

The Jefferson Journal

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



IT'S FINALLY HAPPENING—THE VILLAGE SIDING PROJECT HAS BEGUN!

After several years of research and an additional year of meetings with villagers, engineers and contractors, the new exterior siding project for our community is well under way. The first materials and contractors arrived mid-June. By the middle of August, 4 crews were busy at work removing the old deteriorating cedar cladding and replacing it with beautiful new vinyl siding. By end of August over 1/4 of our buildings will have been nearly completed. According to the contractor most major work should be completed by the end of January 2020, weather permitting.

Residents are getting advance notice when demolition work on their building is scheduled to begin in order to remove breakables from their properties and to be alerted regarding use of garages and locations of construction equipment in proximity to their homes. When the weather cooperates, it should take an average of about 2 weeks to complete major work on each building.

All residents should avoid walking near construction areas. The workers have been very good about cleaning up debris, but all should remain vigilant to avoid any stray construction trash. All residents are also cautioned not to reinstall any awnings or other items until notified that all work has been completed. No screws, nails, hooks or bolts may be installed through the siding at any time in order to maintain the integrity and weatherproofing of the new building wrap and vinyl siding. With proper care and maintenance, Jefferson Village will not have to replace this siding for at least another 30 years.

Did You Know...

Our old wood siding, with the way it was attached (no caulk, open joints) is an extremely poor insulator. But the new Tyvek wrap installed under the new siding will provide an extra barrier to stop any air leaks that occur at various points in our homes where there is no insulation. This will help to lower energy costs in both heating and cooling our homes. It is estimated that this house wrap will provide about a 5% reduction in energy costs. Of course that is in addition to the wrap's main function which is to prevent any water infiltration into our homes.



KPI2 Project Supervisor Stan Stahler (left) and Engineering Liaison John Altemus are notifying residents in advance of work to be done while making sure that all work is being done according to the project specifications.

GO WEST, YOUNG MAN – by Sue Schullery

We didn't go west, we went south. And we're far from young. In January 2019 my husband Bob and I moved to our new home in Hershey's Mill after years of searching. We came from a lovely small town in Connecticut and had been looking for a place that would offer us the same sense of caring community that we experienced there for 41 years.

On one trip to HM we spoke with a few residents at the pool who told us we should move here. "You'll love it!" they said. We put our house on the market in the spring and had a buyer by fall. That November I said "we're going to find a house and we're not coming back until we do!" We returned to Hershey's Mill because we love all its amenities. We made an offer on 933 Jefferson Way and left to return home. After some negotiation, our offer was accepted and we went into panic mode, preparing to move by the third week of January.

Our move-out day dawned with light snow and a temperature of 6 degrees and stayed that way for the rest of the day. Move-in day, on the other hand, was a lot warmer with no precipitation. A good omen.

Our first indication of how friendly people are here was when our next door neighbor, Ann, brought us dinner on the day we moved in. Thank goodness she did because by the time dinner rolled around we were exhausted. Everyone we've met here is so nice and helpful. We were happy to find Jefferson Village dog-friendly, as we have a ten year old Westie named Sadie (sometimes mistaken for Norma Jean), who likes to make new friends on her walks. It didn't take long to feel right at home and we couldn't have hoped for a better place to spend our golden years.

Bob & Sue Schullery enjoying their Welcome to Jefferson Village cake!



LIVING WITH MISS NORMA JEAN

On July 3, my husband Bernie and I arrived at West Chester Animal Hospital to pick up the newest member of our family, Miss Norma Jean. Out came a large fluff ball with legs. I picked her up and wasn't sure whether I had the head or the tail. So I called 'Animal 911' for Pat Burns, our village "grooming wizard." One hour later, Miss Norma appeared.

Since then Miss Norma has captured our hearts. I think it's also vice versa as she loves to sleep on my husband's head or gnaw on my foot to serve her dinner! Miss Norma has also changed our life in a significant way. We have become the agents for a "star." Whenever we walk her an admirer appears. As cars drive by people yell "Is that Norma Jean? Hi Sweetheart!" It has become so common that I make sure I have combed my hair and applied lipstick for our daily strolls.

All her old doggie friends are greeted with wagging tail Obviously, Miss Norma has opened our hearts and brought great joy to our lives. When we read Peggy Del Fuoco's email last spring, we just knew we had to have her...Miss Norma, that is. We look forward to many years of "sharing the spotlight" with this sweet, little fluff ball. *Dorie Greenberg*

P.S. Miss Norma has "visiting hours" daily from 6:30-7:30am on the path around the Lagoon.



Real Estate 101 by Diane King

As we look around Jefferson Village we should be very proud of the work that is being accomplished. The siding installers have been methodical in disposing of their trash and debris. Then our landscapers come to tidy up the lawns. The siding project seems to be moving right along with nice results. As the workers approach your home, it is prudent to remove breakables from interior walls before the pounding starts. I intend to take down my mirrors and anything that may break from the walls. I had also planned some indoor repainting, but I will wait until the workers are through just in case. A nail pop or a crack could result and things like that can be expected.

Summer is here and this is usually the time in the Real Estate business that things slow down. That is certainly NOT the case in Jefferson Village. Real Estate sales have been quite active in Jefferson. There have been nine sales in recent months and most of them were on the market for a very short time. Two of the sales I personally listed were under contract in less than a week! Clearly there is high demand for the homes in our village. As always, it is the overall beauty of our village that attracts buyers. Steve Erney and our Council should be congratulated for keeping Jefferson Village so desirable. Our social activities are another big draw. Our block party last spring was quite a success and the Southern Comfort evening was an easy sellout. Even our monthly Lunch Bunch gatherings have become more popular for our residents. I personally thank you all for being such wonderful neighbors and for making my job as a realtor so easy. Until next time, Diane

Welcome to  **JEFFERSON WAY**

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

- Josephine & John Iacobacci—#804**
- Margaret Lachmann—#825**
- Barbara & Richard Carcanague—#838**
- Patricia & Gerald Schneider—#874**
- Eileen & Kenneth Marx—#891**



Miss Norma Jean sits comfortably with her new human, Dorie Greenberg

The Jefferson Village Lunch Bunch is the best way to learn about area restaurants while chowing down and gossiping with your neighbors. Rides provided, contact Fanny Warren at fannysw@verizon.net.

Lunch Bunch Dates This Autumn
 9/16—Four Dogs Tavern, West Chester
 10/21—Limoncello, Chester Springs
 11/18—Trattoria San Nicola, Paoli
 All gathering times are at 12:00 noon

Our largest Lunch Bunch turnout took place at the picturesque Ship Inn in Exton. Our Lunch Bunch is becoming more popular every month.



Congratulations to our Social Committee and its new chair, Peggy Del Fuoco, for an incredibly successful “Southern Comfort” dinner social in July. 72 Jeffersonians joined Peggy and her committee members, Becky Green, Elizabeth Dodd, Pat Burns, Kim Morton, Diane Sandvik and Fanny Warren in enjoying a wonderful dinner of Southern Fried Chicken, Pulled Pork, and all the fixin’s (see below). Our social committee has consistently put together wonderful events, including Ice Cream Socials, Christmas Parties and last spring’s well-received Block Party.

Jefferson Village socials are the talk of Hershey’s Mill. If you would like to participate, please contact Peggy Del Fuoco at pdelfuoco@yahoo.com. Our next social is the Christmas Party on Dec. 7 at Sullivan House.

Erasing a Popular Misconception Regarding Village Landscaping

Village Council would like to correct a misconception regarding so-called “Do Not Do” lists for work to be done on village grounds by Hershey’s Mill Landscaping.

Apparently in the past HML has attempted to be accommodating to a few village residents who had requested that certain regularly contracted services not be performed on the trees, bushes or lawns on or near their homes. In particular these services included pruning of trees and bushes, weeding of flowerbeds or spraying lawns for weed and insect control.

Village Council has never approved such lists. While HML has continued the practice as a friendly gesture, due to the increasing number of requests and the frequent change of HML employees, errors have occurred. These errors have resulted in verbal abuse to HML employees.

HML goes out of its way to provide the best landscaping service possible. Their pricing to Jefferson Village is based on bulk services, without regard to special requests. Village Council appreciates their willingness to be accommodating, but not when those accommodations result in abuse.

Therefore, Village Council has instructed HML that all such “Do Not Do” lists are to be eliminated and are not to be reestablished in the future. HML will continue to prune, weed and spray all flora on community property for the continued proper care and health of all village common grounds.

Thank you for your understanding and cooperation.
 Jefferson Village Council, August 21, 2019



One of the hidden beauties of Jefferson Village is the pond and its lovely fountain. The pond can be viewed from a walkway next to unit #862. Often graced with white, pink and purple flowers (and an occasional duck), the Jefferson Pond is actually grounds owned and maintained by Hershey’s Mill. It’s fountain was recently repaired and placed more centrally in the pond. The fountain keeps pond water from becoming stagnant, helping to control insect and algae growth.



GoGo Elite Traveler Plus 3-Wheel Scooter

Can be disassembled for storage in car trunk
 New Battery, Charger, Owner's Manual—\$400
 Tina Bradley 610-429-1110 or tinalbrad26@verizon.net

ITEMS FOR SALE



Graphite pickle ball paddle. Like new. \$50.
 Barbara Ridenour 610-429-1204



Red Bokhara rug 8'x12'
 Good condition. \$600

Salmon Bokhara rug 9'x12'
 Excellent condition
 Retail \$2300, asking \$900.

Contact Margaret Lachmann to see
 mklachmann50@gmail.com

GET WELL SOON

The Journal extends best wishes for renewed health to
HERB SPOTT—#818
 Herb was a long-time resident and previous Council Member
 of Jefferson Village.

NECROLOGY

The Journal sadly reports the passing of our
 resident neighbors:



Adele Juzi
5/31/19



Pat Masters
7/20/19

**OH, THE THINGS THAT HAVE CHANGED FOR US
 IN THE LAST 50 YEARS!**

In 1969 We Had...	In 2019 We Have...
Long hair.	Longing for hair.
A Keg	An EKG
Acid Rock	Acid Reflux
Seeds and Stems	Roughage
Hoping for a BMW	Hoping for a BM
Going to a new, hip joint	Getting a new hip joint
Rolling Stones	Kidney stones
Disco	Costco
Passing the driver's test	Passing the vision test
Whatever	Depends

JEFFERSONIANS HELPING JEFFERSONIANS

Village Council has recently given its stamp of approval to the formation of a new committee that will encourage Jeffersonian volunteers to help village residents who are in temporary need of assistance. All too often some of our neighbors, especially those who live alone, are in need of a helping hand for any one of a number of reasons.

Those who are recovering from a medical procedure, or who may have an infirmity, may need help bringing in groceries, getting mail, or just having someone to check in to make sure everything is all right. When away from home, a neighbor might need help with care of a pet. Some of our neighbors just might need the reassurance of knowing that there is someone nearby who will call just to chat or to offer assistance when needed.

Ideally, it would be wonderful to have a volunteer from each cul-de-sac or every block of Jefferson Way participating in this venture. If interested, please contact Jim Walsh (484-886-8336) or Ann Friedrich (484-431-6827) for more information, to share your ideas, or if help is needed. Together we will all make Jefferson Village the best neighborhood in Hershey's Mill.

Thanks to Joya Angelo and Ann Friedrich for their photographic contributions to this issue of the Jefferson Journal

DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE OCTOBER 1, 2019

The Jefferson Journal

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