

The Jefferson Journal

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

Village Residents Elect Jack Skowronski, Reelect Kim Morton & Josie Iacobacci to HOA Council at May 2022 Open Meeting



Jack Skowronski

Jack Skowronski has been selected by Jefferson Village residents to a 2 year term as a Council Member for the village HOA. Uncontested in this year's elections, Jack has replaced Dominic Marinucci, who had completed the position originally held by Mike Allen. Jack is a US Army veteran and a graduate of Penn State. His subsequent career in supply chain management for Lockheed Martin gave Jack a lifetime of experience in labor contracts. Jack has been selected by his peers on Council to act as Council Secretary. Jack has also volunteered to be acting chair of the Maintenance Committee.

Also re-elected to Council is Kim Morton beginning her 3rd term on Council, and Josie Iacobacci, now re-elected to her 2nd term on Council. Kim remains as President of Village Council, and will continue to represent us on the Master Association and its Board of Directors. Much of the work being done by the MA around our village is due to Kim's influence on the MA. Josie is stepping down as Council's Secretary, but will retain her position as Chair of the Landscape Committee. All those who have been admiring our village grounds understand that their lushness and beauty is greatly due to Josie's leadership.

Council elections were the highlight of our Open Meeting on May 18, but reports were made by our Managing Agent, Steve Erney, and our various Committee Chairs and Council Members. Those reports are included inside this issue for the benefit of those residents who weren't able to attend the meeting, and for those in attendance who might want a refresher.

Springtime Brings Jeffersonians Outdoors!

After 2 years of pandemic imposed quarantines, village residents have welcomed the warmth of spring by coming out of their homes to rediscover their neighbors at a series of outdoor social and sporting events. Pictured below are just 2 of the many scenes from April 24's Sunday Funday event organized by our Social Committee. Dozens of residents came out to play a variety of games, or to sit and schmooze while enjoying the sundry foods donated for the occasion.



Seen above was the Memorial Weekend gathering of Jefferson quad residents in a courtyard parking lot for an evening of conversation and desserts contributed by all. Large turnouts at these events proved that residents were eager to get out and get reacquainted. The summer

months will provide us with many more opportunities for outside events as our Social, Sports, and Lunch Bunch committees get us all back to pre-pandemic activities. A number of dates are noted in this issue of the Journal. Why not put a few of them on your calendar so that you, too, can enjoy meeting, greeting and eating with your Jefferson Village neighbors.

Council Member Reports from Jefferson Village Open Meeting

Opening Remarks—Steve Friedrich

Good Evening Jeffersonians, it's so nice to have these open meetings in person once again. If memory serves, this is our first in person open meeting since November of 2019. While meeting via Zoom was convenient when strict pandemic restrictions were in effect, it was not able to provide the interactive environment that we enjoy when meeting in person. And the best part of meeting in person is the wine & cheese social 1/2 hour. Our thanks to Susan Schullery and Rachel Nagle and the Social Committee for providing for this evenings repast and for organizing all the activities that bring us all together at least once every month.

I would first like to introduce the current Council Members of Jefferson Village HOA. Kim Morton is our current President and village representative on the MA, where she also serves on the MA BOD, Josie Iacobacci, is our Secretary & Landscape Chair; Mike Gibson is our Treasurer and Financial chair, Dominic Marinucci 833, is a member-at-large and Maintenance Chair. Dom has been filling in for Mike Allen since last fall but has chosen to retire from that position. On behalf of all JV residents, I would like to thank both Dominic and Mike for their years of service to our village. Also sitting on our dais is Steve Erney of PENCO MGT, our managing agent. All new residents should get to know Steve really well. Council may make all the decisions, but Steve does all the work. Steve is our guardian angel, making sure that Jefferson Village remains as beautiful and safe as possible.

While the main purpose of this meeting is for the election of Council Members, you will also hear updates from our various committee chairs and our managing agent. But before they speak, I want to thank all of you, our residents, who contribute in so many ways, some large, some small, but all to the betterment of our village and the benefit of its residents. Our social and sports committees help keep us active, even when pandemics keep us homebound. Our maintenance committee pitches in to make the small repairs and to report larger repairs to PENCO for quick resolution. Their efforts help to keep our costs down. Our finance committee (Mike Gibson) magically keeps our dues to reasonable levels even while inflation runs rampant. He makes sure that our budget remains reasonable and that we stay within it. But most of all I wish to recognize the incredible efforts of our Landscape Committee. Our Landscape has always been lovely, but Josie Iacobacci and her committee have made it more beautiful than ever while finding ways to keep expenses for landscape work as low as possible. There's no doubt in my mind that it is the appearance of our landscape that keeps our home values high and our village in demand by new home buyers. If you have a green thumb, then give Josie a buzz. I'm sure she'd love to have you join her committee.

I wish to acknowledge Kim Morton on her advancement to the Board of Directors of the Master Association. By joining the BOD, Kim has given Jefferson Village the voice it deserves as the largest village in Hershey's Mill. Kim's relationship with the MA has helped expedite the work of the MA to make the necessary repairs to the retention basin and its storm water drains to hopefully prevent any repeat of the floods of the past 2 years. Kim's presence on the MABOD is a reassurance that the MA's attention will remain focused on Jefferson Village and its needs.

Managing Agent's Report—Steve Erney

Our twice yearly (Spring & Fall) gutter cleaning by CPM Landscaping will occur next week or the week of 5/23 weather permitting. (Actually postponed to early June due to weather.) We are also having the vinyl siding on both the units and garages power washed by CertaPro of Bucks County shortly thereafter. As we get closer to the start date more information will be sent out. (Please note that they are not power washing roofs, doors, garage doors, windows, pebble board, or decks, etc., just siding). After they have completed your building, feel free to wash windows or stain decks, etc. They will move patio furniture, etc. as necessary to complete their work. We hope weather permitting to complete work within 3 weeks. This project will be done approximately once every 3 years.

As you are aware, part of the recent assessment was to effect stormwater inlet and asphalt repairs. This project was bid to a number of possible contractors including Lyons & Hohl, Charlestown Paving, Macadam, etc. The inlet and grate repair/replacement work will be starting in mid-June and the roadway/parking area remediation will begin in the later part of June. The goal of these projects is to extend the life of the current asphalt surfaces which are generally in reasonable condition and will include crack sealing. The plan is to saw cut out stressed areas on roadways and cul-de-sacs, repair, install and compact stone sub-base and apply a binder asphalt surface which will be level with the existing asphalt surfaces. This project does not include walkways. PLEASE NOTE: Binder asphalt has larger aggregate (stone) than a finish asphalt. In the future when the Council and our engineer determine the repaired areas will be overlaid with a finish coat of asphalt when that time comes. Our Engineer (Asphalt Consultants) will be out and about marking inlets and other areas in preparation for Unitex our selected contractor to begin work. We believe there will be minimal disruption to traffic flow and parking but as we get closer more information will be provided as necessary.

In preparation for the roof replacement project -We have bid out engineering services for inspection – establish scope & specifications – prepare bid packages – distribution to as many as 5 qualified bidders – review and recommendation to assist Board in selecting/awarding contract.... we are also looking for project management/inspection /engineering assistance through the project to ensure that the agreed upon materials and workmanship is consistent with the contract terms. Phase 1 of the engineering was bid to Falcon Eng. /Stantec / Bustamante / D.W. Smith – PSS , DC Eng. & Kipcon. Kipcon was selected by the Council as the lowest qualified bidder, and we have signed an agreement and provided a deposit. We will begin working with the engineer shortly. Our goal is to bid out in late 2022 or early 2023. Reminder: We are replacing the building roofs only – the garage roofs were replaced much later and are not in need of replacement. The preliminary plan is start the roof replacement in July or possibly later in 2023 and complete the project during the spring of 2024.

Welcome to  **JEFFERSON WAY**

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

Gloria Amarosa—842
Theresa & Harry Schmidt—848
Linda & Robert Simmons—882
Matthew Washlick—945

FINANCIAL REPORT—MIKE GIBSON

Recap of 2021 operating results were better than plan by \$32,017. Of this variance, \$16,722 is from optional landscaping and tree service costs, and is being rolled into 2022. The ending replacement reserve balance was \$332,643. Both results were slightly better than the projections we reported at the November budget meeting.

2022 Results to Date

2022 operating results through March are better than plan by \$2,053, due to timing of expenditures vs. budget. Unfavorable tree maintenance costs due to timing are offset by favorable snow removal costs. The ending replacement reserve balance as of March is \$385,950.

Long-range outlook

At last year's May open meeting, we reiterated the view that we would need to raise additional money over the next 5 to 7 years to fund long-term capital spending. Then at the November open meeting we presented an updated reserve outlook based on more detailed analysis of the conditions of house roofs and asphalt. At that time we announced assessments to fund those items. Since then, contracts have been awarded to do the first part of Asphalt replacement this year. We have also engaged an engineering firm to conduct the next phases of the roofing project, which are producing specifications, and soliciting and evaluating bids. At this time the long-range outlook hasn't changed from what was presented in November.

Maintenance Committee Report Dominic Marinucci

Hello Neighbors!! I'm Dominic Marinucci, and I am proud to say that I have volunteered to help with the small repairs group for Jefferson Village. I think I have joined a group that are willing to help their neighbors and be proud of what they do. They have done a fabulous job in working together, getting the jobs done, and enjoying each others company. The following are all your neighbors, members of the Maintenance committee, lending a hand with small repairs and trying to keep our HOA fees down:

Manfred Brauch	Bruce Brown	John Iacobacci
Rich Schectman	Patti Sullivan	Robert Upton
Tom Brophy	Dominic Marinucci	

This year they have supported the following projects: Light Bulb replacements (that seem to never stop), trash bin door repairs, and replacing end caps on quad railings. These are just a few of the ongoing small jobs we do. Our group was also responsible to install house numbers over our rear doors. This will help in case there is an emergency, but will also aid our various contractors to identify homes from the rear.

We all enjoy doing these small repairs, so why not join us as we can surely use the extra help. So join in the fun, I am sure that you all have some talent that you would want to put to good use for our village.

Social Committee—Rachel Nagle

In April the Social Committee held a 'Sunday Fun-day' on the East lawn. Approximately 45 people came to play horseshoes, shuffleboard, cornhole, and croquet. It was a beautiful day and a good time was had by all. There will be an Ice Cream Social with the Scoops and Smiles truck coming to dish out delicious ice cream on Sunday, June 26 from 2 to 4pm. As in the past we will be holding a Block Party & Cookout on October 2 with Mike Morton grilling his famous hotdogs. And of course, the Holiday Party will be coming up before we know it on December 3.

The Social Committee is looking for new members to help with events and also Jeffersonians to help set up and clean up for all of our events throughout the year (even if you aren't a member). It would be nice to have some men (or strong women) to do the heavy lifting, such as setting up a canopy, tables and chairs and games. Please contact Sue Schullery or Rachel Nagle if you'd like to join or sign up to help. Also, the committee would like to thank, from the bottom of its collective heart: Pat Burns, Heather Brindisi and Fanny Warren for all their hard work through the years to bring Social Committee events to Jefferson Village.

-Rachel Nagle & Sue Schullery



Jefferson is a Dog-Friendly Village

Our village is home to many dogs who provide love and companionship for our residents. Our dogs help us to stay active as their needs force us to make several long walks daily outdoors, regardless of the weather. It is a rule that whatever our dogs leave on our grounds must be picked up, bagged and properly discarded. There are 3 disposal containers with bags provided to assist our residents in keeping our village clean and vermin free. Please be sure to pick up after your dog and to dispose of their droppings in the provided containers.

It Isn't the Ectomobile, But It Is Who You Want To Call in an Emergency! Our Local Saviors—The Goshen Fire Company

Clearly one of the most important services offered to us as residents of East Goshen Township, is the one amenity that we hope we never have to use. Essential to the preservation of life and property in Hershey's Mill and Jefferson Village is the Goshen Fire Company and its dedicated professional and volunteer staff. According to Grant Everhart, Executive Director and Deputy Chief, The Goshen Fire Company started in 1950 in a small garage in East Goshen with one fire truck and has grown to what it is today, 2 stations with 15 pieces of fire apparatus (3 engines, 2 ladders, 1



rescue, 4 EMS units, 1 traffic unit, 1 brush truck, 1 support unit and 3 chief response vehicles). The Goshen Fire company responds to over 500 fire emergencies a year and nearly 4000 Emergency Medical Service calls a year. The Goshen Fire Company provides fire, rescue and EMS services to East and West Goshen Townships, Westtown Township and Willistown Township. The fire company now protects over 35,000 residents.



*Grant Everhart
Executive Director and
Deputy Fire Chief*

Station 56 opened in the mid 1970s as an essential part of the Hershey's Mill development project that brought speedier response time to the rapidly growing section of Chester County. Originally it was housed in a small building that could only hold one fire truck and one ambulance. The current building at the corner of Boot and Greenhill Roads was constructed in 1999 and now holds 2 ambulances, 1 ladder truck, a pump truck and a brush fire truck. The station normally responds to calls in Hershey's Mill in about 5 minutes. Last year the station responded to 545 EMS calls in Hershey's Mill alone. Recently they also averaged about 40 fire calls annually in HM, but most of those calls fortunately were false alarms. Evidently the bulk of those false alarms were due to the aging of the original Comcast copper phone lines that had been deteriorating in recent years. With the switch to FIOS, the number of fire calls to HM has dramatically decreased.

While some of the great expenses of running a fire company are covered by various grants, Goshen Fire Company relies heavily on subscriptions and donations from the residents it serves. Subscriptions for seniors (65+) are very reasonable at \$50/yr for a senior individual, and \$85/yr for a senior family (2 adults). Subscription notices are mailed to residents every December for the following calendar year. They can also be ordered on line at www.goshenfireco.org. No one ever knows when an emergency will occur. One thing that you can be certain of is that the Goshen Fire Company will be there to help you or your loved ones in your time of need. Subscribers are not charged any fees charged by Goshen Fire Company for 911 emergency ambulance services that are not covered by insurance. Without subscription coverage, the cost of ambulance service can run up to \$1000. Residents can also support the fire company with tax deductible donations or by supporting their various fund raising events including the Goshen Country Fair held every August, along with flower sales for Easter and Mother's Day.

The Fire Company does employ several professional firefighters and EMTs. But it relies heavily on volunteers as well. Currently some 60 volunteers assist in 4 divisions: Firefighting, EMS, Fire Police (traffic control) and administration. All volunteers must pass a Child Abuse Clearance, but in-house and academy training is free. Many seniors and retirees find volunteering as Fire Police to aid in traffic control to be very rewarding. The training period is not as long and it is not as physically demanding as firefighting. If you are interested in volunteering in any of the divisions, or if requiring more information, feel free to contact Grant Everhart at admin@goshenfireco.org.

If you should ever need emergency services

always dial 911 first.

For a fire, get everyone out of the house .

***For EMS, make sure your door is unlocked and
your entrance clear for emergency workers.***



The Station 56 Ladder Truck proved essential in fighting a fireplace fire last year in Jefferson Village. There is a firefighter on the end of that ladder spraying water directly onto the roof and chimney of the home to keep the fire from spreading.

Jefferson Village Sports Ambassador—Dawn Kowalchuk

Are you looking to increase your fitness this summer? The best sports for retirees involve fun, friends and good exercise. Those ingredients can all be found at Hershey's Mill, and are ready when you are!

Our **BIKE CLUB** is organizing two rides per month, mostly on trails and all of them 20 miles or less. Sports leader: Jeff Smith (Princeton). Our Community Center **BILLIARDS ROOM** is open for everyone to use. A men's team plays together Monday through Friday from 3 pm to 6 pm. New players welcome! Sports leader: Jim Short (Chatham).

You can play **BOCCE** on Monday mornings at 10 am with other Jeffersonians or individually by reserving court time through Skedda. You can also get out and watch 160 League players who will be involved in friendly competition all summer long. Sports leader: Carroll Thompson (Princeton). You will find **HORSESHOE & CORNHOLE** players out in force on Monday afternoons from 4pm to 6pm. Residents are also invited to use Skedda to schedule individual play. Sports Leader: Chip Dascanio (Quaker).

PICKLEBALL is played daily year round. During July and August, Open Play starts at 8am, until then the start time is 9am. New Player clinics will be held at 8am on the first & third Saturday and on the second & fourth Wednesday mornings from June through August. Sports leaders: Dawn Kowalchuk (Jefferson) & Tom Fant (Yardley).

TABLE TENNIS can be enjoyed at 2:00 pm during Open Play periods on Thursdays, Saturdays and Sundays, when you can expect to find others there to play with. The tables are also available by reservation through Skedda. Sports leaders: Bob Schullery (Jefferson) & Dave Kagan (Franklin). Our **TENNIS** courts will also be busy this summer with Open Play periods on Mondays, Wednesdays and Fridays at 3:30 pm and on Tuesdays, Thursdays and Saturdays at 9:30 am. There is also a Men's InterClub team. Sports leader: Dave Clewell (Robynwood).

Last, but not least, you can find others to play **SHUFFLEBOARD** with on Wednesdays and Saturdays at 10am. This "gentle sport" appeals to residents who still enjoy a little competition without a great deal of movement. Sports leader: Roseanne Havird (Devon).



Need Help ???

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.

Any resident may use HM Sports facilities. You can simply stop by and use a sports facility as long as it has not already been reserved by another resident or group. To avoid conflicts, residents can use Skedda (a web based software system) to schedule time for Sports facilities. To do so, you need to make a one time request for Skedda access at <https://hersheysmill.org/hmsg-organization/hmsg-special-skedda/>

Based on questions received about the New Trash & Recycle Collecting, the Recycle Manager was contacted. Here are answers to your questions:

- 1) Yes, Blosenski does recycle.
- 2) All recyclable items may be mixed in one container.
- 3) Paper should be, whenever possible, placed in a paper bag and placed in the recycle bins.
- 4) Cardboard boxes should be broken down.
- 5) It is important to keep paper and cardboard dry.
- 6) Pickup schedule for Jefferson Village is for trash on Tuesdays and Fridays, recyclables on Wednesdays.
- 7) Plastic bags are requested not be used to place recyclables because the bags clog up the blade on the Pick Up Trucks causing mechanical issues. Whenever possible dump recyclables into the bin containers. However, Blosenski will still pick up recyclables placed in plastic bags.
- 8) Plastic grocery bags should be bundled and returned to any grocery store. Grocery Stores have collection bins for plastic grocery bags in their entrances.

Hershey's Mill Master Association Update—Kim Morton

Stormwater Management—The Master Association has made stormwater management its top priority. Projects related to the issue of storm water management have begun. There are about 15 projects slated for completion over the next several years. The projects are being scheduled in order of priority, need and highest benefit. The first project, considered the highest priority, has been the spillway at the retention basin located in Jefferson Village. During the work on the spillway, it was discovered that there was a sinkhole adjacent to the inlet and damage to an underground pipe. The project was expanded to resolve these issues by replacing the underground piping. The Master Association is currently waiting for additional pipe and the project should begin again next week. Work was initiated raise the dam height near HMC-TV. Engineers are also working on designs for a *possible* expansion of retention pond. If there is an expansion, it will be done toward the golf course. There was a meeting with East Goshen Twp. to review the Stormwater Management Master Plan and the timing of projects over several years.

Community Center—The Master Association has begun the process of requesting bids for the potential expansion of the Community Center. Bids were also received for the parking lot expansion at the Community Center. No action is being taken at this time on the Community Center expansion until additional information and bids are received on work related to the Stormwater Management

Pool Season—The Master Association has hired a new pool manager and they are proceeding with the hiring of staff for the pool season. The Pool is scheduled to open Memorial Day Saturday, May 28th. The diving board, which was damaged last year, is not being replaced and is being removed.

Funding of Hershey's Mill Amenities

*Did you know that 1/3 of our monthly HOA dues Goes to the Master Association of Hershey's Mill?
Here are just a few of the services your dues help to fund.*

VISION QUEST -In 2010, when expansion or renovations to the Community Center were being considered, a funding fee of \$7.50 per home per month, was enacted by the Master Association (MA). The assessment was voted to remain in place as the *Vision Quest* fund after the completion of the 2012 renovation of the Community Center by the MA to help fund new projects and/or improvements to existing Community amenities. Since its inception, the Vision Quest fund generates approximately \$154,800 per annum to Hershey's Mill for the funding of community projects.

CAPITAL IMPROVEMENT FEE-In addition to Vision Quest, a *Capital Improvement Fee* (CIF) was enacted by the MA effective 7/1/2014. It is collected each time a home is sold in Hershey's Mill. The Uniform Planned Community Act-Pennsylvania allows the collection of this fee to fund Capital Improvements. This fee can be up to twelve times the monthly Homeowner Association fee from the most recently completed fiscal year. Since the fund began, in July of 2014, the CIF has generated \$1,822,697.33 in revenue for Hershey's Mill. The total number of homes sold during the period 7/1/2014 to 12/31/2021 was 933. CIF funds are kept in a separate account and can only be used for Capital Improvement projects. They cannot be used for maintenance e.g., the repair of heating and air conditioning units in one of our buildings. For planning purposes, a conservative budget was established at eighty (80) homes being sold each year. In 2020, the monthly assessment was \$186.66 per home which equates to \$2,239.92 each time a home was sold in 2021. This fee is collected at settlement and is typically paid by the buyer. In 2021, there were 124 closings which equates to \$275,342.72 going into the CIF fund.

CONTINGENT RESERVE FUNDING-The third funding source, which may be available each year, is the *Contingent Reserve*. Each year any monies not spent in a fiscal year remain in the Contingent Reserve until the subsequent year is completed. These monies are used to cover any shortfall in the current year budget if needed. If not needed, the MA may vote to transfer the Contingent Reserve funds to the Vision Quest Funding budget and/or the Hershey's Mill Reserve Budget. As of 01/31/2022, there is \$536,330.70 in the Vision Quest fund and \$480,606.49 in the CIF fund.

CURRENT PROJECTS-The most recent project, that utilized money from these funds, is the walking trail by Franklin Village. This was the final segment of the walking trail, completing the loop along Chandler Drive in our Community.

FUTURE PROJECTS - 2022 & BEYOND-The following projects, listed in no particular order, are currently being reviewed and considered. While many of these projects are the result of the significant rain events of August 19th and the remnants of Hurricane Ida on September 1st, the HMMA and BOD must always consider what our future needs might be:

- Repair of Pipes under Jefferson Way, Creation of an Emergency Spillway
- Enlargement of the Storm Water Retention Basin (Jefferson Pond)
- Enlarge Ashton/Chatham basin (between 12th tee and 15th green)
- Addition of a new stepped basin between holes 13 & 14 at the golf course
- New Basin by the 12th fairway by adjacent to Jefferson Village
- Troon/Springton basins (to relieve flooding issues at Mill and Chandler)
- Additional drainage projects as necessary to alleviate potential storm water problems around the Mill

Due to the potential cost of some of the stormwater management projects listed above, they will be completed over time as funding allows. Those projects that most directly affect homes, will have the highest priority.

Reprinted and abridged from MA report, February 2021

JV Landscape Report—Josie Iacobacci

The 2022 Landscape Committee met in April. One main goal is for our volunteers to walk through the village and determine if changes need to be made to our landscape for the coming year. The plan is to meet again in June so that we can discuss and prioritize any new issues. If a resident has contacted me, please know that your request and/concern is being looked at during these walk throughs. Our committee volunteers are:

Zone 1 (789 – 829) Bruce Brown, Mike Heleva, Mary Lou Brophy
Zone 3 (862 – 895) John Nagle, Mary Brown, Terry Bachulski
Zone 4 (908 – 946) Judy Dale, Karen Gibson, Joyce Bachulski

Zone 2 (830 – 861) Fanny Warren, Paul Atterton
Landscape Chair Support, John Iacobacci

JV Tree Removal Project— In 2018 John Hosbach, Rockwell Associates Arborist, was hired to inventory the 388 large trees in the village, providing their health status and his recommendations for removal due to age, disease or overgrowth. In the next 3 years over 36 trees were removed. In late 2021, many additional trees were identified that needed to be removed, so that this spring a total of 22 trees were designated for removal and 7 trees were designated for pruning. Two bids were received for this work. We selected Matt B. Ward & Co. Their work was handled in a professional manner, and we hope to use them again in the future. Also, due to the severe weather experienced these past months, 4 other trees came down on their own, which were removed by Matt B. Ward & Co. and a few by Hershey's Mill Landscaping. These occurrences prove that we need to continue to monitor village trees and remove those designated as hazardous due to disease or age deterioration. In 2022, the average cost for a tree removal was about \$1,500.00 each. Jefferson Village remains over-treed. Our Arborist's recommendation is that we can decide (or not) to plant replacement trees, one new one for every three taken down - and not necessarily where a tree was taken down. The JV HOA's plan is not to replace any trees at this time.

Our budget for landscaping is \$136.98 per home per year for general landscaping and \$273.97 per home per year for tree services. Later this year it will be determined if there needs to be an increase for the 2023 year. Again, this fall we plan to walk through the village tagging any diseased and/or dead trees for removal in 2023. This effort's status will be communicated to you at the Open Meeting in November.

HML Landscaping Maintenance Agreement—Contract term 01/01/2020 through 12/31/2023
Jefferson Village Residents contribute \$1,008.67 yearly per home.

Mulch—Jefferson Village does not receive mulch this year per our HML contractual landscaping services. The Landscaping Committee is planning to discuss the pros and cons for future mulching, to optimize best practices and to investigate possible mulching alternatives.

Stumps—In the past, many trees were removed but not their stumps. We are aware of about 18 stumps around the village that we would like to have removed. The Landscaping Committee is identifying their exact locations and getting a few bids from local companies for their removal.

Island Planting / Care—The Landscape Committee is discussing ways to plant within the island located in our zone 1 region of the village where a diseased tree was recently removed. It is a challenging effort because the circle has full sun, poor soil and it is a dry area.

HM Landscape Chair Quarterly Meetings—This year, the Hershey's Mill Community Landscape Chairs have already met twice. It is a great experience, and the volunteers are getting to know each other and understand what is going on in each other's villages. Knowledge and learning of different landscape items and issues are being shared within the community. And it is a good thing.

Proactive Tree Removal Prevents Damage

Late winter storms in March toppled several large trees in the village. Fortunately no one was hurt and there was only minimal damage to one home. Thanks to the proactive efforts of our Landscape Committee, many other trees and large tree limbs overhanging roofs were removed prior to the storms.



Long-time residents are aware that Jefferson Village was severely overplanted with over 400 trees when the village was created, in order to 'green up' a barren, virgin landscape. With the advice of a professional arborist, our Landscape Committee identifies up to 2 dozen trees annually for removal or pruning to prevent potential damage to persons and property.

Jefferson Lunch Bunch

A great way to socialize with Jefferson residents outside of the village while discovering new local eateries is to join with the Jefferson Village Lunch Bunch. Recent Jefferson Lunch Bunch patrons gathered at Ashley's Restaurant in Glen Mills and The Desmond Hotel in Malvern. Typically, anywhere from 25 to 35 people participate, eager to sample new menus at new locations.

Lunch Bunch dates are planned monthly, but only in those months with no Social Committee activities. At the time of this writing, we are planning for lunch dates in July and August as Social committee has activities planned for this June and September. Lunch Bunch will then return in October and November.

Do you have a favorite local eatery you think could host our Lunch Bunch gatherings. The best locations are those with a meeting or banquet room where our residents can sit and chat together without disturbing other patrons. Our committee will meet soon to select locations for the summer months. We'd love to hear your recommendations. Contact Pat Schneider at jerry@jerryschneider.com to offer your choice of locations. The committee will announce dates, times and locations as soon as they are determined.



Pruning Schedule for 2022 (early June)

Our contract with HML states "Ornamental trees and shrubs will be pruned once during the growing season to control growth and provide clearance for walkways, buildings, heat pumps, transformers, windows, and lighting."

-Shear shrubs to remove at least one year's growth, depending on situation.

-Prune trees to clear gutters/ roof up to 12'

-Rejuvenation of shrubs that entail removing more than one years growth

-Shearing: Hollies, Yews, Azaleas, Deciduous shrubs.

-Hand Prune: Rhododendron, and Andromedas

-No Prune: Summer flowering shrubs, all Hydrangeas, Winterberry, Spirea, Varieties, Butterfly Bush, Bamboo Varieties, Vitex, Roses, and Perennials.

-Dead plant material: Dig and remove dead plants.

-Deadwood: Prune and remove large dead wood.

-New and small plants: remove only dead wood.

-Prune to clear sidewalks back as far as possible.

Residents will be notified in advance when pruning will take place. All plants on common ground will be pruned according to the above contract.

Catherine & Dave Bond enjoy a spring afternoon in their lovely front yard garden, greeting passersby on Jefferson Way.

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

The Journal thanks this issue's photographers for their picture submissions: Joya Angelo, Ann Friedrich, Robert Upton

Would You Like to Contribute to the Journal?

The deadline for the Autumn issue of the Jefferson Journal will be August 19. 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

Management Agent for Jefferson HOA

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 #816-839—Kim Morton
(kdm@mkfamilylawyers.com or 610-496-0946)

Units #840-861—Jack Skowronski
(jsas2811@yahoo.com or 850-499-0187)

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

