

The Jefferson Journal

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

FROM OUR PRESIDENT'S PODIUM

Welcome to the first edition of the Jefferson Journal. We thank Steve Friedrich for suggesting and publishing this newsletter. Thanks to all our Volunteers, they help make Jefferson Village the best in Hershey's Mill. Soon the front entrance will be decorated for the holidays by other volunteers. We have social committees who plan and make the social gatherings such a success.

Several neighbors have volunteered to look into the merits of vinyl siding. This is a huge task that involves many hours of research. Be sure to attend our Open Meeting on 11/15 at 7:00pm when discussion about the siding and other important issues will take place.

This summer has been fairly normal with our usual routine. Alarms have been serviced and tested in one third of the village, walkways have

been seal-coated, and as soon as the leaves stop falling we will remove the accumulated leaves from the gutters. This should be completed by end of November.

The Budget for next year reflects a small increase in fees. This increase is needed to replace the deficit in our operating fund that has built up over the past 2 years. The end of 2014 we carried a negative amount of \$5,524 over into 2015. We hoped that in 2015 we could pick up this amount. Instead in 2015 our yearly expense exceeded the Budget by \$17,553. Maintenance of our alarms systems, general repairs and increase insurance made up most of the excess. We started this year (2016) with a negative bank balance of \$23,077. Depending on the cost of snow removal in December, we expect this year to break even. If all goes as planned, we will make up the shortage in 2017.

Don Fell, President



JEFFERSON VILLAGE LUNCH BUNCH

The Jefferson Village Lunch Bunch meets monthly at different local restaurants. It is a great opportunity to sample local fare while socializing with our village neighbors. Transportation is available for anyone needing a ride. A list of upcoming lunch dates is on page 4. For more information contact Fanny Warren at fannysw@icloud.com

ATTENTION—JEFFERSON VILLAGE HOME OWNERS NOTICE OF OPEN MEETING

Tuesday, November 15, 2016 7:00 PM Social—7:30PM Business Meeting
Hershey's Mill Community Center

Please mark your calendar and plan to attend the Open Meeting of the Jefferson Village Homeowners Association on November 15. The primary agenda item for this Open Meeting is an overview of the fiscal health of the Village, a review of the 2017 Budget, plans on projects for 2017, and an open forum to address community concerns.

THERE WILL BE AN INFORMATIONAL PRESENTATION IN ORDER TO GAUGE THE INTEREST OF RESIDENTS IN CONVERTING THE EXTERIOR OF THE HOMES FROM WOOD TO SIDING. THIS IS A VERY IMPORTANT MEETING AND YOUR ATTENDANCE WOULD BE APPRECIATED.

Please make every effort to attend!

Dear Jeffersonians,

I am most pleased to present you with issue #1 of The Jefferson Journal. I welcome your ideas and feedback. It is the hope of our leadership that this publication will help facilitate better communication among our officers, our maintenance and security personnel, and our residents. It is our hope to update this newsletter quarterly with new issues published in December, March, June and September. We encourage our residents to contribute items of interest for future issues. Deadline for articles (.doc or .jpg) for the March issue should be emailed by February 1, 2017 to cantorsf@comcast.net
Steven Friedrich—Editor

JEFFERSON VILLAGE CALENDAR

- ◆ Nov. 15—7:00 PM Jefferson Village Home-Owners Open Meeting @HM Community Center
- ◆ Dec. 3—5:30 PM Jefferson Village Holiday Social @ Sullivan House (RSVP by 11/26, see insert)
- ◆ Jan. 19—12:00N, Jefferson Lunch Bunch @ Pietro’s Prime, West Chester
- ◆ Feb. 19—12:30 PM, Jefferson Lunch Bunch @ Teikoku in Newtown Square
- ◆ Mar. 15—12:00N, Jefferson Lunch Bunch @ Iron Hill Brewery, West Chester

DID YOU KNOW? HERSHEY’S MILL IS A BIRD SANCTUARY



One of the most appealing features of Jefferson Village is its immaculate grounds. Our groundskeepers do an amazing job of keeping our village looking natural and pristine. Here are a few suggestions to help keep our village looking beautiful:

KEEP OUR VILLAGE CLEAN!

- Pick up all dog droppings in plastic baggies and dispose of properly.
- Carry extra baggies to share with others.
- Don’t walk past trash on our grounds. Be proactive by picking up any trash and disposing of it in the closest trash can.

The Jefferson Journal
For the Residents of Jefferson Village

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Officers of Jefferson Village HOA

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Vice President—Dutch Van Schooneveld
Secretary-Treasurer—Mike Gibson
Member at Large—Lou Rubino
Member at Large—Harold Deal