

The Jefferson Journal

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

Vinyl Siding Project on Schedule and on Budget

Village Council has remained hard at work finalizing plans for the vinyl siding project. Once project scope and specifications were formulated by Falcon Engineering and approved by Council, bids were sent out to seven contracting firms. Three bids were received by the January deadline, with Council electing to accept the bid from KPI2 Contractors. In addition to having a cost that fit our budget, KPI2 has extensive experience with the construction of other exterior siding projects throughout Hershey's Mill. Their crews are currently completing work at Kennett Village and will begin moving their equipment over to Jefferson Village this coming May. Interested residents are encouraged to visit Kennett to see the fine work done by KPI2 and its crews.

Prior to construction, it will be necessary to prepare our landscape for the infusion of men and equipment. Council has been informed that all trees and bushes within two feet of any building will have to be trimmed back or removed to allow workmen access for proper installation of the siding. Our Landscaping Committee is currently preparing a list of needed cutbacks with the guidance of Hershey's Mill Landscaping, who will be doing the work. Residents will be advised in advance of any work to be done adjacent to their homes. These landscaping preparations will take place during March and April, prior to the siding construction.

As with any project of this size and scope, residents need to be prepared for an influx of workers and equipment. Project supervisors will be on hand to make residents aware in advance of any work to be done near their homes.

The village is in need of volunteers to assist with some oversight of construction workers and landscape issues as work commences. Interested residents should contact any village Council member (contact info on page 4) for more information.



New Colors for Jefferson Village Exteriors

Our color selection committee under the leadership of Jean Thompson has finalized a most excellent new set of exterior colors for our new siding and trim. While it's never possible to get an exact match in print, the photo above will give residents a very close look at what Jefferson Village's new colors will be like. There was much discussion among committee members and some input from Village Council in an attempt to please everyone while allowing our village color scheme to blend with the rest of Hershey's Mill villages.

The center panel above shows the new vinyl siding and vinyl trim, while the panels on the right are paint colors for any remaining wood trim. Jean and her committee worked hard to get the trim paint to exactly match the vinyl. The new siding will be complimented with the painting of the front doors in chestnut brown (top left) and the garage doors in a matching 'grayge' color (bottom left).



Waste Stations to Keep our Village Cleaner

Jefferson Village is a great place for walking. The circular nature of Jefferson Way's 'loop' makes for an easy trek for both residents and their pets around the entire village. While it is every owner's responsibility to clean up after their pets, all too often the results of negligent owners can be seen and smelled, and occasionally stepped in, along the way.

In order to help keep our village clean, Village Council has contracted for the installation of three Pet Waste stations around our village. Each station will be stocked with waste bags and a disposal bin. The stations will be installed in clearly marked locations and will be emptied on a regular basis. They will be placed strategically around the village for easy access, yet far enough away from any residence for odor control. All will be clearly marked for use by residents.

Village bylaws require owners to clean up after their pets. Village Council will now enforce these rules with potential fines for violations. Council asks that all residents support this policy for the betterment, safety and continued good health of our community.



Real Estate 101 By Diane King (#920)

In a previous article I wrote, "If everyone swept in front of their own door...the whole world would be clean." In the fall, I reminded folks to try to watch out for neighbors and to keep the leaves swept off walks and ramps. Some residents are not capable of taking care of this

little nuisance. As a follow up to those leaves, we now have salt. I live in a quad and the salt on the ramp piles up to the point that, the salt itself is slippery. That being said, the salt seems to get into everything, including getting tracked into my home. I have found that the dollar store has cheap soft brooms that work very well for sweeping salt. I have an outside broom just for this purpose tucked outside my door and my neighbors are welcome to use it, too.

This past year, the entrance carpets to the quads were replaced. Over the years, I have always vacuumed it regularly and in fact do so more often now that the salt has arrived. Granted, I do not do this in freezing temperatures, but on the sunny warm days I am on it.

As a realtor, I have had experience in the past visiting homes in our village where the front walk and/or carpet was in a sad state from dirt, leaves and, of course, salt. These homes are usually vacant, and you as neighbors know which houses they are. So when you see a house is in need of help, I ask you again to sweep in front of your door and also look out for your neighbors. This village is our home. If you are one who needs some help with this task, please call me. I will personally be glad to come and do whatever is needed, be it sweep, vacuum, or both. Again, I cannot say this strongly enough...please feel free to call me if you would like some help.

At present there are 26 homes for sale in all of Hershey's Mill priced from \$210,000 to \$600,000. One listing is in Jefferson and 11 of the listed houses are priced below \$300,000. There is a wide variety of houses currently for sale and something for everybody. If you know of anyone who would consider moving to our community, please share my name and number. Also, if you are considering moving, please call me. I can help with the staging of your house before you actually list it. Stay warm and safe.
Diane King (dking10@comcast.net)

All Residents—Please Note:

Residents are welcome to use all trash bins. If the bins closest to your unit are full, you are welcome to use another bin. Residents (and guests) are also welcome to park cars in any vacant, legal parking spot as long as one car is garaged. Village trash bins and parking spaces are purposely left unnumbered for this reason. Please do not argue with your neighbors over use of trash bins or parking spots. If you feel there is some abuse of these privileges, then please contact a Village Council Member.

2 Open Village Meetings This Spring

Tuesday, March 5, 7:00pm—Landscape and Siding Update
(postponed from February 25 due to inclement weather)
Wednesday, May 7, 7:00pm—Open Meeting
Updates on Village projects and business.
Election of HOA Council Members—Three (3) positions are open for election to 2 year terms. Interested owner residents should contact Steve Erney for more information.

Wanted—Your Ideas for Socials

Social Committee has traditionally held 2 summertime events in addition to its annual Winter Holiday Social in December. Past events have included Italian Nights (wine, pasta and spumoni) and end-of-summer Ice Cream Socials.

Are you in the mood for something different. Social Committee would love to hear your ideas. Please share your thoughts with Becky Green at lbgsgal@msn.com.

VOLO is Here

As promised, Village Council has recently initiated the VOLO communications system in order to get messages to all residents in a more timely fashion. VOLO allows for instant messaging by text and email, in addition to voice messages to both home and cell phones. The system was recently installed in February and a few test messages have been disseminated to residents.

Initially, the VOLO data base was updated to include all phone numbers and email addresses currently in the Village 2019 Handbook. If you wish to include additional contact information, please contact Steve Erney.

Village Information & Rules Handbook for 2019

The updated Jefferson Village Handbook & Directory will be given out to residents at the Open Meeting on Tuesday, March 5. Residents who may be unable to attend the meeting should contact their local Council Member for a copy.

Do You Need Tax Prep Help?

AARP Foundation Tax-Aid offers free, individualized tax preparation for low-to moderate-income taxpayers - especially those 50 and older . There are several local sites including West Chester Senior Center and Chester County Library in Exton. To make an appointment call 610-431-4242 or 610-280-2642

Want to Feel Young Again? Drive a School Bus!



Being retired doesn't mean having to be idle. Why not consider driving a school bus? Many local companies are desperate for drivers and are willing to train anyone over 21 with a valid driver's license. Work is part-time and pay starts at most locations over \$17/Hr. For more information from an experienced Jefferson driver, contact Larry Green (lbgsgal@msn.com) .

New Handrails

In order to make quad ramps safer, Village Council recently had new handrails installed. The old wooden handrails were too large and hard to grab for many residents. The new rails are metallic, very sturdy and easy to grab making ramps safer in slippery conditions.





Tim Cordes—Master Craftsman and Artist

Any village as large as Jefferson is bound to have its share of talented residents. Too often those talents remain unrecognized by neighbors, even when passing by evidence of such talent on a regular basis. A prime example is that of Timothy Cordes, who resides at #840. Tim is often seen puttering around Jefferson Village as a valued handyman. He routinely and efficiently helps maintain much of the physical structures of our village.

But Tim is also a Master Craftsman and a talented artist. Pictured here are two of Tim’s creations that are erected along Chandler Drive adjacent to the Hershey’s Mill Woodshop. Both the Peace Angel and Santa’s Sled & Reindeer are Tim’s creations. You won’t find his signature on them as he’s too modest. So the Journal is proud to give Tim credit for them here. Be sure to let him know how much you’ve enjoyed seeing them.



Another Wonderful Jefferson Village Xmas Party @ Sullivan House



Was it really only 3 months ago that 73 Jeffersonians gathered together to celebrate the holiday season?



The newly decorated Sullivan House once again played host to Jefferson Villagers for an evening of fine food, drink and conversation. The annual raffle of holiday baskets raised over \$700 that was donated along with a great variety of personal care items to the local Food Pantry. Many thanks to Becky Green and our Social Committee for another successful social event. Stay tuned for future social events over the coming summer months.



Welcome to JEFFERSON WAY

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

Jane & Tom Holly—#858 (new address)

Dawn Kowalchuk—#879

Michael Allen—#890

Lauren & Joseph Flanagan—#918

Susan & Bob Schullery—#933

Jefferson Village Lunch Bunch

Get to Know Your Neighbors

by Fanny Warren

One activity that is unique to Jefferson from among all the villages in Hershey's Mill is the Jefferson Village Lunch Bunch. These monthly get-togethers at a variety of area restaurants are a great way to meet your neighbors, catch up on village news or gossip, or just an excellent opportunity to go out for a few hours. All lunches start at noon and carpooling is available. To get on the Lunch Bunch email list or to request a ride, contact Fanny Warren, fannysw@verizon.net. Here is a list of Lunch Bunch venues for Spring 2019:

Sunday, March 10—Brunch at the Brickside Grill in Exton

Monday, April 15—Core de Roma in West Chester

Monday, May 13—Ship Inn in Exton

Ovation Celebrity Elite Guitar FOR SALE

FOR SALE, with case. \$395.⁰⁰



Guitar is in like new, mint condition with build in pickup for use with amplifier. Ovation case is included. Call Renee Moore 610-500-6628.



February's Lunch Bunch saw 21 Jeffersonians enjoy the very large portions served at the West Chester Diner on Rt. 3.

Life is good along the lagoon — always something going on. Thanks to HM Landscaping for the trees planted at the north end for all to enjoy.— Barbara Steidler #913



REAL ID Available in March

Getting a REAL ID is optional for Pennsylvania residents, and they will be available in March to Pennsylvanians who want them. Beginning October 1, 2020, Pennsylvanians will need a REAL ID-compliant driver's license, photo ID card, or another form of federally-acceptable identification (such as a valid passport or military ID) to board a domestic commercial flight or enter a federal building or military installation that requires ID. PA residents may bring their REAL ID documentation into any PennDOT driver license center for pre-verification. Then, when REAL IDs are available in March, customers can apply for their REAL ID online. For pre-verification or for more information go to www.dmv.pa.gov/REALID.

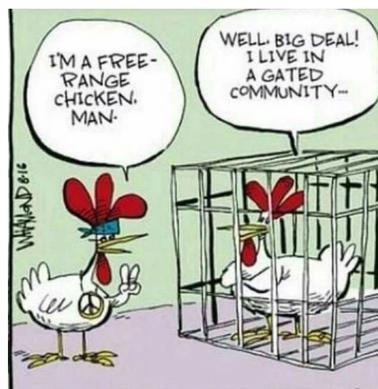
RUMORS



Jefferson Village Council Members do their very best to provide honest and current information to all residents with regular meetings and a combination of emails, texts and mailings. Sadly, too often misinformation is spread by a few residents who are not privy to Village business. Unless you hear village news directly from a Council Member or from

our Managing Agent, please consider it fake news and contact a Council Member for confirmation.

“Rumors are like fires. No one admits to starting them and before you know it, they're out of control.”



DON'T FORGET—HOA FEES & 2ND QUARTER ASSESSMENT ARE DUE APRIL 1, 2019

The Jefferson Journal

For the Residents of Jefferson Village

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