

The Jefferson Journal

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

Village Siding Project Put On Hold

The ambitious proposal to replace the wood exterior of Jefferson Village homes with vinyl siding was put on hold by the Village HOA, as a result of a survey of village residents last December. The survey followed a heavily attended meeting of residents at the Open Meeting held on November 15, when a detailed presentation of the proposed project was given by resident David Nagurney. In order to forestall the rising costs of repeated repair and repainting of the existing wood exteriors, the proposed vinyl siding replacement would save residents money over time despite its high initial cost.



There was a great deal of lively discussion at the Open Meeting. There was general agreement that the conversion to vinyl siding would have several advantages in addition to the long-term savings, including avoidance of maintenance costs, wider rain gutters, better pest control and some increase in property values. However, there were several serious objections voiced at the meeting, specifically concerns over initial costs and overall appearance. Reports of issues regarding quality and appearance at neighboring villages that recently converted to vinyl siding were mentioned in dissent of the proposal.

In order to gauge the wishes of residents following the meeting, a non-binding survey was conducted. At the January meeting of the Village Council, the results of the survey were announced: In favor of the proposal—48%; against the proposal—27%; no response—25%. Since a 'no' response was considered by the survey to be a 'no' vote, the current proposal was defeated. Council decided that additional work would be needed in order to move the proposal forward, including "updating project specifications, selecting the type of product to be used and acquiring funding." Council concluded that "in the absence of a mandate from owners, it will not commit the time and resources needed to move the proposal forward." Residents are encouraged to report areas in obvious need of repair to PENCOC Management, via serney@pencomanagement.com or 610-358-5580 in order to maintain the pristine appearance of Jefferson Village.



Helping Hands Needed

Do you have a few extra minutes to help keep Jefferson Village looking pristine? Our "Helping Hands" committee is in need of a few volunteers to assist in simple tasks whenever the need arises. This would include changing light bulbs, and replacing magnets on trash doors in the village, or just lending an extra hand to residents moving furniture, holding an end of a curtain rod, or assisting with minor repairs. These are simple tasks that would take less than an hour to do, but would provide a great service to Jeffersonians. If interested, please contact Hal Deal at dealha@comcast.net.

Report Needed Repairs

Have you noticed a burnt out light bulb or a trash door swinging free in our Village? If so, contact Steve Erney at PENCOC for a quick repair!!

The next Open Meeting of the Jefferson Village Council is on Wednesday, May 24, 2017

Wine & Cheese Social at 7:00 PM—Meeting begins promptly at 7:30 PM

Make a point to attend so your voice can be heard, and to hear the opinions of your neighbors!

Meet Our Property Manager

In one's lifetime, if you are fortunate to meet an outstanding human being – consider yourself lucky.

Mr. Steve Erney, our property manager from PENCO management for 12+ years, has worked closely with our Village Council for many years and has helped to accomplish a better lifestyle for many Jefferson Village residents. Steve personally manages the affairs of 4 different properties and through his hard work and diligence, he has been promoted, helping to assist the property management staff at PENCO with an additional 68 associations and over 11,000 homes.

So, in conclusion, I wish to thank him for his kindness and patience and all he has done over the years for not just myself, but for all the residents of Jefferson Village. I love living in Jefferson Village.

Respectfully submitted,

Joya Angelo 857



JEFFERSON VILLAGE NEW RESIDENTS

Be sure to say “Hello” to Jefferson Village’s newest residents who have moved in over the winter.

Nancy & Earl Needhammer, 798

Kim & Michael Morton, 826

Stacey Welk, 866

Patricia & Peter Brown, 872

Melissa Snow, 909

Recycling Keeps Jefferson Village Clean!

The following items can be placed mixed into our recycling bins: **PAPER**- newspaper, envelopes, junk mail, phone books, brochures, magazines; **PLASTIC**- water bottles, soda bottles, take-out containers, bagged firm plastic; **CARDBOARD**- ream wrappers, file folders, poster board, frozen food boxes, cardboard boxes, milk cartons; **METAL**- aluminum cans, food cans, scrap metal; **GLASS**- jars, bottles (clear, green & brown).



NOT RECYCLABLE: aerosol cans, aluminum foil, batteries, food waste, mirrors, ceramics, stickers & address labels, Styrofoam, tissues, paper towels, napkins.

Join the 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. For more information or to receive email notifications, contact Fanny Warren at fannysw@icloud.com

Here is our schedule for the Jefferson Lunch Bunch luncheon for the next few months:

Sunday, March 19th at noon for a brunch at **Teikoku** Restaurant in Edgemont.

April - TBD.

Monday May 15th at noon at **McKenzies** Restaurant in Malvern.

Here are a few scenes from January’s Lunch Bunch gathering at Pietro’s in West Chester. (Their onion rings are highly recommended!)



JEFFERSON HOLIDAY SOCIAL NETS BIG PROFITS FOR CHARITIES

Nearly 80 Jeffersonians attended the Village Holiday Social last December, filling Sullivan House to capacity while collecting over \$650 plus 70 pounds of health aids for donation to local charities. The Social Committee, now in its sixth year, was founded by Iris Fairbairn, Fanny Warren, Larry & Becky Green. New members include Pat Burns, Joanne Cuddahy, Marilyn Foley, Diane Sandvik, Elizabeth Dodd, Barbara Richardson, Suzanne Seeley and Roz Baker.

The Committee sponsors a summertime Ice Cream Social in addition to the Holiday Social. In order to keep costs down, most party foods are prepared by committee members. This is quite a task with more than 20 pounds of potato salad being made for the summer party! All menu ideas are discussed at meetings, designed with a theme in mind. Villagers also contribute a variety of appetizers and desserts for the Holiday Social.

The Holiday Social is by far the Committee's biggest event, made more enjoyable for members knowing they will be helping the less fortunate by collecting toiletries and assembling donations for the raffle baskets. This year there were over 20 baskets assembled by Diane Sandvik and Marilyn Foley. This year the raffles netted over \$650 and 70 pounds of health and beauty aids that were then donated to the People's Pantry on Church Road in Frazer. The Committee has raised over \$2500 over the years, supporting an adopted family, and a women's shelter in addition to the Pantry.

The Jefferson Social Committee looks forward to continuing its good works this new year and welcomes any ideas and volunteers for its parties. If interested, contact Becky Green at lbgsgal@msn.com.



**Holiday Cheer Abounds
at the Jefferson Village
Holiday Social
December 3, 2016
at Sullivan House**





SOME HOLIDAY LIGHTS THAT BRIGHTENED OUR NIGHTS, JUST A FEW OF JEFFERSON VILLAGE SIGHTS

For Sale
FOR SALE

By Jefferson residents,
 For Jefferson residents
 Submit your ad with pic & price
 to cantorsf@comcast.net

- 1) Samsung Galaxy S5, Verizon, 16gb. includes the phone, case and charger: \$130.
- 2) 1/2", Heavy Duty, variable speed drill: \$18.00
- 3) Left Hand storm door: Free.

Hal Deal dealha@comcast.net



- 1) High Chair
- 2) Crib w/sheets & pads
 Philip & Elizabeth Dodd—925 Jefferson Way

- 1) Set of brand new Christmas tree stand and rubber skirt (in unopened boxes), + watering funnel - \$20
- 2) Queen size wooden headboard - \$15
 Renee G. Moore 799 Jefferson Way
 610-738-8068 rgdemoore@verizon.net



4.5 foot cherry table and 4 chairs with a 16 inch leaf. Great shape. Best offer.
 Suzanne Spitzer—940 Jefferson Way



B&D 7.25" Circular Saw w/blade, almost new condition—\$20
 Steve Friedrich 923 cantorsf@comcast.net



**DON'T FORGET
 HOMEOWNERS ASSOCIATION DUES
 ARE DUE APRIL 1, 2017
 NO FOOLIN' !!**

The Jefferson Journal
For the Residents of Jefferson Village
 Editor—Steven Friedrich, cantorsf@comcast.net

Management Agent for Jefferson HOA
PENCO Management, Inc.
 Manager—Steve Erney
serney@pencomanagement.com 610-358-5580

Officers of Jefferson Village HOA
 President—Don Fell
 Vice President—Dutch Van Schooneveld
 Secretary-Treasurer—Mike Gibson
 Member at Large—Lou Rubino
 Member at Large—Harold Deal