

The Jefferson Journal

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

Retention Basin Woes Continue

(The following information was abridged from information provided by the HMMA managing agent to Village Council regarding efforts to prevent future recurrence of flooding due to storm water overwhelming the retention basin.)

(The HMMA) understands how anxious everyone is for a resolution...to the question of whether the insurance company will accept liability on behalf of the HM HOA and what if anything the HM HOA is willing to do to try to avoid a recurrence of the flooding experienced. The claim adjuster for Travelers Insurance, who informs me she has been in regular contact with a number of the claimants - giving them periodic updates on their process. They are in the same position I am in - we are at the mercy of engineers who have walked the property, taken pictures, are using topographical maps to calculate runoff, storage, discharge, impacts of maintenance, etc. The insurance company has to be very careful in its calculations and conclusions because they do not want to accept liability if in fact little or none exists (i.e. its an Act of God), and if they do not accept liability, they want to have a very solid bases for doing so. The insurance company is waiting for engineering studies which will explain what happened under existing conditions, while I am waiting for engineering studies which will document what might be possible. Both are very complex. The adjuster expects to speak with the engineer to ascertain how much longer his research and study period might be.

The Board of the Master Association has made no decision to "do nothing to remediate the flooding situations" near the (affected homes) until spring 2022. The Board has me pressing as best we can to get as much attention from engineering consultants and contractors as we can to work toward solutions. Good engineers and contractors are very much fully subscribed. I had 2.5 hours of the engineers time today to have my first tour with him in other HM villages that also experienced house flooding. We discussed the progress on the possible designs for areas of effort that could help. He is expecting information from the contractor this week that will begin to allow some estimated pricing so the MA Board and then the MA members themselves can begin to make value judgments on where we will get the best, most important improvements for the best dollars. The practical reality is we're at November and with design effort and township review, its simply unlikely much can happen until next year.

Arriving at viable ways to improve your situation remains a priority for myself and the MA Board. We are moving with as much speed as experts can give us time.



Change of Members on Village Council



Mike Allen



Dominic Marinucci

Mike Allen, a Council Member since 2019, has informed Village Council of his resignation from Council, effective November 18, 2021. Mike had joined Council following the resignation of Becky Green, and was reelected to a two year term in 2020. Mike has been a valued member of Village Council, sharing his time and knowledge on behalf of the village. Council thanks Mike for his dedication and service to our community.

With an opening on Council, Village bylaws call for Council to select a replacement Member to serve on Council until election by homeowners at the next scheduled election. Council is most pleased to announce that Dominic Marinucci has agreed to sit on Council until Spring, when it is Council's hope he will choose to remain on Council.

Along with the change on Council, comes a slight change in areas of coverage for each Council Member. Please be sure to check the back page of the Journal to note the Member who covers your area, and contact that Member for non-emergency questions or issues.

Due to continuing pandemic restrictions, Village Council voted to hold the November Open Meeting of the HOA online rather than in person as originally hoped and planned. As was done last year, the various reports given by Council Members and Committee Chairpersons at that meeting are printed here for the benefit of those residents who were unable to attend the meeting online.

Social Committee Report

Rachel Nagle and Sue Schullery—Cochairs

The Social Committee has been busy preparing for our annual Holiday Party which is coming up on Saturday, December 4 at the Sullivan House. As usual, there will be food & drinks, raffle items, music and fun. It will be good to get together, especially since we were unable to have it last year because of Covid. Just a reminder, if you are coming you must have submitted a copy of your covid vaccine status and also be aware that the Sullivan House policy requires masks except for when you are eating or drinking. Also, there will be a basket available to receive donations for Safe Harbor, such as warm gloves, hats, mittens, socks and toiletries.

Everyone should have received an invitation and many have responded that they are coming. The deadline to return your invitation was November 17, but if you did not receive one and want to attend, please contact one of us.

Other activities planned for 2022 are a gathering along the lines of the Souper Bowl party (but probably later in the year, like March), an Ice cream truck social in the summer and a Block Party in early fall.

If anyone has any suggestions for other events they would like to see next year please feel free to send one of us an email, we are always looking for ideas.

Peggy DelFuoco received a bouquet of flowers from Council President Kim Morton during last September's Village Block Party in appreciation of Peggy's tireless and successful efforts as Social Committee Chairperson.

Peggy managed to plan social events even during the pandemic lockdown that kept villagers trapped indoors. Peggy's creativity brought much cheer to our village. She will be missed. We wish her best of luck in her new home in Delaware.



Hershey's Mill Master Association Report

Kim Morton—President, Jefferson Village HOA

As the President of Jefferson Village, I serve on the Hershey's Mill Master Association, along with the Presidents of all of the other villages. We meet monthly. In 2021, we started with Zoom meetings, went to face-to-face meetings for a few months in the summer, but then returned to Zoom when the COVID numbers began to rise.

COMMUNITY CENTER

The MA is still working toward an expansion of the Community Center. The project has been sent out to bid. However, the project may be put "on hold" depending on the costs to resolve water runoff and water retention issues, as will be addressed below. NOTE: The cost of any expansion will NOT come from the quarterly dues paid by the residents. It is coming from funds that are legally required to be used only for capital improvements and cannot be used for day to day operations of the Mill. The increase in quarterly fees to the MA has nothing to do with the possible expansion of the Community Center. There was an article in a prior Guide and Digest that explains the funding, if you want further detail.

SPORTS AREA

There are improvements that are going to be made to the sports area across from Jefferson. This includes the bocce, shuffleboard, and horseshoe areas. These improvements should be coming in the spring of 2022.

DOG EXERCISE AREA

As most of you have seen, the MA has installed a Dog Exercise Area on Chandler Drive, near the Garden Area. If you are interested in accessing the DEA, be sure to complete the necessary documents to gain access. If you have any questions, reach out to me directly as I am the contact person for the DEA. The walking path along Franklin has also been completed.

FLOODING AND WATER RUNOFF ISSUES

I am sure that the issue most of you are concerned about with regard to the Master Association, is "What is the Master Association doing to address the flooding issues?" The good news: I can assure you that the MA is taking the water issues very seriously and has made it a top priority. Many other projects (such as the Community Center upgrades) have been put on hold until the water issue is resolved and the MA can determine the costs for remediation. The bad news: There is no quick simple fix. This is a much larger systemic problem that is going to require repairs and remediation throughout the Mill. It is not as simple as "what to do to make the retention basin (aka the Jefferson Pond) more efficient." The fix will likely involve things such as installing large water retention areas "up water" from Jefferson Village, to "catch water" so that less water reaches Jefferson. There will also be projects to get the water away from Jefferson faster and toward other retention areas "below us." The MA has retained an engineering firm to study the water flow and runoff and they are preparing a series of recommendations and options. The MA will then need to review which options can be implemented and the cost of same.

We have kept constant pressure on the MA to keep things moving. We have forwarded the emails from Ed McFalls to all of our residents and will continue to do so. For now, we should be past the rainy/hurricane season. But having said that, and not trusting anything with the weather, if you feel your home is in danger of flood waters, you may want to consider some do it yourself options for now. For example, after the first severe rain this past August, my neighbor and I put sandbag along the edge of our patio. That is certainly not a long terms solution but until the MA can get this matter resolved, it helped. We will continue to keep you advised as to steps for remediation.



Cape Newagen near Southport, Maine



Pumpkin Display—Troy, Vermont

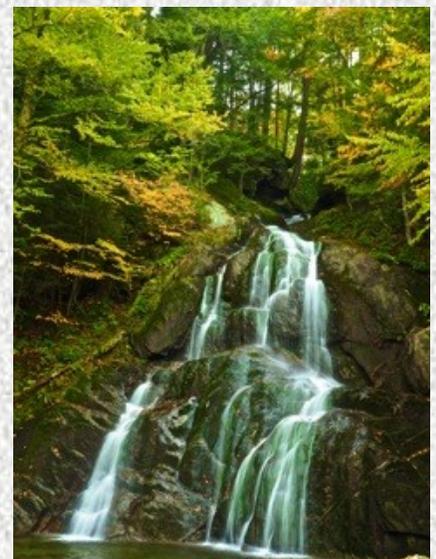
Capturing Nature’s Beauty—Photos by Bernie Greenberg

I bought my first modern camera around 25 years ago in preparation for a solo trip to Southern Utah and I was hooked. Several months later I took an introductory photography course in the White Mountains of New Hampshire where I met my friend Rich, who was also developing similar interests. Over the next 15 years we took trips to some of the most photogenic areas of the US including all the New England states, Virginia, Colorado, Utah and the Upper Peninsula of Michigan. Nine years ago I bought my first digital camera which only increased my love of photography. Rich was slow to transition to digital photography but now he’s glad he did. We are traveling again together enjoying our love of landscape photography.



This was my second trip to Vermont, but the first with a digital camera. The first trip was 12 years ago and was at the peak of fall foliage. We were not so lucky this time. Climate warming had delayed the fall colors and we did not see the sun until we were ready to leave eight days later. Though the sky couldn’t be included in our pictures, the reflections in the water were wonderful. I have found digital photography to be much more enjoyable than film. Correct exposure is so much easier to obtain and with stabilization, tripods are usually no longer needed to get sharp images. Even inexpensive beginner cameras that are easy to use will provide great images without a lengthy learning curve.

Fall, of course, is the most popular time for photography and nothing beats New England. Other great spots are Southern Utah (Bryce Canyon and Zion national Parks, Montana (Glacier, Yellowstone, and the Grand Tetons) and the Maine coast. We are very fortunate to have so many photogenic arboretums nearby, with Chanticleer in Wayne and Longwood my favorites. I have found it very rewarding to take my camera on all vacations. The images will provide lasting memories and my wife has never objected, so I don’t miss these irresistible scenes.



Warren Falls



Typical Fall Scene in New England



Lake Eden

Jefferson Village 2022 Budget_Final

Thursday, October 21, 2021												
	2022 Budget	Notes	2021 Projected	2021 Budget	22Bud vs 21Bud Change Better(Worse)	Monthly Amount	Monthly Change	Per Owner Quarterly Amount	Per Owner Annual Amount	2022	2021	
Income												
Member Fees	\$ 1,039,520	\$1,780 per quarter	\$ 1,010,320	\$ 1,010,320	\$ 29,200	\$ 593	\$ 17	\$ 1,780	\$ 7,120	\$1,780	Quarterly \$1,730	
Interest Income	\$ 75		\$ 75	\$ 75	\$ -	\$ 0	\$ -	\$ 0	\$ 1			
Late Fees	\$ 500		\$ 300	\$ 1,790	\$ (1,290)	\$ 0	\$ (1)	\$ 1	\$ 3		2.9%	
Capital Improvement Fee	\$ 35,600	10 resales	\$ 25,800	\$ 17,300	\$ 18,300	\$ 20	\$ 10	\$ 61	\$ 244			
Total Income	\$ 1,075,695		\$ 1,036,495	\$ 1,029,485	\$ 46,210	\$ 614	\$ 26	\$ 1,842	\$ 7,368	\$593	Monthly \$577	
Operating Expenses												
Electric	\$ 425		\$ 412	\$ 425	\$ -	\$ 0	\$ -	\$ 1	\$ 3			
Water	\$ 75,000		\$ 69,768	\$ 80,000	\$ 5,000	\$ 43	\$ 3	\$ 128	\$ 514			
Trash Removal	\$ 36,792	New - 26% incr; \$21/mo	\$ 29,000	\$ 29,083	\$ (7,709)	\$ 21	\$ (4)	\$ 63	\$ 252			
Total Utilities	\$ 112,217		\$ 99,180	\$ 109,508	\$ (2,709)	\$ 64	\$ (2)	\$ 192	\$ 769			
Landscape - Contract	\$ 147,267	Contractual - 4.6% cpi	\$ 140,791	\$ 140,779	\$ (6,488)	\$ 84	\$ (4)	\$ 252	\$ 1,009			
Landscape Other	\$ 21,000	Slight increase	\$ 20,000	\$ 20,000	\$ (1,000)	\$ 12	\$ (1)	\$ 36	\$ 144			
Tree Pruning/Removal	\$ 40,000	Same as 2021	\$ 40,000	\$ 40,000	\$ -	\$ 23	\$ -	\$ 68	\$ 274			
Snow	\$ 52,000	5 yr avg = \$40k	\$ 52,000	\$ 52,000	\$ -	\$ 30	\$ -	\$ 89	\$ 356			
General Maintenance	\$ 28,000	Water & drainage issues	\$ 30,000	\$ 27,000	\$ (1,000)	\$ 16	\$ (1)	\$ 48	\$ 192			
Alarm Maintenance	\$ 5,000		\$ 1,000	\$ 5,000	\$ -	\$ 3	\$ -	\$ 9	\$ 34			
Repairs & Maintenance	\$ 293,267		\$ 283,791	\$ 284,779	\$ (8,488)	\$ 167	\$ (5)	\$ 502	\$ 2,009			
Master Association Fee	\$ 349,471	See detail - 4.1% incr	\$ 335,788	\$ 335,788	\$ (13,683)	\$ 199	\$ (8)	\$ 598	\$ 2,394			
Insurance	\$ 59,363	Rate increase	\$ 57,900	\$ 57,900	\$ (1,463)	\$ 34	\$ (1)	\$ 102	\$ 407			
Printing & Postage	\$ 5,000		\$ 5,000	\$ 5,000	\$ -	\$ 3	\$ -	\$ 9	\$ 34			
Management Fee	\$ 34,423		\$ 33,420	\$ 33,420	\$ (1,003)	\$ 20	\$ (1)	\$ 59	\$ 236			
Audit	\$ 1,450		\$ 1,450	\$ 1,450	\$ -	\$ 1	\$ -	\$ 2	\$ 10			
Legal	\$ 3,000		\$ 1,000	\$ 3,000	\$ -	\$ 2	\$ -	\$ 5	\$ 21			
Tax Expense	\$ 25		\$ 25	\$ 25	\$ -	\$ 0	\$ -	\$ 0	\$ 0			
Miscellaneous Expense	\$ 1,423		\$ 859	\$ 859	\$ (564)	\$ 1	\$ (0)	\$ 2	\$ 10			
Total General & Admin	\$ 454,155		\$ 435,442	\$ 437,442	\$ (16,713)	\$ 259	\$ (10)	\$ 778	\$ 3,111			
Total Operating Expenses	\$ 859,639		\$ 818,413	\$ 831,729	\$ (27,910)	\$ 491	\$ (16)	\$ 1,472	\$ 5,888			
Reserves												
Reserve Contribution	\$ 180,456	\$103 per unit per mo	\$ 180,456	\$ 180,456	\$ -	\$ 103	\$ -	\$ 309	\$ 1,236			
Capital Improvement Fee	\$ 35,600	10 resales	\$ 25,800	\$ 17,300	\$ (18,300)	\$ 20	\$ (10)	\$ 61	\$ 244			
Total Reserve Contribution	\$ 216,056		\$ 206,256	\$ 197,756	\$ (18,300)	\$ 123	\$ (10)	\$ 370	\$ 1,480			
Net Income/Loss	\$ (0)		\$ 11,826	\$ 0	\$ (1)	\$ -	\$ (0)	\$ (0)	\$ 0			

MA Detail	Per Unit Per Month	vs. 2021 Increase
Telecomm	72.39	0.39
Security	33.78	2.19
Sewer	26.72	3.61
Grounds Maint	22.56	0.02
Bldgs/Reserves	23.81	0.16
Amenities	11.20	0.80
Admin & Other	9.01	0.63
Total	\$ 199.47	\$ 7.81

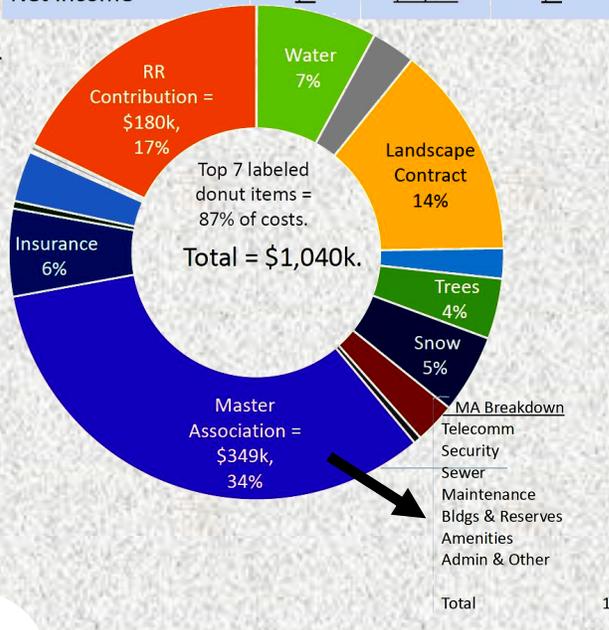
Profit/Loss Categories	2021 Budget	2021 Projected	2022 Budget
Member Fees	\$1,010,320	\$1,010,320	\$1,039,520
Other Income	1,865	375	575
Capital Improvement Fees	17,300	25,800	35,600
Operating Expenses	831,729	818,413	859,639
Net Income Before RR Contributions	<u>\$197,756</u>	<u>\$218,007</u>	<u>\$215,056</u>
Total RR Contribution	180,456 17,300	180,456 25,800	180,456 35,600
Net Income	\$0	\$11,826	\$0

\$1,780 per Qtr. 2022
 Vs.
 \$1,730 per Qtr. 2021
 =
 \$50 per Qtr. Increase
 2.9% increase in dues

Jefferson Village Financial Report

Mike Gibson

Jefferson Village Council is required by our bylaws to adopt an annual budget. Council strives to keep fees in line, limit annual dues increases and assessments, and spend wisely, while fulfilling its obligation to maintain Village appearance and up-keep. The budget is comprised of an operating component representing day-to-day spending for the year, as well as replacement reserve funding and projections. Most of our operating expenses are fixed in nature, with the largest single line item (~33%) being the fee paid to the HM Master Association (MA). The MA fee is the same for each home in HM, and covers some individual homeowner services, including Verizon (basic phone, internet, and cable), and sewer, as well as security, and the various amenities we all get to enjoy. Dues are payable quarterly in advance.



Expense Categories	2021 Budget	2021 Projected	2022 Budget
Utilities	\$109,508	\$99,180	\$112,217
Repairs & Maintenance	284,779	283,791	293,267
General & Admin	437,442	435,442	454,144
Total Operating Expenses	\$831,729	\$818,413	\$859,639
Reserve Contribution	\$180,456	\$180,456	\$180,456

\$8k (26.5%) increase in trash expenses

\$7k increase in HML landscape expenses

\$14k (4.1%) Master Assoc increase

Replacement Reserve contribution unchanged @ \$103 per unit per month

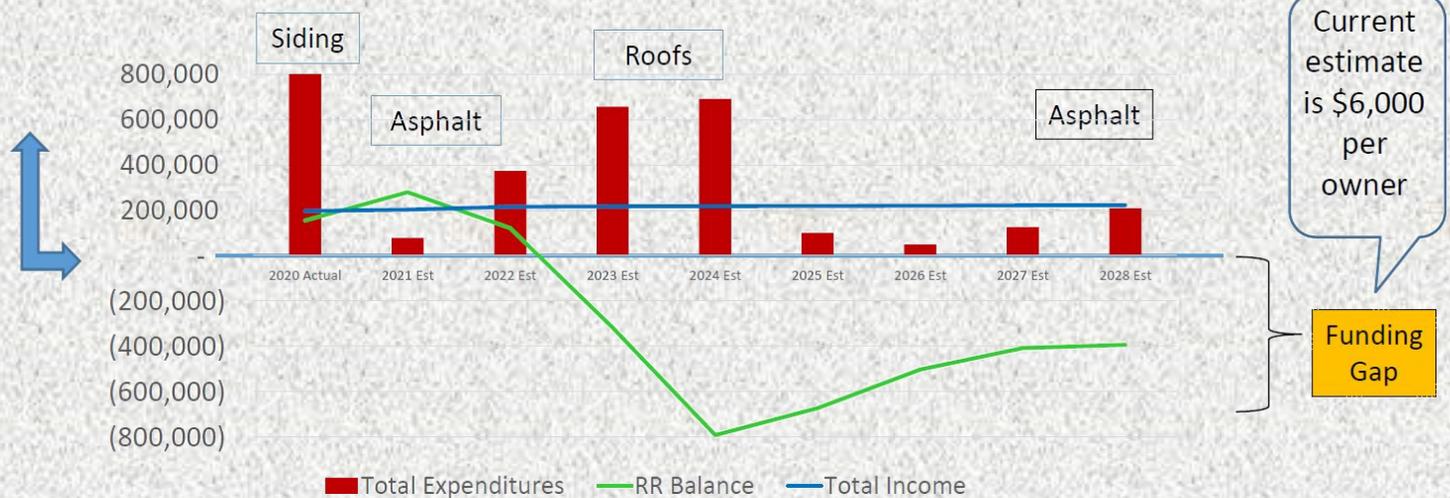
Why an Assessment Was Necessary

Reserve Study updates

- ◆ In 2020, a reserve study examined at a high level all components of Village common elements and provided estimated useful lives and replacement costs.
- ◆ Major future expenditures in the next eight years were expected to include house roofs and asphalt surfaces.
- ◆ In 2021, roofing and asphalt conditions were examined in detail by industry professionals. House roofs (installed in 1999-2001) were judged to be in “poor to fair” condition, with “0-3 years” estimated remaining lives. Some immediate asphalt road repairs were also recommended.

Based on this updated information, the roof replacement project had to be accelerated to avoid potential damage to house interiors. In order to calculate how much additional funds would be needed to pay for the new roofs and other common area repairs over the next 5+ years, the shortfall could be measured as shown in the chart below.

Replacement Reserves 2020 – 2028 Current Projection w/o Additional Funding



Estimated costs remain the same but are advanced by 2-3 years

Reserve Funding Options

1. Fixed contributions, one time assessment of \$6000
2. Fixed contributions, \$600/quarter for 10 consecutive quarters beginning Jan. 1, 2022
3. Fixed contributions and a combination of assessments and loans
4. Fixed contributions and 2 payments of \$3000 each due 1/1/2023 and 1/1/2024

Council adopted #2 as default, and #4 as optional.

Frequently Asked Questions, Answered

Q- Why are we being assessed now, again, after being assessed in 2018?

A- \$786K of reserves went towards the siding project. The option back then would have been a higher assessment (up to ~\$14k) in order to maintain reserves earmarked for roofs in 2025, and other future work.

Q- Was a Village loan considered?

A - Yes, but Council preferred not to do that, as it would incur additional expense. Owners may take a personal loan if they so choose.

Q - Why wasn't there more notice given?

A - Actually notice was made to the village in 2020. At last year's meeting a shortfall of \$4,750 was discussed for the year 2025. Subsequently, we were advised that the work needed to be done sooner.

Q - Is asphalt being repaired? A - Yes

Q - Will there be another assessment: A - No

Managing Agent Report—Steve Erney

An overview of the roofing project and an update on stormwater management

As we progress through the next months of planning and bidding, contractor, and engineering selections, much more detailed information will be available and provided. For a little history, in 2020 Council bid to have an engineering firm conduct a Reserve Study to analyze the capital items of the community such as roofs, asphalt, stormwater inlets, signage, etc. Council selected the lowest qualified bidder, Bustamante Engineering. The purpose was to inspect all the various common elements, take measurements, determine effective life spans, calculate replacement costs and develop a funding plan to have enough funds set aside when the time came for replacements. The engineer also compared their findings with the plan that Council had been using for many years up to that point. We discovered the original plan was underfunded. A reserve study is a surface inspection. Its main goal is to develop a funding plan for the generally expected life span. Some of those findings were discussed at the 2020 budget meeting.

Council then decided to employ a large roofing firm in the area to conduct an intensive hands-on inspection of a selected number of roofs, attics and crawl spaces (to determine quality of ventilation) and general conditions of plywood underlayment. The opinion of Eisenman Construction was that the funding analysis for roof replacement in the Reserve Study was accurate. However, the roofs needed replacement a few years sooner than the Reserve funding plan had estimated. The earlier need for roof replacement coupled with the underfunding of Reserve Plan is why there is a need to supplement our previously collected monies with an assessment in order to replace the roofs earlier than originally planned. The existing roofs were installed between 1999 - 2001 with shingles rated for 25 years. Ratings are not a warranty and the warranty was less than that. To file a claim requires proof that the shingles are defective. We consulted with our engineers and to the claims department of GAF. As we have no evidence of any manufacturer's defect, we have no warranty claim.

Like the siding project, we can calculate project costs by accounting for contingencies for factors such as inflated material and installation costs, engineering & project management costs, permit fees, sheathing expenses, and other unknowns as we strip the roofs. We have built in a % to allow for these expenses over the roofers base bid. Similar to the siding project (which came in on time and on budget) we expect the same results with the upcoming roofing project as we had with past large-scale projects such like the siding project a few years ago. Rest assured, this is not PENCO's first roofing project. PENCO has been in business since 1984, currently managing some 95 communities with 17,000 units. We do a number of large scale roof projects every year. We utilize the services of experienced professional engineers and contractors who specialize in HOA and apartment projects.

The engineers will select those buildings whose roofs are in the greatest need for replacement, and will determine the workflow to ensure the roofs with the greatest need are replaced first. All roofing materials including shingles, flashings, valleys, underlayment, and vent stack gaskets, etc., will be removed right down to the raw wood and replaced. All plywood sheathing in need of replacement will be replaced. Ice & water shield along with synthetic underlayment will be installed. All existing skylights will be reflashed and integrated into the new roofing system. We will negotiate with the selected roofing contractor favorable pricing for those residents who choose to install replacement skylights on their home during the project.

In 2022, Council will bid out to up to 4 engineers to inspect the roofs again, to prepare scope and specifications, and to write bid documents to be sent to several roofing companies, work with East Goshen Township on obtaining the necessary building permits, and vet the various submitted bids to assist Council in selecting a contractor. PENCO will prepare contracts with engineers, project management, assist Council in selecting a roofing contractor and arrange for legal review. During this time, we will also be

interviewing project management firms to monitor the progress of the contractor, compliance to contract terms, track change orders, and review invoicing prior to payment. Though this leg work is detailed and time consuming we are confident that the project will be on track for the 2023 construction season. Much of this planning requires payments and deposits. Starting now allows homeowners to spread payments out for an extended period up to 2 ½ years or 10 quarters to pay the special assessment while at the same time giving the Association the cash flow necessary to compensate our vendors, contractors, material suppliers, and engineers. As those living in Jefferson Village during the vinyl siding project are aware, we have much work to do, information to gather and details to work out. As in past projects, Council and I will work diligently to keep all residents informed and aware of our progress.

I'd like to point out that the water feature with the fountain in the middle of Jefferson Village that most call the "pond," is in fact a stormwater retention basin that is owned, controlled, and maintained by the Hershey's Mill Master Association. The basin is in the lower portion of the village, but the issues with stormwater management associated with the HMMA actually start from our up-slope neighboring villages of Ashton, Brighton, and Chatham, as well as from the golf course, and how the MA & the golf course manage their stormwater flow. Our concerns with storm water management start at the top of the village as water sweeps down from the 801-805 and 812-815 quad areas and comes down along the rear of homes 826 through 849, ending up in the retention basin that is surround by homes from 850 through 868. In addition, the overflow from the pond moves under the road in pipes beside units 862 and 865.

As all are aware, we have had 3 weather related events that have created significant flooding to the degree that some of our neighbors have had to relocate while their homes are remediated. Our concerns are not limited to the retention basin, but we are addressing the issues at the source and urging the HMMA to take the necessary measures to control the volume of water flowing into Jefferson Village and the retention basin. Village Council is in regular communication with the Master Association to prod them onto repairing and remediating the area under the guidance of qualified engineers to put an end to this issue for once and for all. We understand that the Master Association has filed claims with 2 different types of insurance. They have not received a final determination on these claims. As soon as we have any information we will reach out to homeowners with the results.

All information that we have received from Ed McFalls and the MA has been forwarded to all homeowners, not just those that have been personally impacted. If you receive the e-mails of the minutes of the Board of Directors & Master Association, you are aware that the leaders of the MA are taking this matter seriously and are working towards a resolution. Our Village President, Kim Morton, attends meetings of the MA monthly and presses our need for a timely resolution of our concerns at each meeting.

We understand the underground piping under Jefferson Way between units 862 and 886 needs some repair not related to flooding concerns. Upon the advice of their engineer, a spillway is to be installed adjacent to the pond as a temporary control measure which we expect to be addressed by the end of the year. While the Master Association works with engineers and the township towards more permanent measures which we understand should be put in place at some point in 2022.

In 2020 the Master Association invested close to \$60,000.00 in drainage upgrades along the lagoon side of the Village while at the same time the Village Council upgraded the underground downspout piping runs for many of the units on the lagoon side of the Village. Village Council has a history of working with the MA and negotiating with them to invest significant monies to resolve the types of challenges that our aging landscape and climate change present to Jefferson Village and to the greater HM community. As the HMMA details their plans and provides additional information, we will be forwarding it to residents on their behalf.



Jefferson Village Landscaping 2021 Report—Josie Iacobacci

Jefferson Village sits on 26+ acres of land So it is safe to say about 10+ acres cover our common ground. This is what our Landscape Committee volunteers oversee. The Landscape Committee, working within our village's four zones, has initiated about 50 work items this year. Jefferson Village currently hires Hershey's Mill Landscaping (HML) for the completion of our requests. Working on our behalf, all work is carefully considered and being done while keeping within our landscape budget. Several requests are still in the works. Part of the reason for that is we are not receiving an acceptable level of service from HML. Council will be looking into alternative landscape companies for better service opportunities.

Recognizing our Residents volunteering for the 2021 Landscape Committee, their help is appreciated, and we Thank You,

Bruce Brown	Mike Heleva	Zone 1 (789-829)
Sue Kelly	Fanny Warren	Zone 2 (830-861)
Mary Brown	John Nagle	Zone 3 (862-895)
Judy Dale	Mike Gibson	Zone 4 (908-946)

Karen Gibson—contact for HM Nature Group & HM Pollinator Group.

We are looking for additional volunteers to work with the landscape committee.

The 2021 Village Aeration / Overseeding Project was completed by HML. If you see any brown spots on lawns, then please let us know using the jeffersonvillagelandscape@gmail.com address.

JV Tree Work for 2022

Tree #	Near Home#	Work	Notes
511	937	Remove	
518	939/940	Remove	
521	929	Remove	
522	920	Prune	
525	908/923	Remove	
639	832	Prune	
657	816	Prune	
661	817	Remove	Hi Risk
705	790	Remove	
709	789	Clean / Prune	
722	795	Clean / Prune	
726	932	Remove	
768	Island	Remove	Hi Risk
775	801	Remove	
779	932	Clean / Prune	
783	930	Clean / Prune	
785		Remove	
787	824/825	Remove	Hi Risk
789	844	Remove	Hi Risk
799	844	Remove	
800	844	Remove	
803	924	Remove	
806	859	Remove	
839	873	Remove	
840	874	Remove	

Our village's annual summer pruning was completed by HML. Winter pruning has started, usually this is left over work from the summer pruning but does include perennials, ground cover, plants, ornamental grasses and trees. Please contact me if you do not want the ornamental grass cut around any generators. Moving forward, HML plans to prune all year round while they realize when it is best to prune certain plants. There is a rejuvenation process where plants are cut back so that they continue to grow healthier. The Landscape Committee is working to determine which areas of the village should have the process completed first and so on, if you think plants in your area require rejuvenation, then please contact me.

Snow prep is starting soon. You will see stakes put into place. HML has purchased multiple skid loaders which should handle the snow plowing better along with using snow blowers, thinking that the snow removal process will go much smoother. HML reported that inlets are cleaned quarterly and after each rainstorm. Please let me or any Landscape Committee volunteer know if there is an inlet not cleared out. HML reported that if any sticks are left on the side of the roadway, they are picking them up every Friday.

John Hosbach, Rockwell Associates arborist, is working with the Landscape Committee. We are following up on the extensive work John completed in 2018. In September we identified 18 trees scheduled for removal (identified by a purplish pink circle) and 7 trees that are to be pruned, this work is scheduled to be completed in early 2022 (see chart for location of upcoming work on trees).

Our mulch beds are not allowed to be enlarged. JV Council and the Landscape Committee plan to discuss the continued use of mulch, its pros and cons, next year. The village does not receive new mulch in 2022.

Leaf clean up has started. HML has stated that they have completed all villages twice already. Leaf collections is being done every week, with two main clean ups right before Thanksgiving and Christmas. If you see that leaves in your area were not picked up, then please contact me immediately. Also, if you see golf course workers blowing leaves off the golf course onto Jefferson Village areas, please contact me.

Just a reminder folks, if you are doing anything with your home's exterior, including landscaping, you must go through proper channels. You must complete the appropriate forms and have pre-approval. In a HOA Community everything Council does is for the benefit of the village, with a goal to protect your investments. For Landscaping, an email sent to jeffersonvillagelandscape@gmail.com can start the process for your request or concern. As an elected volunteer, it is an honor to serve all of you.

As Council Secretary, I aim to be helpful to the Board in varying duties and charged with documenting and maintaining the records of any/all council meetings. Documents are available to You using the Caliber Portal. As Landscape Chair, I volunteer to oversee the maintenance and renovation of all common areas within the village. The objective is for the common areas to have continual aesthetically pleasing landscape conditions within budgeted figures. All of us care about our JV Community, its appearance and property values, so the Landscape Committee's goal is to always listen, review, document and apply/fix along with expressing our Residents desires and concerns to Council. Thank you for your continued support and patience.

Jefferson Village Maintenance Report—Mike Allen

2021 has been focused on the issues reported last year. These are primarily due to the aging infrastructure of the village, which for the most part is nearly 35 years old. Time has taken its toll and will continue to do so. We are making every effort to address these issues and manage the costs.

Maintenance in the village continues as an area that requires a lot of attention to keep everything addressed in a timely manner. To assist in this work, we have been fortunate to have three volunteers: Bruce Brown, Tom Brophy and Rich Schectman. They undertake the tasks that are very important to keeping the village running safely. Some of these tasks are the replacement of light bulbs in a timely manner, adding home numbers to the backs of our homes, repairing quad handrails, and re-attaching safety signs. The village contracts out larger projects. Maintenance is one of the larger tasks in the village and requires significant effort to stay current. We are always looking for additional volunteers to assist in this very critical effort. If you are interested in helping please contact any council member. Safety is one of our primary concerns and focus. This year we added safety strips to the ramps on all quad entrances.

LOWER QUAD UNIT FLOOR WATER LEAKS—There are no new identified leakages to report. There were several units upgraded this past year and it appears this issue has been resolved for now. **Excessive Water Usage**—One anomaly still exists in one meter pit, out of the 13 in the village. It is recording higher than expected usages for the number of homes that it serves. Aqua has inspected this pit and has confirmed that the meter is functioning properly and there is no indication of a leak. This situation will continue to be monitored.

ASPHALT SURFACE REPAIRS—This topic was fully investigated this year and a full study was made of all our asphalt surfaces to assess their current condition and the anticipated remaining life. This study included but was not limited to: a) The condition of the existing asphalt surfaces, including all walkways and roadways; b) The expected life of these surfaces; c) significant safety issues and d) any critical design issues like drainage etc. Included in this report was the cost to replace the existing asphalt walkways with concrete. This is a life expectancy, durability, maintenance, safety, and aesthetic issue. The consultant's report looked at the entire village and came up with a plan that breaks the required work into two major projects. For 2022 we will be doing fundamental repairs to the sub structures. This includes all necessary inlet repairs, base system repairs and the sealing of all significant cracks. It was decided that a seal coat would not be done as this would primarily be just for esthetic reasons at this time and would be wasted money. The second phase will be to resurface all the asphalt in the village. This is anticipated to be done sometime around 2028 and would include all sidewalks. Replacing all asphalt sidewalks with concrete was also estimated. For cost reasons it was decided that this was too expensive and therefore the cost was not included in the project at this time. However, this can be revisited prior to bidding out the resurfacing project. Asphalt repairs this year will be limited to emergency repairs only. So, if there are any areas that a resident deems to be in need of immediate repair please contact PENCO management.

DAMPNESS AND WATER LEAKS IN THE LOWER QUAD UNITS—This is an ongoing project started almost two years ago. We engaged a consultant to review the work of the preliminary consultant's work, assess the situation a year later and to make recommendations as to the best and most efficient way to address this ongoing problem. One of the primary reasons for this problem is that over the years the grade around the units has been altered due to natural causes for the most part. Whereas originally storm water may have been directed away from the units, it is now, in some cases, either being directed up against the

unit or the area is flat, and the water is not draining away causing the ground to saturate. The consultant has revisited the interiors of 14 units to confirm the previous work and has provided a prioritized list of units that need work. The first project has been estimated and the contract award is pending.

DRAINAGE—Related to the above is the fact that over the past 35 years the original drainage has to some extent been altered by natural occurring events. Some are due to purposeful alterations of the landscape. The natural causes are years of grass clippings on the turf, drifting mulch, tree roots, leaves and pine needles and other natural occurring events. These changes can be subtle, but the results are the same, the disruption of the flow of surface water causing unwanted flooding and destruction. The rash of heavier than normal rainfalls is also a contributing factor. These water flow diversions occur pretty much throughout the village and need to be addressed in concert with the remedies to the basement dampness issues and the gutter and downspout issue discussed below.

GUTTERS AND DOWNSPOUTS—Related to the above two topics is the ongoing problem of clogged gutters and downspouts. As you know, the village has a beautiful collection of trees and shrubs. When these were planted, they produced very little in the way of materials that would get into the gutters. However, over the years they have matured into large specimens and when they shed, both spring and fall, the materials are directed to the roofs of the homes and then to the gutters. This material can quickly overwhelm the gutters and cause the downspouts to clog. We have our gutters cleaned twice a year. This is helpful, but not sufficient as the timing can be off and a few weeks later a new load of debris can be deposited. We have been exploring several possibilities to address this issue. We looked at some gutter guards and wire cages that are inserted into the entrances to the downspouts. The later is not a viable solution as it just causes the gutters to block up faster so unless someone were to routinely clear them the gutters continue to clog and overflow. In addition, our gutters are not surface draining. Rather, they go into a system of underground pipes, which if working properly, carry the rainwater off to the proper drainage system. That's the good news, for if we had surface drainage our problems would be significantly compounded. However, these underground pipes are as old as the village and have, in some cases, been ruptured by tree roots, crushed, and broken and clogged with various materials. There are known clogged underground collection pipes. The work to clear or repair these pipes has been prioritized and a contract will be awarded to start this work soon. This is an expensive system to maintain. We are looking into the problem as a whole and hope to have more answers this year. The siding project included the installation of new gutters throughout the village. These were designed at 5 inches. With the recent heavy rainfalls, we have experienced, it seems that a 6 inch gutter is now more appropriate (in some locations). Some residents have opted to have them installed at their own expense, which is acceptable to the HOA, providing that an Architectural Request Form is sent to PENCO management prior to starting any work.

STUCCO PAINTING—The contract for painting the stucco on the garages was awarded and is complete. A request for proposals to paint the stucco on homes was sent out and the award is on hold for this year.

We currently have estimates for the larger projects noted above. As this work may lead to some rather large expenditures, we are taking the approach to gather all the information necessary to make valued and rational decisions. These estimates have been included into this year's budgets and forecasts.

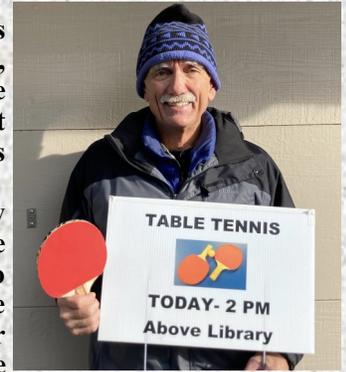
Jefferson Village Architectural Report 2021—The Architectural Standards section of the Jefferson Village Handbook was revised and update this past spring.

From our Jefferson Village sports Ambassador—Dawn Kowalchuk

Winter is upon us, and with the falling temperatures sometimes comes an inclination to withdraw into the cozy warmth of our Jefferson homes. Let's resist the urge to hibernate! The fact is, Hershey's Mill affords us many opportunities to keeping moving even during the coldest winter months, including billiards, bowling, pickleball, paddleball and table tennis. At the heart of each of these activities are dedicated volunteer leaders who work tirelessly to promote their sports and keep things running smoothly. One such volunteer is Jefferson's own Bob Schullery.

Bob is a self-taught table tennis player who, like many of us, grew up playing ping pong in his basement. Later, Bob taught his two sons to play the game. Also during that time, he ran the Kent, Connecticut Parks and Rec Department and, for the first time ever, brought co-ed soccer to the town. In that capacity and as a coach, he learned a lot about teaching sports and about sportsmanship. Now, Bob brings those life lessons and his love of sports to our table tennis program at Hershey's Mill, which he leads jointly with Dave Kagan of Franklin Village.

Bob emphasized that while many of us probably have it, experience is not necessary to play table tennis at the Mill, nor is equipment. There are three tables, paddles and balls available in the Community Center, in rooms above the library. Organized play periods, when you can expect to find other players available, are currently Thursdays, Saturdays and Sundays at 2pm, but the tables remain "up" and available for private play with a partner on Fridays. For further information, or to be put on the table tennis email list, contact Bob at 610-696-2793, or Dave Kagan at dbkagan@comcast.net. Please note that for the safety of all involved, players are requested to be fully vaccinated.



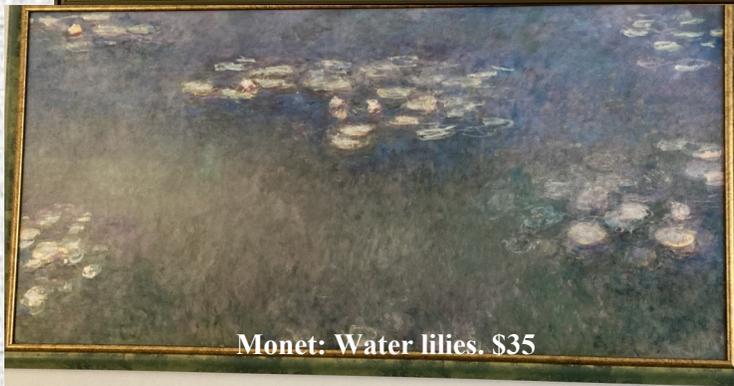
Bob Schullery



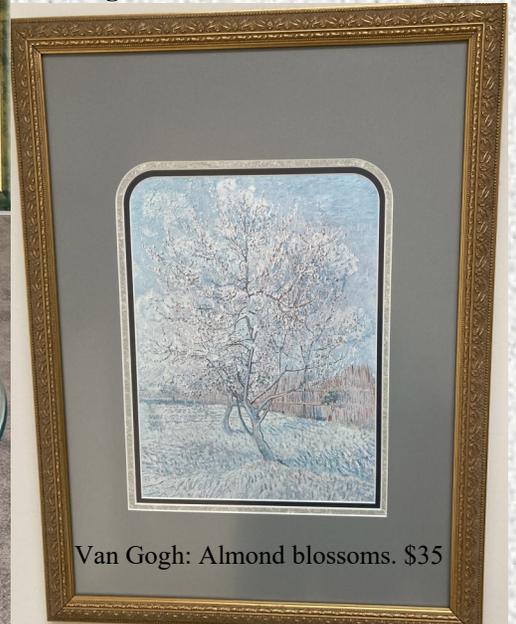
Van Gogh: Starry Night. \$35.



Magritte: Son of man. \$35.



Monet: Water lilies. \$35



Van Gogh: Almond blossoms. \$35



Brass/glass coffee table \$25

The Journal is pleased to offer free 'for sale' ads to village residents at no charge. Please submit your items to cantorsf0@gmail.com. Be sure to include a photo, price, and contact information for each item.

**All items for sale by Peggy Allen
#790
610-436-4542 or
peggyallen@reagan.com**

Closing Remarks—Steve Friedrich, Council VP

Thank you for joining this meeting tonight. Council is very much aware of a number of residents who were hoping to have this meeting in person. Following the uptick in Covid related illnesses that began in September, Council deliberated on how and where to hold this meeting, eventually concluding that it was in the best interest of safeguarding the health of all residents by holding this meeting on Zoom. Considering the importance of tonight's reports, meeting on Zoom would actually allow everyone to hear more clearly than is possible at the Community Center meeting room. We are aware there are a few residents who may be technology challenged. Rest assured that all reports given tonight will be published in the Jefferson Journal and will be delivered to all residents early in December.

Regarding the upcoming Budget for 2022 and the assessment approved by Council to finance roof replacement and other infrastructure needs in the village, let me say that we feel your pain. No one likes to be notified of an assessment fee of any amount. Council had reported at the November 2020 meeting that an assessment was necessary and forthcoming. As you have heard reported this evening, the reserve studies and engineering reports ordered by Council showed that work on our roofs had to be accelerated, hence the need for a slightly larger assessment than originally planned. Council worked hard to make this assessment as painless as possible. As Mike Gibson reported to you, we reviewed several options that would allow us to build our reserves more quickly, while making it easy as possible to raise the needed funds in time.

One of the questions that came from residents was "why not allow all residents of the village vote on the issue of an assessment?" The quick answer could have been "Council is not required by our bylaws to put this issue to a vote of the village." However, there is a more reasonable answer to that question. A few years ago, when discussions were being held regarding the replacement of the siding in the village, Council did conduct a straw vote to see if residents were willing to contribute an assessment to finance that project. It was no surprise that that initiative was voted down. The following winter proved to be exceptionally harsh. After the snow and ice melted, it became obvious that the damage to exterior siding was accelerating and an assessment for replacement became essential as the cost of repairs was growing exponentially.

The same thing is now happening to our roofs. Council has been spending reserve dollars to repair and replace individual roofs that have experienced leaks. These repairs have been accelerating in recent years. The life expectancy of these roofs was nearing its end, and it was becoming foolish to spend reserve money on these repairs that would soon be replaced anyway. No one likes to be told that they have to cough up thousands of dollars for needed repairs. But consider what the cost would be if your roof failed and your interior become open to the elements. I know from experience that the cost of repairing flooring, ceilings and walls from water damage far exceeds the price of this assessment.

For those of you who still have doubts regarding the need for this assessment, I'd like to ask you this question: If you were not living in an HOA, but were living in your own single home, wouldn't you plan ahead to prepare for the costs of replacement or repair of the aging parts of your home? If you know that your roof, or your heater for example was nearing the end of its life expectancy, wouldn't you start saving for those projects? Of course you would, as you understand the responsibilities of ownership.

One of the conditions of purchasing a home in Jefferson Village was to agree to abide by the rules of its Homeowner's Association. We all paid a substantial fee to the village HOA at settlement. That fee was your initial contribution to our reserve fund. But joining the HOA does not mean that you have transferred responsibility of ownership to Village Council or to its Manager. You have not absolved yourself of responsibility, you have simply shared it. By joining our HOA you have agreed to share in the responsibility and the costs for the care and maintenance of all village grounds and building exteriors. At the same time you have extended your responsibilities to Council to make those decisions necessary for the welfare of the entire village. Council often hears residents complain "My roof isn't leaking" or "I live in a lower quad, why should I have to contribute to roof replacement costs." But just because your roof isn't leaking today, doesn't mean it won't leak tomorrow. And you are already sharing in the cost of repairs to your neighbor's roof as a large portion of your monthly fees goes into our reserve funds that pay for the cost of those repairs. No matter how you look at it, you are sharing in the

responsibilities of ownership for the entire village regardless of the condition of your own home at present. According to "Professor Google," *Ownership is the state of mind where you feel fully in charge and do not give any excuses (or blame anyone else) for what needs to be done. ... Someone holds you accountable, although a sense of ownership means that you will also hold yourself accountable as well. In between ownership and accountability is responsibility.* Council understands this. We have accepted our responsibility as your elected officials to do what has to be done, to do our due diligence in protecting the integrity of our homes, to prepare for the needed repairs that will maintain the beauty, the safety, and the value of our properties. Through these decisions Council has actually saved all our residents from the aggravation of emergency repairs along with the potential expenses of paying for them.

I also want to say that those of us on Council live here too. We share in the same costs as all residents. That doesn't mean we enjoy having to charge an assessment or to raise monthly dues. Like you, many of us on Council have limited financial means. We understand the assessment may be individually painful. That is why we have made it easier by splitting the assessment into 10 quarterly payments. We recognize there are a few who may need special consideration for help. We invite those in this situation to contact Steve Erney to make the necessary arrangements.

At the same time, I wish to congratulate Mike Gibson for keeping our monthly dues to a reasonable increase. While inflation has been reported to be over 6% this year, and village costs have gone up accordingly, Mike has managed to keep our dues increase for 2022 to under 3%. Mike has spent countless hours in preparing our budget for the coming year and I applaud his efforts to keep our monthly dues at reasonable levels.

I also want to give special notice to Josie Iacobacci and her Landscape Committee. Our grounds have never looked better. We are the largest village in HM. The oversight of our landscape is likely the most difficult task within our village. Josie and her committee spend countless hours traversing our village in order to identify all those trees and bushes that need to be trimmed or removed. They make sure to respond to all the calls and concerns of our 146 homeowners regarding the care and appearance of the areas around our homes. Josie is in regular contact with HML and other providers to make sure that all work is done expeditiously and at a reasonable cost. I know that Josie will continue to keep Jefferson Village looking like the Garden of Eden.

I also want to take this opportunity to announce that our Council Member, Mike Allen, has chosen to resign his position effective this evening. Mike joined Council a couple of years ago to replace Becky Green who had moved and he was elected the following spring for an additional 2 year term. Mike has been a valued member of our Council, and as maintenance and architectural chairman has overseen all those repairs necessary to keep the village both safe and in good condition. This has included identifying those areas of our infrastructure, like underground pipes, inlets and storm drains that needed repair, and seeing to it that those repairs were done properly. On behalf of Council and of the entire village, I thank Mike for all his contributions to both Council and to the Village. I am also pleased to announce that Council has voted Dominic Marinucci to take Mike's seat on Council for the remainder of his term. Dominic has agreed to serve on Council, and will now have an equal voice on all Council matters and will, hopefully, run for election this coming spring to retain his seat on Council.

I conclude my remarks tonight as I've done in the past. We on Council are your neighbors. We share in all decisions that are made for the entire village, including its costs. We serve on Council out of a sense of shared responsibility. We receive no compensation or special consideration for serving. We act, and will continue to act for the benefit of all our neighbors. The decisions we have recently made were not easy. The amount of research and debate that went into these decisions was considerable. I am quite sure that any resident who knew all the facts and sat in on all the conversations, would undoubtedly have come to the same conclusions as our Council has done. That being said, I invite each and every one of our owner residents to take a turn on Council or to take part in any one of our committees. I invite each and every one of you to share in those responsibilities of ownership that you have extended to this HOA. Several Council Member terms will end this spring. You are welcome and encouraged to do your part in keeping Jefferson Village the wonderful place it is to live. And should you not be elected to Council, then I encourage you to join any one of our committees. There will always be a seat for you. It is a great way to stay active in our community.



Pet Peeves

As sociable a community as Jefferson Village tends to be, inevitably occasional friction between residents or between residents and outsiders does occur. Fortunately they do not occur often and these peeves are usually easily resolved. But what really can be frustrating to residents is to see that same peeve occur repeatedly. These are pet peeves, annoyances that never seem to go away. This column is for Jeffersonians who need a safe place to vent. Send in your pet peeve to the Journal. Names will never be printed, only your pet peeve.

PEEVE—I wish residents would read the handbook rules about parking. I don't like being told I can't park in certain open parking spaces. The handbook says I can park my 2nd vehicle in any open space.

ANSWER—You are correct. As long as one vehicle is parked in your garage, you are free to park any other vehicle in any open parking spot. "Outdoor parking spots are not assigned." Complete parking regulations can be found in the Jefferson Village Handbook.

PEEVE—I would appreciate if you would write a few words in the next issue to ask the people who live in the upstairs of the quads to extend the courtesy by keeping the common hallways clean, free of dirt & dead insects.

ANSWER—Let's include leaves and snow, also. Of course, not all residents are physically able to do these tasks. But it is a courtesy to assist in keeping the quad ramps and hallways clear of all obstacles to keep them safe.

PEEVE—There are no collection boxes in some recycling bins. Who supplies them?

ANSWER—At this time, residents provide their own collection cans. Keep in mind there is only so much space in the bins. It is important to flatten all cardboard boxes to maximize space for all recyclables. Food-tainted cardboard, like pizza boxes nor food tainted items of any sort may be recycled. Additionally, no trash or recycling should ever be left outside of the collection bins.

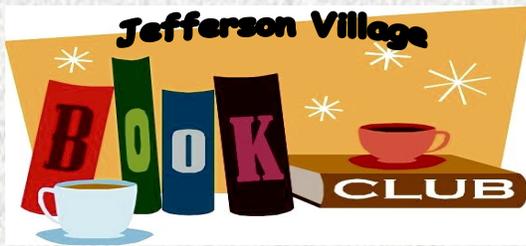
All residents should stay aware of village rules as published in the Handbook. Copies of the handbook are available upon request from PENCO Management, and can be downloaded from our Portal. To access your account on the Portal, contact Steve Erney (serney@pencomanagement.com) for the website and password.

Autumn in Jefferson Village



Photos contributed by Joya Angelo





**Calling All Book Readers
Ayn Rand Discussion Group is Forming**

Sixty to seventy years ago, author Ayn Rand wrote a number of works which predicted today's political situation. Anyone interested in forming a group to discuss her writings, both essays and novels, please contact Peggy Allen at 610-436-4542. We would have initial meetings at my home (#790) and then decide format, time and place(s) for future meetings.



In order to help keep our budget (and dues) under control, a few of our easier tasks are covered by our own residents. One such task is the replacement of burned out light bulbs on our streets and common properties. Another is to make small easy repairs around the village. But Jefferson is a very large village covering large area. So we are looking for a couple volunteers to assist with light maintenance jobs. Materials and a ladder will be provided if needed. All those interested should contact any Council Member or Steve Erney at PENCO Management.

Keep Your Cell Phone With You—Always

The approaching winter brings with it longer nights and lower temperatures. Everyone should remain alert to avoid slipping or tripping on nighttime walkways and streets. If you own a cell phone, keep it with you whenever you are out of earshot. That goes for inside your home, too, especially if you live alone. Even at home it's possible to be stuck in an elevator or out of reach of a panic button. But a cell phone in your pocket can be a life-saver if you need help for any reason.



Always call 911 for a dire emergency, but be sure to add Hershey's Mill Security 610-436-6403 to your contact list. Our security team is always quick to respond to any call for help.

**DON'T FORGET—HOMEOWNERS ASSOCIATION FEES
ARE DUE JANUARY 1, 2022**

The Jefferson Journal
For the Residents of Jefferson Village
Editor—Steven Friedrich, cantorsf0@gmail.com
Management Agent for Jefferson HOA
PENCO Management, Inc.
Manager—Steve Erney
serney@pencomanagement.com 610-358-5580

Welcome to JEFFERSON WAY

The Journal wishes to welcome the newest residents of Jefferson Village who have joined our community this season:

- Carol & Thomas Heller—796**
- Susan Eichler—801**
- Marie Derby—811**
- Terry Belonzi—819**
- Mary Kay Sam—893**
- Linda & Andy Pedisich—921**

**HOW TO SURVIVE A HEART ATTACK
WHEN ALONE?**

Since many people are alone when they suffer a heart attack without help, the person whose heart is beating improperly and who begins to feel faint, has only about 10 seconds left before losing consciousness. However, these victims can help themselves by coughing repeatedly and very vigorously.



A deep breath should be taken before each cough, and the cough must be deep and prolonged, as when producing sputum from deep inside the chest. A breath and a cough must be repeated about every two seconds without let-up until help arrives, or until the heart is felt to be beating normally again.

IN MEMORIUM

Samuel Brown—October 28, 2021
Joan Brown—November 12, 2021

Members of Jefferson Village HOA Council

Jefferson Village is the largest community within Hershey's Mill. In order to assist residents more readily, each Council Member has specific units of coverage. If you need to contact a council member, please contact the leader of your area:

- Units #789-815—Mike Gibson
(michaelgibson0789@gmail.com or 484-347-5221)
- Units #816-839—Kim Morton
(kdm@mkfamilylawyers.com or 610-496-0946)
- Units #840-861—Dominic Marinucci
(dmarin2009@hotmail.com or 484-904-2058)
- Units #862-895—Steve Friedrich
(cantorsf0@gmail.com or 610-909-8155)
- Units #908-946—Josie Iacobacci
(iacobaccijoslena@gmail.com or 610-662-2613)

For landscaping questions or issues please email your requests to jeffersonvillagelandscape@gmail.com



JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

