

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

October 5, 2017

Attendees: B. Mangos (B); K. Fleming (C); P. Burt (D); Leo Chessock (E); J. Keeley (F); K. Greutz (G); R. Rassmussen (H/L/N); B. Mackleer (I); Steve Frederick (J); R. Herschel (K); B. Kelly (M); Jack Reidy (O); D. Sizelove (P); Nick Battista (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); Bob LePard (V); Rich Schectman (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

Board President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the September 7, 2017 Master Association meeting were approved as submitted.

Boyd Mackleer reported on the progress being made by Verizon on the installation of conduit pathway for the FIOS fiber optic system. About 50% of the homes in the community have the conduit run to the location of their electric meter, about 20% of the cable is installed and a couple of villages have started getting ONTs installed. Sherry Kane is communicating with village presidents and representatives about schedules and next steps in the on-going effort.

A question has been raised by one village as to whether villages or Master Association should be requiring, and perhaps paying for, battery backups for the FIOS phone systems in the event of power outages to assure the operation of the alarm systems. Several presidents expressed the importance of all homes having working telephones in the event of power outages. The cost of a single battery back up unit is \$39.95. Sherry Kane is working to see if Verizon would furnish them in bulk at a discount if the community were to decide to purchase 1720 units.

The insurance policies for all the attached home villages with property coverage renewed with the same carriers as the expiring policies – i.e., CAU for all property coverage villages except Yardley which went with Nationwide (its existing carrier). The 3 liability-only villages went with ACE (a division of Chubb Insurance). The Master Association policies renewed with same companies as the previous year.

Bob Bronner then presented the draft budget for the Master Association for 2018. There was a summary in the packet for all to review the proposal in comparison to recent years. The 2017 assessment is \$144.15. The proposed budget contemplates an increase of \$29.30 to \$173.45 for 2018. The bulk of the increase is associated with the new communications agreement with Verizon that adds telephone and internet services to the bulk agreement. Bob reviewed some of the other modest adjustments. On motion made and seconded, the members present voted unanimously to adopt the 2018 MA budget and approve the assessment of \$173.45 per house per month for 2018.

The members then discussed the alternatives for the new fence to be installed between the new masonry wall sections along the stretch of Rt. 352 between Inverness Village and the East Gate.

Members had looked at the solid vinyl fence installed around the compressors at the Rec Center and there was a sample of a shadowbox variety vinyl fence in the room to study. The solid vinyl fence would cost about \$32 per lineal foot to obtain and install, while the shadowbox version would cost about \$56 per lineal foot. There was a lengthy discussion about the desirability of each version, about the need (or not) of consistency in the appearance and type of fence ultimately utilized to replace wooden sections of the fence elsewhere around the community over the years and the maintenance implications of each. After consideration, a motion was made and seconded to select the shadowbox variety for the section along Rt 352, but this motion was defeated. A second motion to purchase and install the solid vinyl fence was made and seconded, and this motion was passed with four (4) dissenting votes.

Bob Bronner reported that the Security Department is on schedule to complete the swap out of swipe cards and clickers for proximity cards by November. A question about why are proximity cards being given for free, but a charge of \$20 for windshield tags was answered that the MA was able to get a good price on a large supply of proximity cards, and their functionality and portability most closely matched the clickers and swipe cards being phased out.

Ed McFalls reported that the Wood Shop Committee has determined a need for a further expansion of the Wood Shop to accommodate the level of activity and use now being experienced. An initial sketch had been included in the packet of the planned expansion which essentially calls for “squaring the building” from its existing “L-shape” configuration. A proposal from the firm that accomplished the last expansion is expected in time for the next MA meeting along with a plan for funding sources.

A discussion was then held about the issues generated by the Sunoco drilling efforts in the Master Association space alongside Quaker Village. The on-going effort is causing both noise impact which consistently exceed East Goshen Township’s ordinance level of 60 decibels as well as sufficient vibration that causes rattling of window mullions, dishes in cabinets and pictures on the walls. At East Goshen’s Board of Supervisors meeting on Tuesday, the Board indicated that it would begin citing Sunoco for the noise violation and hire an advocate with Public Utility Commission experience to try to bring more pressure onto Sunoco to mitigate the impacts of their drilling efforts.

There being no additional business the meeting was adjourned at 5:25 pm. The next meeting will be conducted on Thursday, November 2, 2017 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem