely depend on the consensus of residents attending this meeting. So it's crucial that you attend and be heard if you have an opinion on this issue.)
- **An update on the tree survey** by Rockwell Associates with recommendations for future care and thinning of our village arbor population.
- **Election of Council Members**—Per Village rules, 2 Council seats will up for election to any Jefferson Village home owner desiring to serve a two year term on Village Council. Applications for Council will be sent out mid-March. Information on all candidates will be made available in advance of the meeting.

PLEASE MAKE A POINT TO ATTEND THIS MEETING. IT IS CRUCIAL THAT YOUR VOICE BE HEARD AND THAT YOU HEAR THE OPINIONS OF YOUR NEIGHBORS.

For additional information regarding all aspects of the installation and use of Verizon equipment, be sure to attend one of the upcoming, community-wide sessions with the Verizon FiOS Experience Team in the Main Hall of the Community Center:

Mon. 3/5, 1 – 5 pm	Thur. 3/8, 1 – 5 pm
Tue. 3/13, 1 – 5 pm	Thur. 3/15, 1 – 5 pm
	(@ the Cove near the Pool)
Wed. 3/21, 7 – 9 pm	Sat. 3/24, 9am-1pm
Tue. 3/27, 9am – 12pm	Thur. 3/29, 1 – 5 pm

WHAT ARE THOSE TAGS?



You may have noticed these small round tags that have recently appeared on village trees. Rockwell Associates has placed these tags for identification. Data noting the health and variety of each tree is collected and analyzed in order to determine which trees need to be trimmed or removed in order to maintain maximum health and beauty for our village landscape. When completed, Council will receive a report on the condition and health of each tree. **The tags are numbered, identifying each tree for mapping. Please do not move or remove them. They are the 'blueprint' for the report and the future of our trees.**

Why do some trees need to be removed? **DECLINE** in older trees thins out its foliage and produces many dead limbs. Dead limbs can be pruned out, but at great cost, but too often that decline continues, requiring removal of the entire tree. **ENCROACHMENT** - trees originally planted next to houses to provide shade need to be removed when they have overgrown the area. When their roots have lifted the ground around walking and mowing areas, they produce huge areas of dirt devoid of grass. These areas often become muddy, dangerous and unsightly. **DISEASE** - some trees can suffer from bacterial infection that cause die back. Dead branches may show up on one side of the tree or at scattered points. Treatment is costly and often ineffective.

CROWDING in areas where trees were planted in groups of three have aged and overgrown into each other. If removing only one of the trees results in two trees with foliage on only one side, it may become necessary to remove all three trees.

Many of the trees in Jefferson Village were part of the original Village design, helping fill areas devoid of greenery, providing shade and adding to the real estate value of the homes newly built. The mature trees today add to the luscious green scenery that greets homeowners and visitors entering Jefferson Village. Many of us purchased our homes in Hershey's Mill because of this careful landscaping. But 30 years of growth has seen many of these trees succumb to overgrowth and aging. Some of the larger trees and branches have become a hazard, especially at times of harsh weather. The thinning of our arbor population will surely improve the beauty and safety of our village, its persons and property.

The Jefferson Village Landscape Committee monitors trees, shrubs, turf and landscape design and proposes work not covered in our contract with HM Landscape. We individually walk the community, receive requests from homeowners and do an annual Spring walkthrough with the Managing Agent and a representative from Hershey's Mill Landscape, to propose work. The Landscape Committee has an annual budget of \$28,000; \$14,000 for tree work and \$14,000 for other green issues. The total landscape budget for a Village of 146 dwelling means that we each contribute about \$16 per month of our HOA payments to landscape work, certainly a most reasonable cost. However, if our trees are not properly cared for in the future, that could mean costly removal costs in emergencies. Tree removal is costly, often over \$2000 per tree. The cost depends on the size of the tree, difficulty of access to the tree, and whether the work requires stump removal. Regardless of a tree's location within the village, we all share in its beauty and benefits, just as we must share in the cost of its maintenance or removal.

The Landscape Committee looks forward to receiving the report from Rockwell Associates on the condition of our trees. The data collected will allow us to make decisions regarding the trees' health that may not be visible to the human eye and possibly a hazard without our otherwise being aware. The ultimate goal of the Landscape Committee is to preserve and increase the value of our homes through thoughtful, design landscaping.

Becky Green, Sam Brown and Dutch VanSchooneveld



It was all smiles at the Jefferson Village Holiday Party, December 2, 2017 at Sullivan House

Look again at pipeline plans

Last week the Department of Environmental Protection suspended the construction permits it had issued to Sunoco Pipeline LP last February for the Mariner East 2 pipeline because of numerous violations. This suspension will be in effect until the pipeline operators fulfill the requirements of the permit applications, including the effects on private wells.

This action was necessary due to over 100 drilling fluid spills (inadvertent returns), some of which resulted in the contamination of wells, an expanding sinkhole threatening homes, and numerous violations due to unauthorized construction methods. The settlement reached with the Environmental Hearing Board last August was not respected.

Last month, State Sen. Andy Dinniman as well as local organizations including East Goshen Safety and Environmental Advocates and DelChesco United requested that Gov. Wolf halt construction of this pipeline due to the flagrant violations of Sunoco.

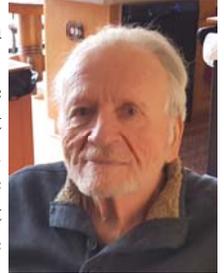
It is hoped that during this construction halt an urgently needed examination can be undertaken to carefully weigh the risks to our citizens and environment vs. the benefits of this project.

■ Bernard Greenberg, West Chester, hikerbern@comcast.net
Philadelphia Inquirer—January 17, 2018

Being Retired Doesn't Mean Being Idle!!

It's easy to feel separated from the rest of the world while living in Hershey's Mill. As a gated community, the added security also imparts a sense of isolation. This may be especially true to those of us who may be retired.

But retirement from work doesn't have to mean retirement from life. There are many ways to remain active in our community. Long-time Jefferson resident and retired physician, Bernie Greenberg, stays active with his efforts to protect the environment of our region. Long before the Sunoco Pipeline project began, Bernie was a lone voice in East Goshen warning of the environmental impact of the project on Hershey's Mill, East Goshen and Chester County. The op-ed he wrote to the Philadelphia Inquirer (left) is just one example of his efforts.



Bernie's environmental efforts began as a member of the Sierra Club. When asked to choose a project, he opted to look into the hazards of the Sunoco ME2 Pipeline as it presented the greatest threat to the people and environment of East Goshen Township and Hershey's Mill. Initially the only East Goshen citizen to attend public meetings regarding the pipeline, Bernie convinced other concerned residents to join with him. They formed the East Goshen Safety and Environmental Advocates, which Bernie now chairs. Since its formation last June, the EGSEA has awakened local citizens and officials in addition to state legislators and the Governor's office, to the overwhelming impact of the Pipeline to the safety and environment of our community. Their efforts have resulted in a temporary restraining order that has halted work on the pipeline until a proper risk assessment of the project can be done.

Bernie and the EGSEA have begun efforts to prevent the repurposing of the Adelphia Gateway Pipeline. This pipeline runs through Hershey's Mill, very near to our Village. The destruction of property, the poisoning of the aquifer and the danger of toxic or explosive leaks that have plagued the ME2 project, could also soon impact our own homes. Efforts are underway to make sure that all local and state officials are informed of its risks before any work on the pipeline proceeds. If you would like to get involved on behalf of our community, email the EGSEA at info@eastgoshenadvocates.org, or visit their website: www.eastgoshenadvocates.org.



REAL ESTATE 101—by Diane King

Why is it that some homes sell in just a few days at their asking price while others remain unsold for months even after substantial price reductions. In this first of a series of articles, Jefferson resident and Senior Real Estate Specialist Diane King, offers suggestions to make any home an easier sell.

This first article of Real Estate 101 concerns home décor. Most folks purchase a home with décor that pleases them or that can readily be adapted to suit them. You may be comfortable in your home surrounded by your favorite colors, furniture and wallpaper. After all, it is your home, and it should please you.

This becomes a problem however when it is time to sell your home. Your home, with its custom drapes and carefully crafted decor that you love, is not necessarily appealing to someone else. As a realtor I often go into homes that are beautiful or interesting, but it wouldn't be pleasing for me (or someone else) to live there full-time. The term here is "taste specific."

The prevailing thought of many homeowners is "I love it. Now I just need to find someone else who does." Realistically, what are the chances of finding such a buyer? The problem isn't just aesthetics, it becomes financial. Neutralizing may be expensive and a bother to have done while you are still in your home, but it would probably pay to do it anyway.

Selling your home boils down to three factors: location (well, HM is a slam dunk), price and condition. If someone is looking at a home whose décor is very taste specific, they will offer less for it, as they will consider what it will cost to deal with the

wallpaper or how many coats of primer it will take to cover that salmon color paint. We know that bathrooms and kitchens sell homes. That is true but it involves a lot more. Clean neutral flooring, soft wall colors, lack of wallpaper (no one seems to like other people's wallpaper), updated kitchen hardware, nice kitchen counters and bathroom sinks go along way to getting your house sold quickly and without having to substantially reduce your asking price. I have seen houses for sale that I knew it might take around \$10,000 in work just to bring the house up to a point that it would be pleasing to most anyone. Without the work, the sad part is, it will certainly take much longer to sell. If a prospective buyer still wants your home, they will most likely be offering a reduction in price far greater than what it would cost to neutralize the décor first. You may be aware that some houses in the Mill sell in days while others take many months or more. This is because the condition does not match the asking price. I have never seen a house in Hershey's Mill that is move-in ready, tastefully updated, and priced right take more than one month to sell. Usually it sells in a week or so.

If you considering selling your house, I ask you to consider looking around your home and making some neutral tasteful updates now, that you can enjoy immediately, not waiting until you are ready to move. If you would like to update your home and aren't sure where to begin, call me, and I will gladly make suggestions. Diane King, Realtor, 920 Jefferson Way, 484-832-6655. dking10@comcast.net.

These are currently four listings active in Jefferson Village. Do you have friends or relations who might be interested in living in Hershey's Mill? If so, please let them know about the lovely homes available in our Village.

Welcome to

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

@ 837—Nancy & Morris Harville
@ 932—Ann & Robert Upton

FOR SALE

Vitamix, 64 oz, variable speed blender. New, never used. 5 year mfg warranty. 2.0 HP motor, BPA Free, includes cookbook, \$175.00 Call Nick @ 610-436-4451.

For Sale Ads—Free for Jeffersonians. Send description, price and pictures to cantorsf@comcast.net. Next deadline 5/1/18.



Jefferson Village Lunch Bunch Get to Know Your Neighbors *by Fanny Warren*

The Jefferson Lunch Bunch continues its monthly gatherings, except those months featuring a Jefferson Social Committee event. Here is what is planned for the next three months:

Sunday, March 11 at 12:30pm at **Teikoku** on Rt.3 in Newtown Square. Their brunch features an omelet station, shrimp cocktails, French toast, waffles, filet mignon, and Asian dishes including sushi, pad thai, chicken teriyaki and so much more. A mimosa drink and coffee is included. All for \$25 plus tax & tip.

Monday, April 9 at 12:00pm at **McKenzies Brew Pub** in Malvern, where we will enjoy craft beers and upscale pub foods in a private room for our group.

Monday, May 7 at 12:00pm at **The Ship Inn**, a Seafood & Steak Restaurant in Exton that is in the original building built in 1796 to serve travelers on the Lancaster Turnpike, the original avenue of transport between Philadelphia and the Wild West.

Please join our long time and new Jefferson residents at these luncheons to schmooze and get to know your neighbors better. To receive more detailed information about each luncheon, send a note to fannysw@verizon.net to have your address added to our email list. Or speak to one of our committee members: Gladys Fell, Dorie Greenberg, Nancy Needhammer and Fanny Warren.

NECROLOGY

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

Doug Brandon—December 8, 2017

Wilhelm Sandvik—February 1, 2018

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



Jeffersonians enjoying recent Lunch Bunch dates at Pica's in West Chester and Christopher's in Malvern.

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

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JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

