

The Jefferson Journal

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

Siding Project Nearing Completion

It's finally happening. The huge re-cladding project, initiated nearly 2 years ago, is nearing its completion. At the time of this writing, the last of our 40 buildings and their garages has been started. According to the supervisors of KPI2, their part of the project, the installation of our new siding and rain gutters will end by mid-March. Painting of remaining wood trim and doors will resume at about that same time. With the approach of springtime, our Landscape Committee under the leadership of Mike Gibson, will coordinate with HML to evaluate the turf for future reseeding of our lawns and the repairs needed to our landscape, so that our village regains its pristine image that brought us to Jefferson Village.

The overwhelming response of our residents to the work and workers of KPI2 has been unwaveringly positive. Job foreman Stan Stahler has been quick to resolve all resident requests, and his cheerful crews have been most careful to keep all work areas clean of debris at the conclusion of every workday.



Special thanks to Hal Deal who has been our resident 'job supervisor.' Hal is an experienced contractor and has been carefully inspecting every aspect of the work to make sure that all has been done to his satisfaction. Hal has also been actively repairing or replacing the trash bin doors, a need that was not part of the original project, so be sure to offer your appreciation to Hal for all his efforts on our behalf.

As the weather warms it is now time for all our residents to do their part. Take some time to walk around your property, to carefully inspect for any aspect of the project that is not to your satisfaction. Report your findings to Steve Erney at PENCO Management on the punch lists provided or will be providing. Steve is eager to see to your requests. And, if by chance you are satisfied with all work done, please let him know that as well!

Even though Council meetings take place once every month, the members of the Jefferson Village HOA Council are always on the job to make sure that resident concerns are handled properly and whenever possible, speedily. Aside from usual business matter, recent Council tasks have included the ordering and installation of a new drainage system along Jefferson Way to facilitate storm water runoff away from village homes and garages, approval of a reserve study to evaluate the life expectancy of our roofs, streets and infrastructure, and staying on top of the Hershey's Mill Master Association to properly maintain the lagoon, wooded areas and golf course surrounding our village to ensure that storm water overflow from these areas do not affect Jefferson Village residences.

Council members have also been working hard to give Jefferson Village a greater voice in the Hershey's Mill Master Association. As our village has more residences and contributes more in dues to the Master Association than any

YOUR HOA AT WORK

other village in the Mill, our Village Council has championed its right to have a more representative say in Hershey's Mill plans and business affairs. Stay tuned for more info on the progress of this effort.

In response to numerous requests from our residents, Council has recently investigated and approved the installation of propane gas fireplace inserts for those residents who wish one. Due to safety concerns there will be several regulations to follow. More complete information,



including regulations and safety requirements, along with several suggested and approved installation companies will be mailed to all residents

in the near future. The packet will include a request form that will need to be submitted to Council for approval before installation can begin.

The next open meeting of Jefferson Village Home Owners' Association will take place on Wednesday, May 27. The usual Wine & Cheese Social will begin at 7:00 PM with the meeting following promptly at 7:30 PM. Election for 2 seats on the Council will take place at this meeting. All owner residents of Jefferson Village in good standing are eligible to run for a Council seat. Applications for those wishing to run for Council will be mailed out about 6 weeks prior to the meeting.

Also on the agenda for the Open Meeting will be an update on the vinyl siding project, completion of painting, updates on the Village Arbor Project and other committee reports.

**Jefferson Village HOA
OPEN MEETING
Wed., May 27 @ 7 PM**



Real Estate 101 By Diane King (#920)

It looks like it will be an early spring! The lack of snow and good weather means a speedy completion of the various projects around Jefferson Village. I applaud the folks doing the work here. The siding and painting teams have been most respectful and responsive to any requests made to them. I think we are all looking forward to the work being done and having the quiet back. I am very proud of my neighbors and the co-operation they have shown with the slight inconvenience. It is a testament to our neighbors and this fine place we call home.

I live in an upper quad and have found I needed to vacuum after the workers were done, and would suggest that others do the same. The workers are very careful and blow the debris away, but nothing gets the dirt out better from carpet than a good vacuuming, especially the ice-melt salt that gets tracked into an entrance. If anyone is unable to vacuum, please call me 484-832-6655. I would be glad to assist you.

Folks often ask me regarding HM as to why don't we have a workout facility. I thought this as well when I first moved here, but quickly realized this would create a liability for every resident and put a burden financially on a lot of folks that are not interested in working out. (The Hershey's Mill Master Association occasionally considers this issue.) But did you know that the "Y" does not charge an initiation fee to HM residents? Also, it will suspend monthly membership fees if you are away and request it. In the meantime, we have wonderful walking trails right here in HM that just keep getting better. The path around the lagoon is exactly ½ mile, and there are 2 lovely nature trails adjacent to it. That is something worth mentioning if/when the subject of exercise ever comes up.

At this writing, there are currently 21 houses listed for sale in Hershey's Mill and one of them is in our village. Out of a total of 1,724 houses in the Mill, it is an overall very small percentage. If anyone is considering moving and would like advice, I welcome your call. It is all about preparation and the willingness to price your home correctly. It is also about evaluating the condition of your home and comparing it with houses that recently sold, not the price other people listed their homes for or told you they received. It is best to consult a professional who lives here with a handle on the market. I am here for you, feel free to call. Happy Spring to all!

Diane King (dking10@comcast.net)

Things to Know if Planning to Move or to Be Away for an Extended Length of Time

Jefferson Village has a few regulations that are often overlooked by residents who are planning to move or who may be away from home for a lengthy time. Our residents living alone may also want to inform their executors of these rules in order to properly prepare an estate for settlement.

- Electric service to any residence may not be shut off for any reason so that heat and security systems remain functional. Thermostats must not be set lower than 60°F to prevent accidental tripping of security alarms.
- Water service should be shut off at the main valve.
- Hard-wired house telephone must remain in service at all times and is never to be discontinued for any reason so that the property remains secure. (There is no cost for this as telephone service is covered in HOA dues.)
- Verizon equipment that stays with the house: ONT box, transformer, battery back-up, and purchased wifi extender.
- Verizon equipment that gets returned to Verizon: HD Set-top Boxes, Digital Adapters, Router, DVRs, rented extender.
- You may only cancel Verizon services that are NOT included in the HM Bulk Plan. For more information contact Verizon Call Center 800-501-1172.



Application forms for the Property Tax/Rent Rebate Program (PTRR) are now available for eligible Pennsylvanians to claim rebates on property taxes or rent paid in 2019. Application deadline is June 30, 2020. Forms and related information is available from the office of Congresswoman Comitta 610-696-4990 and are available by mail upon request.

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

East Goshen One of Safest Cities in USA

According to a recent report in Alarm Grid, East Goshen is among the top 100 safest "cities" in America today, where your home is least likely to get burgled. Based on a list of burglaries per capita in cities with a population of at least 10,000 from the FBI crime data list of 2018, the Westtown-East Goshen placed 67th with 2.79 burglaries per 10,000 residents. Two other Chester County municipalities, Upper Uwchlan and Willistown, also made the list, making Chester County one of the most burglar-free regions in the USA.

Did You Know...???

Less than forty years ago, the giant Canada goose was extremely rare. As a result of restoration efforts and a large increase in small urban and suburban water bodies, Canada geese are now quite common. Many people enjoy seeing them fly in a v-formation or hearing their distinctive honk, but problems can occur when too many gather in one area.

Typically, developers and landowners unknowingly cause the problem by creating ideal goose habitat. Geese feed extensively on fresh, short, green grass. With a permanent body of water nearby (such as our lagoon, ponds, creeks and gardens) conditions are perfect for geese to concentrate, reside and multiply. Geese also have a strong tendency to return to the same area year after year. Once geese start nesting in a particular place, the stage is set for more geese in the future.

FEEDING GEESSE MAKES THE PROBLEM WORSE. It concentrates larger numbers of geese in areas that under normal conditions would only support a few. Artificial feeding also disrupts normal migration patterns and holds geese in areas longer than usual. With too much food available, geese will devote more time to locating nesting sites and mating. Congregating geese can cause damage to the landscape. Large amounts of excrement can render swimming areas, parks, golf courses, lawns, docks, and patios unfit for human use. Since they are active grazers, they are particularly attracted to lawns and ponds located near apartment complexes, houses, and golf courses. Geese can rapidly denude lawns, turning them into barren, dirt areas.



Geese are particularly aggressive during breeding and nesting season. Most problems occur from March through June during the nesting season. Breeding pairs begin nesting in late February and March. Egg-laying begins soon after nest construction is complete. Female giant Canada geese lay one egg every day and a half, and the average clutch size is five. Incubation of eggs begins after the last egg is laid and lasts 28 days. Geese

can cause a great deal of localized damage if many young are hatched in one area. After hatching, goslings are incapable of flight for about 70 days, so the young birds and their parents will graze near the hatching area for that time. HM Master Association and Hershey's Mill Golf Course make every effort to control the geese population. **SO PLEASE DON'T FEED THE GEESSE.** It only exacerbates the problem.



HM Nature Group

The Master Association has announced the formation of the Hershey's Mill Nature Group. Its core purpose is to "preserve the natural wildlife and birds and their habitats by promoting appreciation of the local HM natural environment through education and active participation. Those interested in joining or for more information about upcoming Spring Events should contact Janet Foot who is the Jefferson Village member of its Steering Committee.

(jadofoot@me.com)

Landscaping Rules Reminder to Residents

In order to give our homeowners a consistent and cohesive appearance regarding landscaping, Village Council has eliminated "DO NOT PRUNE" lists. Those homeowners who have, over the years, added specimen plantings to supplement the landscape adjacent to their homes, need to be aware that Hershey's Mill Landscape (HML) has been directed to prune/trim all plant material throughout the community of Jefferson Village per contract specifications. Should you as a homeowner wish to prune or trim these "special plants" in advance of our pruning schedule, then HML should have no need to do additional pruning to these "special" plants on your behalf. The HML Summer Pruning Schedule will be communicated in advance, so all residents will have the opportunity to prune these "special plants" in advance of the schedule.



Checking Out the Chester County Library

Looking for something different to do? Check out the incredible Chester County Library System. Free to all Chester County residents. With its main branch located adjacent to the Exton Square Mall, the library is easily accessible to Hershey's Mill residents. For those unable to travel, the library is also accessible through the Internet.

The main library in Exton is HUGE, maintaining an extensive collection of books, audio books, audio cds, and dvds. In its large, comfortable sitting rooms are computers and music listening stations. The library is totally accessible to all with wide aisles and no physical obstacles to interfere with your browsing.

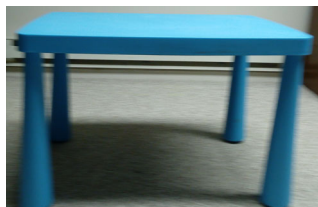
Library cards are free to all county residents. For more information visit www.ccls.org, or stop by for a visit to view its impressive resources.



Welcome to JEFFERSON WAY

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

Cheryl & Edward Craven—855
Lynne & Alexandre Paskalis—871
Linda & Phil Makara—913
Carla Carey—927
William Caproni—934
Cecelia & Jack Reihl—939



FOR SALE

Sturdy IKEA plastic play table, perfect for your Grandkids. \$15.

Call Renee Moore
 610-500-6628.

NECROLOGY

The Journal sadly reports the passing of our resident neighbors:

Franklin (Lynn) Seeley—12/2/19

Russ LaVigne—1/4/20

Need Help ???

Do You know of a Neighbor Who Needs Assistance ???

Jeffersonians Helping Jeffersonians group of village volunteers are willing to help during those times when illness or injury may prevent one from performing simple tasks like bringing in the mail, caring for pets, or even lending a sympathetic ear when feeling lonely. Call Ann Friedrich (484-431-6827) for yourself or for a neighbor to see just how she, or one of her team, can help out in your time of need.

Be Nice to Your Neighbors

- Don't park in front of garages, ramps or walkways.
- Stay within 15mph limit when driving on Jefferson Way.
- Yield to pedestrians at all times.
- Don't leave large items by garages. Trash too large for bins should not be left out until night before pickup. Put a sign on large trash so that collectors know to take it.
- Keep you deck freshly stained and well-maintained
- All pets must be on a leash when outdoors.
- Always pick up after your dog.

Social Committee—Peggy

DeFuoco



The Jefferson Village Social Committee hosted its 1st annual Soup-er Bowl luncheon on February 9th at the Community Center. The luncheon was attended by 42 neighbors. Great food and conversation was enjoyed by all. Those in attendance agreed it was nice to have a social event after the Holiday Party and before the Theme Dinner, which is usually held in early summer.

Mark your calendars for the upcoming JV Theme Dinner which will be held on Friday, June 12th at the Community Center. More information will be provided closer to the event. Watch for a flyer in May with details.



Just a few of the "souped up" Jeffersonians at the Feb. 9 Souper-Bowl Party

Lunch Bunch: Good Food, Good Times, Good Friends

Jefferson residents get together 8 times a year for lunch at an area restaurant. New members are always welcome. Invitations are emailed two weeks in advance. To be included on the email list contact Nancy Needhammer (nneedhammer@gmail.com)

Sunday, March 15—**Desmond Hotel**, Malvern (Brunch)

Monday, April 20—**Rino's Restaurant**, Exton (12pm lunch)

Monday, May 11—**West Chester Diner** (12pm lunch)



Christmas cheer abounded this winter. Above is one of the many lovely decorations in our village. Over \$600 and tons of toiletries was collected at our village Holiday Party and donated to local charities. Our holiday spirit was also shared with the siding installers of KPI2 as Village Council treated them for a special 'time out' with donuts and coffee served on Xmas eve.

DON'T FORGET—HOA FEES ARE DUE APRIL 1, 2020

The Jefferson Journal

For the Residents of Jefferson Village

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JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

