



QUAKER OATS

Village of Quaker, Hershey's Mill, West Chester, PA

June 2017

The President's Corner



By Joe Bové

Thank You! To **Gay Barry** for the years of volunteer service to Quaker by serving on council and to her dedication to the Sullivan House. Gay decided not to run for another two-year term on council. Gay, we wish you well as you move along with your new free time.

A welcome to John Andrews who is joining council for a two-year term and to Kathy Gravinese who is completing the term of Alan Braverman who recently moved from Quaker. John has been serving as the WebMaster and Kathy is the editor of Quaker Oats.

The line-up of council is as follows:

President	Joe Bové
Vice President	Nick Battista
Treasurer	Don Peterson
Secretary	John Andrews
At Large	Kathy Gravinese

You may recall there has been an intrusion of kids on bikes riding through The Mill, playing

games at the West gate and in some instances vandalizing property. Security has installed a fence on the other side of the swale across from the cul de sacs, 1475 and 1486. Between this action, and the intervention of the WEGO police department, it is hoped that the intrusion will stop.

Some things that are happening around The Mill:

The Rec Center is completed and open for inspection. The grand opening will be in conjunction with the pool seasonal opening. Sullivan House has been reorganized so that it is more accessible to residents. The use of the facility has been significantly increased. Walking Trails at the Eastern end of The Mill have been completed from the East gate to Inverness and from the East Gate to Merrifield. Remaining to be done is landscaping and replacing the old chain link fence with fencing that is consistent with the masonry and shadow box fencing used around the perimeter.

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President's Corner ~ *Continued*

An update on what we know about the Pipeline activity now underway:

You also can go to the East Goshen website (eastgoshen.org) for more information. Nick and I have not had any substantive discussions with Sunoco within the past several months about their detailed plans for the pipeline activity. At this point I can explain some of the general terms that have been agreed to. There are three separate agreements between Sunoco and Hershey's Mill: *one* involves the Shopping Center, *another* involves the Master Association (which is where the current activity is underway), and *another* involves Quaker. The plan they are following was presented at a meeting hosted by East Goshen on March 21. Sunoco will be adhering to East Goshen's work hours of 7 a.m. to 10 p.m., seven days per week. Work commenced within the township in early May. They will be using a process called Hydraulic Directional Drilling (HDD) with some open trench areas (such as a short stretch by us in Quaker and across the Boot Road frontage of the shopping center). HDD uses a drill to make a tunnel at a minimum depth of four feet and when the tunnel is complete, uses the drill to pull pipe back through the tunnel to the drill site. In our case, they will be drilling in two different directions north toward the shopping center and south toward Paoli Pike. When the two sections are completed they will use an open trench to connect the two sections of pipe. There will be major temporary modifications to the parking area of the shopping center. The drill machines will be surrounded by a sound buffering curtain or wall that should reduce the sound you hear to 60

decibels or lower which the maximum level is permitted under the township ordinance. **East Goshen will monitor the sound level.** Areas where the trees have been removed will be landscaped by Hershey's Mill when the project is completed but within restrictions that are imposed on areas over a pipeline. There will be temporary security fencing along Boot Road in place of the fencing that was removed. In addition, we expect a temporary sound barrier to be installed. Sunoco said at the March 21 meeting that they expect the work to be completed within 16 months. Again, the specific details of the plan have not yet been discussed with any of the three Hershey's Mill entities mentioned above. As you all have noticed the work began in May.

Verizon Update

The Telecommunications Committee has been meeting with villages at their annual meetings to explain the specifics of the Verizon Bulk Agreement that will begin in May 2018. These meetings have been very helpful to attendees who have had a chance to hear the specifics of what to expect when the terms of the agreement become operational. To satisfy those who did not have the opportunity to hear the presentation two general meetings have been scheduled to be held at the Community Center:

June 15 at 7 p.m.

June 22 at 2 p.m.

I encourage all of you to attend one of these meetings so you will have a comprehensive understanding of how the change to Verizon will unfold and what your options will be when the agreement is implemented.

COUNCIL MEMBERS



President
Joe Bove`

Vice President
Nick Battista



Member-at-large
Kathy Gravinese

Secretary
John Andrews

Not pictured: Don Peterson, Treasurer, and Janet Burgess of CSK Management

COMMITTEE CHAIRS



From left to right above: Doug Stagnaro, Maintenance; Joan Morein, Landscape, Jeanmarie Kearney and Joan Bové, co-chairs, Social; and Kathy Gravinese, Quaker Oats.
Not shown: Don Peterson, Finance, and John Andrews, Website – see Council photo above
Not shown: Anthony Peruto, Architecture, and Joan Capone, Welcome—no photos available

LANDSCAPE REPORT

By Joan Morein



LANDSCAPE COMMITTEE REPORT FOR NOVEMBER 2016, TO MAY 2017

1. The Fall 2016 Walkthrough was held on November 8, 2016. Due to Mike Neale's injury, the proposal to correct the problems from Hershey's Mill Landscape Division (HMLD) was delayed to March 22, 2017. Village Council approved the corrections at the Council meeting on April 4, 2017. The majority of problems involved soil erosion requiring regrading, adding topsoil, and reseeding the grass for 10 locations throughout the Village. Two pruning projects and another for the burial of downspout run-of were approved. Cost was \$4764.00 from the Committee's annual budget of \$9000.00.
2. The Spring 2017 Walkthrough was held on Wednesday May 24, 2017. Loreen Andersen, the designer for HMLD, conducted the Walkthrough. It was attended by members of the Landscape Committee, three Council members and me. Your Committee members worked hard to assess your and cul-de-sac landscape needs.
3. The Landscape and Maintenance Committees have in the past shared holiday decorating and flag displays. We have now divided these responsibilities so that Maintenance manages Fall and Winter decorating project. The Landscape has responsibility to maintain and place flags at the heads of each cul-de-sac. Each committee has a separate budget to cover most of the costs of these activities.

Landscape Report ~ *Continued*

4. The Tree Arborist's survey has been completed. Each tree in the Village was individually observed and tested for health; each tree was identified by its genus and species, tagged with a number, assigned to a priority grouping (1 through 5) and noted what remediation was required. Approximately 20 trees were designated to be eliminated (most will be replaced in due time). The remaining either did not need work at this time or required pruning and/or release of root girdling. The work will be conducted over several years based on the priority of need and money available in the Village budget to pay for these improvements.
5. Council is considering hiring a Landscape Architect to develop and design a plan to redesign the landscape along Chandler Drive landscape which will replace and/or augment what we now have on the Quaker side of the roadway. This extends from one Welcome sign to the other. We'll have more information about this project in the future.
6. Now that we are in the planting, blooming and enjoying seasons, we'd like you to water any new plantings frequently. New trees and shrubs must be thoroughly watered daily until they take root. A drip hose is the best way. Thorough watering of ALL trees and shrubs during the Fall is needed to help get them through the Winter months.
7. I hope that you and your neighbors will get together to plant annuals in the circle where you live. Or you may want to be the gardener for your cul-de-sac and take on the task yourself. You can plant seeds, contribute seedlings from your own flower beds or buy 6-pack or flats or pots of established plants and enjoy an hour or two while you create a colorful circle. Daily watering will be needed for the plants to live through the hot weather we'll be having soon.

Submitted by Joan Morein, Chair of Landscape Committee, 6-1-17. Committee members: Rita Milberg, Chris Gallagher, Joe Koczur, Marty Harris, John Andrews, Jayne Lytle.

MAINTENANCE REPORT

By Doug Stagnaro



1. **New Roofs-** Scheduled for all the remaining homes in 2017-2020.

2. Following are the guidelines discussed and approved at our Feb 20, 2017 Quaker Village Council meeting. All lights used throughout the village will be white, non-blinking. LED lights should be white, not blue white. Receipts for all village expenditures will be submitted to Doug Stagnaro (1498 Quaker) Emails will be sent prior to each season regarding the timing of the decorations.

1-Two Entrance Signs

Christmas-continue to use 2 wreaths. Put lights on 2 small magnolias.
-contact woodshop to arrange for 4 deer to be made- 2/entrance.

Fall-decorate with hay-bails, pumpkins/gourds/mums. Max expenditure of \$50/sign. Stagnaro/Hoppers responsibility.

2-Cul-de-sacs

Christmas-white lights on bushes etc. Replacement lights should be purchased at HD type store (because of low pricing) and receipts submitted to Doug Stagnaro.

Fall-each cul-de-sac can be decorated with hay-bails, pumpkins/gourds/mums at max expense of \$50/cul-de-sac. best price for hay-bails is at Sugartown strawberries

3-House Christmas Decorations-white, non-blinking lights on shrubs etc. at home owners expense.

Funding for all village decorations will come from misc. grounds account. Doug will forward copies of bills to Janet (by email) who, in turn, will refund each homeowner directly.

INFORMATION PAGE



1. Trash days are Monday and Thursday's. Please have your pick-ups in the corral by 7:30 AM to ensure pick up.
2. Recycle day is Wednesday. Paper, plastic, and glass all in one container. Have your recycle materials out by garage by 7:30 AM to ensure pick-up. NOTE: Be mindful, especially on windy, breezy days, to have your **recyclables secured** as not have debris blowing onto our beautiful village.
3. A friendly reminder to all pet owners, dogs need to be kept on leash at all times, this is not only a HOA requirement but also an East Goshen Township regulation. The safety and well-being for pet and owner is of utmost importance.
4. The resident listings will be an insert, rather than included as part of the newsletter, for ease use.

EDITOR'S NOTE – QUAKER OATS IS IN COLOR!

While printed in black and white due to cost considerations, Quaker Oats is composed in color, and available on the website in color. If you can't access the website and want the color version, send an e-mail with your request to kgravinese@aol.com or andrews4757@gmail.com.

WEBMASTER PAGE

By: John Andrews



Website / Communications:

First, I'd like to thank you all for your support and encouragement since I assumed the Webmaster role with the resignation of Al Braverman in November of 2016. Al left some big shoes to fill and your kind words were *and* are much appreciated.

Since late November of 2016, official Quaker information is now sent directly to all those in Quaker that have provided me with their email address. To date there have been no issues, that I am aware of, with this direct emailing of official Quaker business. The Quakerville website continues to be used to archive Master Association, Board of Directors and Quaker Council minutes. The Quakerville Yahoo email set up allows residents to post, not only to the web site in the conversation section, but also distribute email to other Quakerville Yahoo web site members. The issue with the Yahoo site is that many Quaker residents have difficulty accessing the Quakerville Yahoo site.

At our meeting in April we had a brief discussion on other options available to easily bring Quaker residents together. We continue to explore other options to replace the Quakerville Yahoo web site. Your suggestions on this topic are welcome. You can email me at Quakervillemail@gmail.com or andrews4757@gmail.com with your thoughts.

To let everyone know, our current information has been posted to the HM web site. I have also made arrangements to add additional pages to our page on the HM site. That won't happen until mid-June due to vacations for both Jack Reidy and me.

Here's the link to our page <http://hersheysmill.org/villages/n-to-z-villages/quaker/> Any suggestions on what should go on the additional pages are welcome...My first thought is the latest edition of Quaker Oats but I'm sure we can put other information up as well.

SOCIAL REPORT

By Joan Bove ~ co-chair

Our annual Holiday Party in 2016 occurred after the last Quaker Oats edition. Fifty-four residents enjoyed the buffet dinner, while getting together with old friends as well as meeting new ones. Thanks to Jim Dickerson, the evening ended on a very festive note, with Jim playing the piano and each table singing along, offering their own rendition of a Yuletide song. Mark your calendar for this year's **Holiday Party!** It will be on **December 20, 2017**, at the Golf Club. Cocktails at **6:00p.m.** and dinner **at 6:45p.m.** The menu has not yet been selected, but you can rest assured that Teresa and her team will have a beautifully decorated dining room with a scrumptious buffet awaiting us!

The Quaker Village HOA meeting was held at the Community Center on April 20, 2017. Residents arrived with their delicious desserts, wonderful cookies, brownies, cakes, pies, etc. Our Social committee provided coffee, tea, and lemonade.

Our Spring Luncheon was held on Sunday afternoon on April 30, 2017. Fifty-one residents replied to the invitations with two couples having to decline at the last minute. Once again, a delicious meal was provided by Teresa et al, with chicken and salmon heading the entrée. Wonderful homemade cookies for dessert, along with a delicious sheet cake provided by the Social committee. The lucky winner at each table got to go home with the centerpiece of herbs in a pretty decorated container, all put together by Jeanmarie Kearney!

The Ladies Luncheons began the season in January at the General Warren Inn. We were to have met in March at the Fire Point Grill in Newtown Square, but it was cancelled due to the snow storm. Our next luncheon was on May 19th at the Duling-Kurtz House in Exton, followed by the Trattoria Guiseppe in Newtown Square on July 14th, Limoncello in Chester Springs, on September 18th, Grand Luxe Café in King of Prussia, on November 10th, and last, but not least, the General Warren Inn in Malvern, on January 12, 2018.

Our Social committee enjoys arranging all the events mentioned. We are happy to hear of any suggestions you may have to offer for future planning.

Thank you,

Joan Bove, Co-Chair, Social Committee

WELCOME REPORT



By Joan Capone

Our newest of neighbors have not been interviewed as of press time for Quaker Oats. Look for their interview in the next edition! In the meantime, a warm welcome to all you newcomers!!



TREASURER'S REPORT

By Don Peterson

QUAKER VILLAGE'S DOLLARS & CENTS **HIGHLIGHTS OF 2017 BUDGET**

What are you getting for your Quarterly Payment of \$1,300 to Quaker Ridge Home Owners' Association? Quaker has a five-member council which is made up of your neighbors to manage funds and assets of our village. This is supported by CSK Management.

SOURCE OF FUNDS

The Quaker HOA has an annual budget of \$395,000 in 2017, \$103,000 of this is transferred into a Replacement Reserve Account. This essentially results in two budgets (\$395,000 less \$103,000) or \$292,000 for operating expenses and \$103,000 Capital Replacement Expenditures for our future replacement needs. The Capital Replacement Fund was established when Quaker Village began some twenty years ago.

STATUS OF CAPITAL REPLACEMENT FUNDS

In 2016 Quaker undertook a planned asphalt repair and replacement for all asphalt surfaces of our village. The cost of this was \$391,000. In 2016, Quaker had its first major expense for our roads and driveways since the inception of this fund. In 2014, we started a roof replacement program which will continue through 2019-20. All roofs will be finished by this time. The cost of the 76 roofs are estimated to be \$1,040,000. The reason we are doing the roofs over several years is that all homes do not need them immediately and this will help build up interest in the fund in the meantime. These are the largest projects we have had, which resulted from 20 years of wear and tear on our facilities, and 20 years for savings in the Capital Fund. At the end of 2020 the fund will be almost depleted, but will continue collecting funds to be able to pay for future years' projects.

STATUS OF 2017 OPERATING FUNDS

Our operating funds or \$292,000 are on budget for 2017, except for Snow Removal budget of \$15,500 (\$204 per household) for 2017. The expenditures for Snow Removal so far in 2017 is \$28,397 (\$374 per household). This will result in an assessment of \$107 per household for this year. This does not include snow removal for the second half of 2017, which if needed, will be added to the fourth quarter assessment.

Don Peterson, CPA, Quaker Village Treasurer

PHOTO PAGE!!!

Holiday Party



Jim Dickerson at the piano with happy holiday singers at the tables!



PHOTO PAGE!!!



Full moon over fresh snow in the village.



Fresh spring design in community center by our own Bert Peterson, beautiful!

PHOTO PAGE!!!



Delicious Cake



Bob and Betty sharing thoughts



Check in and Name tags!



Joan Bove` greets everyone

Have an
awesome
Summer!

