

The Jefferson Journal

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

Village Residents Reelect Gibson and Friedrich to HOA Council at May 2021 Open Meeting

Jefferson Village Bylaws dictate that Council Members be elected for a term of 2 years, with elections taking place at the spring Open Meeting. The terms of two current Members ended this Spring, and all residents were invited to submit applications to run for a seat on Village Council. Only 2 residents applied for the 2 open seats, so the election was uncontested.

Village Bylaws call for a quorum of 36 owner-residents (25%) to confirm the election, even if uncontested. Ballots were mailed to all 146 owner residents. Since this year's Open Meeting had to take place on Zoom, ballots were completed by residents and mailed to our managing agent for tabulation. 98 ballots



Mike Gibson

were returned. A quorum was achieved and both candidates were elected to 2 year terms on Village Council. Congratulations to Mike Gibson and Steven Friedrich as they both begin their 3rd terms serving on Village Council.



Steve Friedrich

In short session, Council Members have agreed to continue in their present capacity as Council Officers:

President—Kim Morton
Vice President—Steven Friedrich
Treasurer—Mike Gibson
Secretary—Josie Iacobacci
Member at large—Mike Allen

Council is preparing for the November Open Meeting to resume in person at the Community Center. Now that streaming technology is available to us, future Open Meetings of the Village will continue to be accessible to homebound residents online.

For Those Vaccinated It's Time to Get Out & Enjoy the Fresh Air—Mask Free! Social Committee Plans Resume in Full

While the pandemic restrictions prevented our Social Committee from doing their full slate of activities, they still managed to stay active with a few goodie bag handouts, an ice cream truck party, and a successful food drive for the needy. Now that restrictions are being lifted, Peggy Del Fuoco and her committee have resumed a full schedule of activities for Jefferson residents. Upcoming activities include:

June 27 Ice Cream Truck Party 2-4pm

September 12 Cookout Block Party

December 4 Holiday Party

Detailed flyers will be distributed as these dates are approaching.

Lunch Bunch is also regrouping. Nancy Needhammer and her committee are looking forward to having lunch with old and new friends. Everyone from Jefferson Village is welcome to share a good meal together at a local food establishment.

July 17—The Great American Pub

August 16—Pica's Restaurant



A few Jeffersonians gathered together for some fresh air, desserts, and schmoozing on a glorious Memorial Day Evening

Real Estate 101 by Diane King (920)

For those of you who watch your neighborhood real estate sales you know that prices are rising. Almost all houses sold in Hershey's Mill since December have sold for over the asking price. This has happened to homes even with marginal upgrades. If you have been on the fence or considering moving now is the time to sell your home for top dollar. There is generally not more than 10 houses actively for sale at any time and they go off of the market quickly. 46 have sold since December. Currently there are 11 homes pending, which means all contingencies removed and heading to settlement. There are 10 homes listed as active but four of them have contracts. So, bottom line, there are only 6 homes out of over 1,700 homes currently actively for sale in the "Mill".

This is not unique to Hershey's Mill. It is a seller's market all over the United States, but it is acute here in West Chester. Speculation on the reasons why are many: the unwillingness of some to look for another home because of the situation created by Covid, and people staying home and improving their homes. It is an easy thing to remortgage, and withdraw money for that perfect kitchen or bath, and still have a low monthly payment. You may think that folks are tired of staying in their homes but the reverse is true. The comfort provided by the familiar surroundings or their homes has acted as an anchor in a confusing times created by the pandemic. As a result of all of the above, there are not many houses for sale.

If you would like to know the current value of your home, I would be glad to talk to you.

Diane King, 920 Jefferson, 484-832-6655

From our Jefferson Village Sports Ambassador....Dawn Kowalchuk (879)

Good News Jeffersonians! As we continue to recover from the pandemic, opportunities for an active summer abound. Amenities that once included only tennis, now encompass 10 active sports—bocce, bowling, billiards, cycling, horseshoes, paddle/platform tennis, pickleball, shuffleboard, table tennis, and tennis, with the Hershey's Mill Sports Group (HMSG) providing the incidentals—equipment, balls, etc. All we have to do is show up, ready to play!

Want to be part of the fun? The following volunteer organizers are available to answer your questions and help you get started. Call them today!

In addition to providing a fun way for us to stay active and keep fit, our sport amenities also keep Hershey's Mill competitive with other 55+ communities in the Delaware valley. Active communities such as ours increasingly offer residents a wide range of amenities. Staying current helps us attract new residents and increases our individual property values.

As such, the 64 Jefferson Village residents who submitted opinions and ideas in response to the recent Sports Survey will

help steer HMSG improvements and planning for the future. Of highest interest among our residents is an exercise room dedicated to a variety of group exercise. Hiking, croquet and corn hole are also highly desired, as well as an in-house fitness room.

In the meantime, let's get moving and take advantage of all the wonderful opportunities that already exist within Hershey's Mill!

| | | | |
|-------------------|---------------------|--------------------------------------------------------------------------------|--------------|
| | Seth French | seth3@icloud.com | 484-983-3914 |
| Bike Club | Jeff Smith | jallensmith@verizon.net | 610-738-0295 |
| BilliardBike Club | Jim Short | jfshort315@aol.com | 484-887-0186 |
| Bocce | Joe Carrone | trejoe@gmail.com | 610-696-6196 |
| Bocce | Bob Walsh | walshantiques@aol.com | 484-999-8877 |
| Bocce | Carroll Thompson | carroll.thompson59@gmail.com | 484-887-0448 |
| Bowling | Irene Gallagher | irenegall70@comcast.net | 610-696-3674 |
| Bowling | Jeff & Rosie Taylor | jeff@oryo.net | 610-793-3782 |
| CPR | Barbara Trimble | barbtrimble3@gmail.com | 610-453-3031 |
| Horseshoes | Chip Dascanio | chipdascanio@gmail.com | 610-644-5287 |
| Paddle | Jane Hagy | jrhagy4@verizon.net | 610-368-9260 |
| Paddle | Don Evons | dtevons.de@gmail.com | 610-692-1938 |
| Pickleball | David Nagurney | dnags5@icloud.com | 610-742-4016 |
| Table Tennis | Allan Shaffer | allan.shaffer@comcast.net | 484-947-2528 |
| Tennis | Dave Clewell | dave.clewell610@gmail.com | 484-947-2853 |
| Tennis | Kirk Leighton | kirkleighton45@gmail.com | 610-529-2734 |
| Shuffleboard | Roseanne Havird | roseanne353@gmail.com | 610-344-7184 |

Council Member Reports from Jefferson Village Open Meeting

STATE OF THE VILLAGE—STEVE FRIEDRICH, VP

Good evening neighbors.. It is our fervent hope that this will be our last meeting to take place solely on Zoom. Arrangements have been made for our next open meeting to take place at the Community Center with a wine and cheese social as in the past. I would like to welcome our newest residents who have joined our village since the spring of 2020. We welcome you all to our village, and congratulate you for choosing Jefferson Village to be your home. Hopefully, as our social events resume, you will have the opportunity to meet more of your Jefferson neighbors.

Our current Council consists of Kim Morton, President, Josie Iacobacci, Secretary; Mike Gibson, Treasurer; Mike Allen, and myself. Council is advised by Steve Erney, our Managing Agent from PENCO Management. Each of us has taken on responsibilities to ensure that our village is managed wisely. You will soon hear from each of them about what they have accomplished this past year and what their hopes may be for the future. Each day in JV is a gift. We live in peace in the most beautiful area of our nation. But this serene duplicate of the Garden of Eden could not happen without the hard work of its residents and its management. For example, our landscape has never looked better. But that couldn't happen without the hard work and determination of Josie Iacobacci and her Landscape committee. Mike Allen chairs our maintenance committee. We don't see much of his accomplishments because he manages to get things fixed before we notice they are broken. Light bulbs, trash bin doors, clogged downspouts, leaky water meter pits, and much more get reported by Mike. Most are repaired before most of us even realize there's a problem.

Mike Gibson is our financial guru. Mike's careful budgeting has given us the ability to get much done with limited resources. Mike prepares multiple options for Council's consideration allowing us to make the best decisions to plan for future needs, to keep our village looking its best and to keep us all safe and comfortable. Kim Morton isn't just our president, she is our representative on the Hershey's Mill Master Association. By her efforts and political savvy, Kim has managed to get the MA to correct issues that effect Jefferson Village. It was due to her efforts that the MA made corrections around our perimeter to divert stormwater away from our homes. It was Kim who got the MA to address the Lagoon odor issue quickly and successfully. Her efforts have kept Jefferson Village needs at the forefront of MA attention.

Each of our Council Members makes an impact on the quality of life here in JV. But none of that could be accomplished without the tireless work of our managing agent. Steve Erney has managed JV for 18 years. I think he devotes 18 hours a day to us. It is not unusual to get Steve's emails or phone calls as early as 7am, and there are times when he is still on the job until after the sun sets. Steve does so much for us, I would swear he devotes over 40 hours per week just for JV. He tirelessly advises Council with his wisdom and experience, then follows Council directives expeditiously. He seems to be available 24/7 to respond to the needs of our residents and this council. He oversees the workmanship of all who are engaged to maintain our grounds and infrastructure. Having Steve Erney as our Managing Agent is as if we have our own full time employee who devotes as much time and energy to Jefferson Village as if it was his own home. Steve's company, PENCO Management, has recently improved Steve's ability to respond to our needs with the installation of the Caliber Portal System. With Caliber, each resident owner has immediate access to get updated information with just a few mouse clicks. We now have the ability to check on maintenance and financial status quickly. The portal allows Steve and Council to communicate with you more quickly and efficiently. Signing on to the Portal is simple, The program is menu driven and easy to navigate. Council recommends that all residents log on to the Portal to improve their ability to communicate with Village management.

I've always maintained that it takes a village to run a village. Much of what makes Jefferson Village the envy of others in Hershey's Mill is the way so many of our residents contribute to our various committees. Most visible is our Social Committee. Chaired by Peggy Del Fuoco, this committee didn't allow pandemic restrictions to slow them down this past year. Despite those restrictions, Peggy kept her committee active, delivering goodie bags and even managing to create an outdoor ice cream party. These and other activities helped make us feel we were still together, even while Covid kept us apart. And now that restaurants have reopened for dine-in business, our Lunch Bunch committee, chaired by Nancy Needhammer, will resume our monthly visits to local eateries this summer. Nancy is also chair of our Welcoming Committee. Nancy keeps tabs on all new arrivals to our village. Then she, or one on her committee, visits them after moving in to give them the rundown on how our HOA operates and to review all the amenities that JV and HM offers to

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them. I've already mentioned the accomplishments of Josie's Landscape committee, the results of their efforts are clearly visible to all. But there's just as much done by our Maintenance committee chaired by Mike Allen that is not readily recognized. Whatever is done by our own residents to repair minor problems around the village saves us from having to pay professionals to do easy jobs, such as fixing or adjusting hinges and latches on trash bins. Mike's committee identifies small problems before they become big ones. Mike has established a subcommittee headed by Hal Deal to replace burned out light bulbs on our streets and garages on a regular basis. But Jefferson is a large village, the largest in HM, and that requires much to be covered. This is a committee that needs additional volunteers to inspect problems and to suggest appropriate actions for corrections to them.

There are several other committees that serve our residents. There's a Finance Committee chaired by Mike Gibson, a Decorating Committee, currently chaired by Hal & Jean Deal, that keeps the village entrance looking seasonally appropriate. There's the Jeffersonians Helping Jeffersonians Committee chaired by Ann Friedrich, and the Jefferson Journal Committee. Each of these committees contributes in its own way to make Jefferson more than just another village. It is our committees that make Jefferson Village the heart of Hershey's Mill. As I said, it takes a village to run a village, and that means that we all find ways to contribute. Our village is now over 35 years old. Much of its infrastructure is in need of attention. There is always a need for more volunteers, more ideas, more suggestions on more efficient or better ways to get things done. If you have experience in any of these areas, social networking, handyman maintenance, landscaping, communication or even finance and administration, then we can use your help, your knowledge, or your ideas to help us maintain this wonderful lifestyle that we all enjoy here at Jefferson Village. Just because there are only 5 seats on Village Council does not mean that there aren't other ways to contribute. Our Council cheerfully welcomes all of you who wish to serve our community.

Hopefully you can sense my pride in what we have accomplished this past year. The siding project is one small step away from completion, our grounds and buildings have never looked better, and we have accomplished all of this while staying within our budget. You will now hear from a few of our officers and committee chairs regarding their plans for the coming year. You will see that there is much yet to be done to keep Jefferson Village in tiptop condition.

LANDSCAPING REPORT—JOSIE IACOBACCI

Within HM, JV sits on 26+ acres of land, of which about 10+ acres is considered common ground. That is what the volunteers on the Landscape Committee cover. We have divided JV into four zones, with a total of 43 items currently found needing attention. I am working with Hershey's Mill Landscape (HML) to hopefully complete these items this year.

The Village Aeration & Overseeding Project was successful as can be seen by walking around our beautiful village. Careful monitoring of our lawns continues during the year to treat any brown spots. Additional work items proposals were submitted to HML this year including tree removals, stump removals and tree pruning. All work is carefully considered as it is paid for by our dues. All is scheduled to stay in line with our 2021 landscape budget.

Our village's annual pruning is scheduled next month. June is prime pruning season for most plants and trees, and it is the HOA's job to prune those on common ground. Please. I ask you as the Landscape Chair to request permission before self-pruning any bush or tree near your home.

John Hosbach of Rockwell Associates, our expert Arborist, will work with the Landscape Committee next month. We will follow up on the extensive work John completed in 2018, identifying, numbering, and observing the health of our trees. The Landscape Committee will inform residents about a tree's condition if it is determined it needs to be removed, or pruned.

Spotted Lantern Flies are again on the move. Applying sticky tape around the trunk of trees near your home is the easiest way to try to control these pests, yet is not the safest solution. Please note there are other methods. SLF websites and HM Technology emails offer alternatives on how to trap these SLF's in a safer manner as sticky tape can snare birds or other small animals. Cicadas will also coming out of the earth after 17 years being dormant, and there isn't anything we can do about it except to wait it out.

If new turf has been applied to the common areas around your home and you have access to a hose, and are able to do it, please consider watering those areas during these hot summer days especially when the grass gets dried out due to a lack of rain.

I wish to recognize our residents volunteering for the 2021 Landscape Committee. Their help is appreciated very much and I 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—Zone 4 & Contact for HM Nature Group & HM Pollinator Group Information. A special Thank you to Nancy Needhammer for her input to the landscape section of the updated Handbook and Jado Foot for her help with birdhouse recommendations.

Remember, please use the landscape email address for any landscape requests, questions, concerns.

jeffersonvillagelandscape@gmail.com

Thank you for your continued support and patience.

Maintenance & Architectural Report—Mike Allen

This past year has seen considerable effort made to address critical maintenance issues in the village. Repairs are primarily due to the aging infrastructure of the village which is now over 35 years old. Time has taken its toll on these structures, and will continue to do so. We are making every effort to address any issues, manage their costs while planning for the future.

Unit Water Leaks

Over the past year, water leaks cost the village around \$15,000 in wasted water. Those leaks were identified, the homeowners whose pipes were leaking were notified and the necessary repairs were made. The HOA expense was only in identifying these leaks and notifying the homeowners of their responsibility to address them.

Dampness and Water Intrusion.

This is an ongoing project. We have engaged a consultant to review the work of the recent reserve study, and to make recommendations as to the most efficient way to address this ongoing problem. Over the years the grade around the homes has been altered due to natural causes. Originally storm water may have been directed away from homes, but is now, in some cases, being directed up against the unit or the ground has flattened so that the water is not draining away properly. The consultant has revisited the interiors of 5 units to confirm the success of previous repairs. His report will provide the details to mitigate these problems.

Drainage

Related to the above is the fact that over the past 35 plus years the original drainage has to some extent been altered by natural occurring events and some due to purposeful alterations. 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 may be subtle, but the results are not, 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 topics is the ongoing problem of clogged gutters and downspouts. Our 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. Over the years they have matured into large specimens. When they shed, in both Spring and Fall, the droppings 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 been exploring several possibilities to address this issue. We have our gutters cleaned twice a year. This is helpful, but insufficient, as the timing can be off. As soon as they are cleaned, a new load of debris is

soon deposited. We are looking to see if gutter guards or wire downspout guards may alleviate these clogs.

In addition, our gutters are not surface draining. Instead they lead into a system of underground pipes, which, if working properly, carry rainwater off to the proper drainage system. These pipes are as old as the village and have in some cases been ruptured by tree roots, crushed, broken or clogged with various materials. This is a very expensive system to repair. We are looking into the problem as a whole and hope to have some solutions this year.

Asphalt surface repairs

Like other materials, asphalt has a limited lifespan. Depending on the environment its deterioration can be accelerated. Last year we placed a contract to repair the most critical areas of deterioration in the village. However, due to budget constraints, some problem areas were left for the future. The repairs made are admittedly not as aesthetically pleasing as replacing entire sections. This was a deliberate decision by Council as there are larger areas to be repaired soon. But we wanted to make hazardous walkways safer now. The second phase of the work has just started. Council has engaged an asphalt consulting firm to provide us with a detailed report of the condition of the existing asphalt surfaces including all walkways and roadways; the expected life of these surfaces; any significant safety issues and any critical design issues like drainage, etc. Included in this report will also be the cost to consider replacing the existing asphalt walkways with concrete. This is a life expectancy, durability, maintenance, safety, and aesthetic issue.

Stucco Painting

The contract for painting the stucco on the garages has been awarded and the work will be done in the near future. A request for proposals to paint the stucco on the homes in the future has been submitted as well.

Some of the above work is going to lead to some rather large expenditures. Therefore, we are gathering all the information necessary to make valued and rational decisions. Once we have the information, we will prioritize the work, determine how to budget for it and review how it fits into our reserve study.

Architectural Report

The past year has seen few requests for the typical items that would be classified as architectural requests. A few requests were for either new or reconstructed decks, several requests for gas fueled fireplaces, a few outside lighting replacements, window replacements, door replacements, some repainting requests using the new color palate and some other minor requests. These have all been at the owner's expense.

The Exterior Architecture section of the Jefferson Handbook has been significantly revised and new sections have been added to include synthetic deck materials, new deck railing materials and designs, awning fabrics and a revised paint color palate.

FINANCIAL REPORT—MIKE GIBSON
RECAP OF 2020 RESULTS

2020 operating results were better than plan by \$16,697, primarily due to favorable snow removal costs. The ending replacement reserve balance was \$153,149. Both results were slightly better than the projection we reported at the November budget meeting.

2021 RESULTS TO DATE

2021 operating results through April are better than plan by \$10,555, due to timing of expenditures vs. budget. We incurred \$44k of snow removal costs, vs. our annual budget of \$52k. The ending replacement reserve balance as of April is \$213,458.

LONG-RANGE OUTLOOK

At last year's November open meeting we presented a 5 to 7 year reserve outlook based on our spending history and a reserve study conducted in September 2020. A reserve study estimates useful lives and replacement costs for common elements using a high-level methodology. I would call it a 30,000 foot view. At that time we estimated that we would need to raise additional money through some combination of dues increases and/or assessments. We are now in the process of trying to refine the estimates for the two upcoming big ticket items, roofs and asphalt replacement. To that end we have engaged consultants to thoroughly analyze the current conditions of those two components. The result will be an updated projection of costs and remaining useful lives which will be built into next year's budget to be presented in November. But at this time our outlook hasn't changed.

Report on the Activities
Of the Hershey's Mill Master Association
Kim Morton

The HMMA has not been as busy in these last six months, again mostly COVID related. However, hope is on the horizon and things are opening back up. The plan is for a "return to normal" on Memorial Day. This means that guests will again be permitted on the sports courts, such as tennis and Pickleball. Guests will also be allowed at the pool again, PROVIDED the Pool Manager is able to hire additional staff—this has been difficult as many places where people take their life guarding courses have been closed. They are working to hire more guards. If you know of anyone looking for a job, please let me know.

The HMMA is still looking into expansion of the Community Center. Designs have been completed and have been sent out for bids. If an expansion is done, it will not involve an increase in MA dues, but will have alternate funding. The funding plan was addressed in a prior issue of the Guide and Digest.

The Sports Group will be seeing some changes. SKEDDA will be the new system to sign up and reserve court times. Some of the Courts and sports areas are being moved or reconfigured to other areas of the sports complex, to help with expansions and increases in activity.

The HMMA recently voted to approve a Dog Exercise Area. This is NOT a dog park, but an exercise area where an individual dog owner may take his/her dog(s) off leash for a specified time. SKEDDA will be used to sign up for time slots. More details will be coming as the project progresses. The exercise area is going to be over near the gardens and the 9th tee box. It is not going to be located at the corner of Chandler and Hershey Drive as was originally discussed.

If you have any other questions about the activities of the MA, please feel free to email me.

Community Pool Is Now Open

2021 Season—The pool will remain restricted to RESIDENT use ONLY. There will be NO Guests of ANY AGE allowed. If in doubt, your Resident status should be confirmed, before arriving at the pool, at the Security Office. Residents will be required to show a photo ID (drivers license) or a copy at the pool check in. Residents may use the pool and pool deck area from 10:30 AM until 7:30 PM, Monday through Saturday and 12:00 PM to 7:30 PM on Sunday. Hours of use may be modified as required by Weather and/or water conditions and at the discretion of the Pool Manager and the Board of Directors. The Pool will not be closed for COVID 19 sanitizing.

There is no need to show Vaccination cards. Unvaccinated residents are advised to wear masks while entering and while on the pool deck. Unvaccinated residents are advised that COVID 19 sanitizing procedures of the restrooms, furniture and equipment will NOT be performed and their use of the pool complex is AT THEIR OWN RISK.

There is no need to reserve a time to use the pool. However, admittance is limited to 150 persons in keeping with the Pennsylvania State guidelines. Tables and Chairs as well as lounge chairs will be provided for resident use.

The Mermaids will again be run by Sandy Loose beginning Monday, May 31. More details will be announced at a later date.

Residents are reminded that NO GLASS items are allowed at the pool complex. Villages or groups wishing to hold a RESIDENT ONLY party at the pool must request a date through the Pool Manager. The use of food trucks instead of family/buffet style handling of food is preferred.

Pool Hours: Monday - Saturday, 10:30 AM to 7:30 PM Sunday, 12:00 PM - 7:30 PM

**February's
World of White
Has Given Way
To Spring's
Rainbow of Colors**

**Jefferson Village is Lovely
At Any Season
Of the Year**



A Kaboodle of Kits



Helene & Richard Schectman (871) have been entertained this Spring by a trio of baby foxes and their parents who have turned their patio into a furry playground. Foxes are fairly common in Chester

County. As predators, they help keep the rodent population in check. But they normally stay away from human homes.

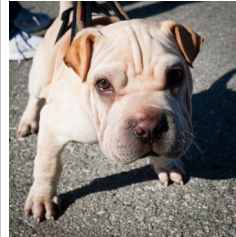
Need Help ???

Do You know of a Neighbor Who Needs Assistance ??? Jeffersonians Helping Jeffersonians, is a group of village volunteers who are willing to help during those times when illness or injury may prevent one from performing simple tasks like bringing in the mail, caring for pets, or even lending a sympathetic ear when feeling lonely. Call Ann Friedrich (484-431-6827) for yourself or for a neighbor to see just how she, or one of her team, can help out in a time of need.

Welcome to JEFFERSON WAY

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

Patricia & Ralph Wick—831
Shelley & David Dinehar—916



Pet Peeves

Pet Peeves is a new column designed to allow Jeffersonians a chance to vent anonymously. Do you have something you wish to get off your chest? Submit your peeve to our editorial department (cantorsf0@gmail.com). Please do not list names or unit numbers as they will not be used or published.

Inconsiderate Parking of Vehicles

PEEVE: A neighbor's recent peeve concerned "parking of more than 2 cars per household" (not using garage) and "parking of cars taking more than 1 parking space."

ANSWER: These are common complaints received by Village Council. The Jefferson Village Handbook clearly states that at least one licensed motor vehicle be garaged. There are no limits to the number of vehicles a resident may own, but common courtesy would be to keep parking spots available to other residents, especially in areas with limited outside parking. Residents should also guide guests to nearby empty lots around the village when expecting a number of vehicles for temporary parking.

DON'T FORGET—HOMEOWNERS ASSOCIATION FEES ARE DUE JULY 1, 2021

The Journal thanks this issue's photographers Richard Schectman, Joya Angelo, and Ann Friedrich for their picture submissions.

Would You Like to Contribute to the Journal?

The deadline for the Autumn issue of the Jefferson Journal will be August 15. All resident submissions of articles, pictures, ads, notices and comments for this, or any issue of the Journal are most welcome.

The Jefferson Journal

For the Residents of Jefferson Village

Editor—Steven Friedrich, cantorsf0@gmail.com

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PENCO Management, Inc.

Manager—Steve Erney

serney@pencomanagement.com 610-358-5580

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 #816-849—Kim Morton
(kdm@mkfamilylawyers.com or 610-496-0946)

Units #850-875—Steve Friedrich
(cantorsf0@gmail.com or 610-909-8155)

Units #876-895—Mike Allen
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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

