

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

January 5, 2017

Attendees: Ron Vaughn (A); B. Mangos (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); J. Reidy (O); D. McClemmens (P); J. Bové (Q); J. Bellas (R); (S); B. Mertz (T); Kevin O'Brien (U); F. Simone (V); B. Cotner (W); (Y); B. Bronner; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:02 PM.

The minutes of the November 3, 2016 Master Association meeting were approved as submitted.

Ed McFalls provided a brief update on the progress of the construction of the Recreation Center. The roof is on, the windows and doors are in, the building is wrapped, electric wiring is being completed, drywall has started, tile has started, exterior siding has started and the heat has been turned on. Overall the project is about two (2) weeks behind schedule.

The Sunoco Mariner East 2 project has been delayed by lengthy review letters from the DEP requiring Sunoco to make plan adjustments and furnish additional information. There has been no communication or effort to resolve the easement issues with any of the HM entities for the past three months.

Bob Bronner reported on the installation of new gate and license plate cameras which are all recorded on DVRs and accessible from the Security Center. New ground loops have also been installed at all gates that should insure better operation for both closing of entrance gates as vehicles enter and improve the opening of gates for vehicles exiting the community. Also, an East Gate turnaround has been developed to eliminate a long-standing problem of vehicles that enter the entrance lane without gate activation devices needing back up causing dangerous situations along Rt. 352. Bob also mentioned that Marc Fraser has a supply of stickers for telephones that advises residents to call 911 in an emergency.

After much study and review, most of the work necessary for the new walking trail from the East Gate up to Inverness has been completed. The underground stormwater control basin was completed on the 15th hole of the golf course by December 20th, and the route for the trail was cleared, excavated and stoned in the weeks just before and just after Christmas. Paving will be accomplished when the macadam plant opens in early spring.

Village-signed trash and recycling contracts have been sent to Kevin Friel of Republic Services for execution and return. They will be sent to presidents upon return. Ed has asked Republic for an updated information sheet on Recyclables and Bulk Items.

The group then conducted a round table discussion regarding the possible implications of either considering, or not allowing any consideration of installing solar panels for houses. There was some sense that solar panels are growing more efficient and less expensive. Some thought a committee should be appointed to study the possibilities and report back to the MA membership while others felt that there are too many variables at this point to waste time on looking at alternatives. The consensus was to not do anything at this time, and wait until more definitive requests are made.

The members then discussed the door to door political solicitation as well as the distribution of political flyers that took place during the most recent election. Members discussed the merits of allowing candidates to gain access to voters versus the desire for privacy and freedom from solicitation. After some discussion, the Board agreed to look into the matter further and will draft a suggested policy for consideration at a future MA meeting.

Priscilla Burt raised a suggestion about holding an “amenities fair” in the Community Center so residents can both know what is available to do at Hershey’s Mill and allow committees to reach out for new volunteers.

Bob Bronner commented that the Master Association Finance Committee budgets to receive 80 Capital Improvement Fees on an annual basis, but so far we have collected 113 for 2016.

A member asked about Mike Neale who had broken the bones in his lower right leg in a fall in one of the villages. Ed reported that Mike had had surgery on Tuesday, had several plates and numerous screws imbedded in his leg to put the bones back together. Mike was due to return home from the hospital this afternoon. He has expressed his appreciation for residents expressions of concern and their cards.

There being no additional business the meeting was adjourned at 3:50 pm. The next meeting will be conducted on Thursday, February 2, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem