

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

November 1, 2018

Attendees: Irene Gallagher (A); Linda Browning (B); Karen Loprete (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); Kim Morton (J); Tom Ullman (K); ME Pernice (M); John Poling (O); D. Sizelove (P); J. Andrews (Q); J. Bellas (R); George Mangos (S); B. Mertz (T); J. Bradley (U); B. Bove (V); B. Cotner (W); R. Cassel (Y); B. Bronner; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:00 pm.

The minutes of the October 4, 2018 Master Association meeting were approved as submitted.

The Security Director, Marc Fraser, was present to update the members on the issue which arose on September 12th when suddenly a number (ultimately 278) alarm panels began to fail to communicate over the Verizon FIOS system to Security's receiving equipment. After the last meeting, Marc was able to make a temporary adjustment on our receiver which allowed those panels to come back on line. A limited number (about 30) of untraceable errors arose as a result of this adjustment. Optimally, about 1000 panels should be reprogrammed to the fastest available format for transmitting signals. Some panels send a signal for the digit "4" which has a frequency that is too low to be communicated. Caddx Ranger panels are the ones experiencing this issue. He reviewed the details of a spreadsheet he shared which showed the various panel types installed in Hershey's Mill, how each is communicating and what might be done for those not communicating. Marc also distributed a color-coded sheet which indicated what type of panel was in each house, and what format that panel was using for transmitting signals. Members discussed various possibilities for addressing those panels that are not communicating. Bob Bronner summarized the fact that 1000 panels should be reprogrammed and about 500 Caddx panels should be replaced.

Ed McFalls then reported on the following project updates:

1. Wood Shop Expansion – the contractor's work is generally complete with Wood Shop volunteers now working on interior finishes, installation of dust collection and placement of equipment;
2. Perimeter Walls – replacing wood roofs with asphalt shingles was completed last month – power-washing, painting and mulching scheduled during the next week or two;
3. 10 additional new benches have been delivered – are being assembled and then will be placed;
4. Automatic doors have been installed for Rec Center changing rooms and Cove single door and are now activated;
5. Proposals from BerksRidge Construction and Weaver Co. for furnishing and installing

an elevator for the CC are now being reviewed – the exact schedule and ultimate impacts on the use of the building will not be known for sure until shop drawings are complete and an elevator order to placed, but it is anticipated that the Main Hall and select other areas of the building will generally be available during the project;

6. Repair and improvements to the pond / stormwater management basin between Kennett and the 5th Fairway are being planned and scheduled for this fall and next spring;
7. Planting beautification between the Winter Storage Lagoon and Chandler Dr. to include four groupings of trees is planned for installation yet this fall.

Ed McFalls also commented on an on-going claim related to the automatic doors at the Community Center.

Under Old Business, the issue of political candidates canvassing in Hershey’s Mill was discussed again. “No Solicitation” signs have been installed at all gates. There has been some conversation between a lawyer for one of the major political parties and the Master Association’s attorney. Final understanding has not yet been reached. However, representatives of both the local State Representative and the State Senator held successful events in the Community Center over the past week providing state services to HM residents in a convenient setting close to home. Also under Old Business, Ed McFalls reported that East Goshen and Chester County have approved new addresses for certain Hershey’s Mill amenities as follows:

Garden Parcels and Lagoon Walking Trail:	8 Chandler Drive
Pool / Rec Center / Cove:	9 Chandler Drive
Wood Shop	11 Chandler Drive

There being no additional business the meeting was adjourned at 3:55 pm. The next gathering will be a Holiday luncheon on Wednesday, December 5th and the next meeting will be conducted on Thursday, January 3, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem