

# The Jefferson Journal

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

## A Snowy and Icy Start to 2021

For the first time in 3 years, our village has seen a series of winter storms that has challenged snow removal crews and tested the patience and resolve of Jefferson Village residents. A mid-December storm caught our entire region by surprise, blanketing the region in white just in time for the Christmas season.

Conditions improved somewhat in January. But the last day of the first month of 2021 began the first of a series of storms that produced heavy snowfall totals mixed with a fair amount of icy, freezing rain. Snow totals of 8" or more seemed to be occurring regularly in February as temperatures plummeted into the teens and wind chills into the single digits.

As residents struggled with slushy streets and icy walkways, clean up crews worked continuously in an attempt to keep our village residents safe. One of the fortunate effects of this years pandemic restrictions was that our residents were encouraged to stay home. But many Jeffersonians found other ways to stay busy.

Peggy Allen has remained hard at work perfecting a Beethoven Piano Sonata on her grand piano. To stay warm

she has been viewing properties in Florida online. She claims it makes her feel warmer.

Judy Dale says that "like most everyone else, I've used Zoom to keep in touch and I've read a lot of books, baked more than I should, and we've tried making raviolis...and homemade noodles for chicken soup." Judy also got a thrill watching her 15 months old grandson walking around the village and enjoying watching the snow removal crews plowing and shoveling.



## Snowy Weather Makes a Winter Wonderland

*Above- Giant icicles overflow from frozen gutters throughout the region. Photo by Patti Brown.*

*Right- Pretty winter scenes could be seen all over Hershey's Mill. Bernie Greenberg captured this photo of Ridley Creek on his trek near Springtown Village shortly after the storms of January 31-February 2.*

*Below- A snowy day makes for a beautiful winter scene of the Jefferson Pond. Photo by Joya Angelo.*

*Below Right- Snow and ice blanket everything as the February onslaught continues. Photo by Peggy DelFuoco*





## Coming to Jefferson Village after Six Years in Alaska—the Journey of Peggy Allen

In June of 2013 I sold my house in Sarasota, Florida, and moved to Palmer, Alaska, about 40 miles northeast of Anchorage. Our area was known as the Mat-Su Valley, between the Talkeetna and Chugach mountain ranges and The Matanuska and the Susitna Rivers. Everywhere you look there are mountains. The scenery is so beautiful, it takes your breath away. Moving to Alaska in the summer was the easiest way to make such a drastic change. The days are long (near 23 hours of daylight during June and July) and the temperatures range between 65° - 72°F during the day. As fall approaches, the days grow gradually shorter until December, when the sun rises around 9:30am and sets around 3pm.

During the summer, everything is a luxurious burst of color, mainly green, as Alaska is home not only to pine trees of all sorts but also cottonwoods and miles and miles of birch trees. In the early summer, when the trees begin to bloom, you can actually smell the birches, a fresh, biting, clean scent. There are many flowering plants as well, lupins of many pastel colors (like Texas Bluebonnets), lilac trees of white or pink, potentilla bushes in bright yellows and oranges. And there is Fireweed, the state flower. During the short summers life is lived at a fast pace as there is so much to be done before the cold sets in. Contractors work from 5am until 10 at night. Road construction is constant. Picnics and hiking and fishing trips last well into the evenings. And if you are a gardener, as I was, your plants grow at amazing speeds because of the extra long days. Vegetables grow larger in Alaska than anywhere else because of the light. Many folks hunt and fish throughout the year, as a way of supplementing their family's food supply. Salmon is important in late summer, but you must wait until October to hunt for moose.

An important sign of summer's end is Termination Dust. After Labor Day, everyone begins to watch for the first faint sprinkling of snow on the mountain tops. It shows up early in the morning. At first it disappears during the day, but as the days get shorter and colder it lasts all day and spreads further down the mountains. This is Termination Dust, the end of summer, picnics, blue-berry picking, and hikes to Hatcher's Pass. It's time to winterize the garden, put away all loose items from the yard, remove the battery from the riding mower, and stock up on batteries (in case of power outages), water (if the power went out the well didn't work), change the oil in the car, and get the tires changed. After October 15 we changed from summer tires to studs, making driving a lot safer. The Department of Public Works was very prompt in clearing away snow, still, driving was always challenging. Another thing you always did was to keep an emergency kit in the car, including a tow rope, battery cables, blankets and food, just in case you got stuck somewhere.

Once October arrived the days got pretty short and daytime temps dropped to the 30's. An unpleasant feature of winter was the wind. Wind storms could occur at any season but were more frequent between November and March, and could last for three days. Steady winds could blow in the 40-mph range or higher, with gusts in the 70s or 80s. My son lost part of the roof of his house his first November in Palmer, when the winds were over 100 miles per hour for two or three days. You learned how to park your car



**Denali mountain, the highest peak in North America, a short distance from Peggy Allen's Alaskan home. Photo by Peggy Allen**

heading into the wind, so that you didn't lose the door when you opened it. There were days when couldn't drive because you could NOT open the car door.

Snow was different each year. One year there was very little. The next there was snow from October until April. One year the temperatures stayed above zero and the next we had two weeks of sub-zero days with two days of 37° below zero. Many Alaskans don't bother with garages. The alternative is to install a block heater in your car. If the temperature is going to dip below 18 degrees you plug the car in to an outdoor outlet and it will start easily the next morning. That is how I broke my hip. I neglected to put away the electric cord one day and tripped over it that night, as I was taking my dog out. I flew through the air and landed on a big patch of ice in my back yard. I learned an important lesson: Never go anywhere without your cell phone. Without that phone I would have been in major trouble.

My six years in Alaska were probably the happiest years of my life. The hardships made me stronger. The beauty inspired me. I had always been drawn to the "far north." I think it started with the old radio program, "Sergeant Preston of the Northwest Mounted Police," which impressed me because of the theme music. When my middle son moved to Alaska for the Army, I began visiting, and fell in love with the scenery, the drama, the down-to-earth way of life, and the solitude. I had lived in Florida for ten years, and wanted to relocate to Alaska, but I was my mother's sole caregiver. When she passed away I made the leap. I was then 75.

Moving to Jefferson was really my daughter's choice. After the horrible earthquake of Nov. 30, 2018, I made the decision to leave Alaska. It was a 7.3 quake, and really life changing. My daughter. Who lives in Exton, began a search for a house near her and knew someone who knew the owner of #790 was planning on selling his home. She got the wheels in motion so that I could buy the place sight-unseen.

My main reason for leaving Alaska was its earthquake situation, which seemed to be worsening. So the safety of Hershey's Mill was comforting. It was a big change moving here. I was accustomed to complete autonomy in Alaska, and was not socially active. I had a big yard and my own vegetable garden, took care of my property without recourse to anyone else, except my son. I had a thriving piano studio and "called all the shots." It has been difficult for me to become accustomed to living in such close proximity to other people, and to have to ask permission to put plants in my yard. On the other hand, I have been grateful for the security offered here, and have made a few friends. And I have a garden plot to call my own, which is a plus. And of course, this winter's storms made me feel as if I never left Alaska.



**Peggy Allen and her faithful companion, Spike.**

Peggy Allen #790

## OUR HOA AT WORK

Village Council meets monthly. Council provides direction and planning for our managing agent and the various village committees. Council members facilitate communication with residents in established areas of coverage, ensuring that the voices of all residents are heard.

We are fortunate that each of our current Council Members also has special interests and backgrounds that are complimentary and add the benefits of their knowledge and experience to assist Council in its decision making process. No previous experience is required to be a Council Member, but everyone on our Council loves living in Jefferson Village and has a great desire to do what is best to keep our village financially sound while remaining safe and beautiful year round.

All owner residents who are in good standing are eligible to run for Council. Elections are held annually each May. There are 5 positions on Council, with election of 2 or 3 members in alternate years. Terms are for 2 years.

Two seats will be up for election this coming May. Applications will be made available to all residents in early April, and a list of candidates will be announced soon after. Voting this year will take place by ballots mailed to residents and returned to official drop boxes no later than the day of the Village Open Meeting on May 26.

Village bylaws allow for only five Council Members. But it takes more than Council to run the village. There are a number of committees that provide great service to the village. Positions on committees are open to everyone in the village. Committee chairs are supervised and report to Village Council with recommendations for improvements and activities for our residents. Established committees are listed in the village handbook along with present chairs. Those interested on participating in committee efforts should contact the committee chair. New committees can be formed with Council approval.

Having just completed the major siding project and a variety of landscaping improvements, Council will be turning its attention to preparing for the future needs of the village. This includes getting all the needed information and financing in place to make decisions regarding the upkeep of our roads and roofs, maintaining village infrastructure and making our walkways and common ground safer and more accessible to our residents.

### Open Meeting and Council Elections Wednesday, May 26—7PM on Zoom

Residents have complained the 3 speed bumps on Jefferson Way are generally ignored and are a hazard to both cars and to walkers. In addition, they need constant repair and cause cracks and damage to the road surface. Council has elected to have them removed. Speed limits on Jefferson Way remain at 15mph. We ask residents to refrain from speeding and to avoid walkers.

## Meet Your Neighbors

*The Jefferson Journal is pleased to present testimonials from residents about their experience of moving to our village. Submissions from all residents are welcome..*

I have moved 17 times in my lifetime, so I knew immediately after moving into Jefferson Village that I had landed in a special place. Never have I experienced a warmer welcome to a new neighborhood. There were enthusiastic waves, friendly smiles and kind words everywhere! What I didn't know was that my new home was also about to nurture and sustain me through a world-wide pandemic. In the earliest days of the shutdown, it was the beautiful spring landscape at Hershey's Mill that fed my soul. What a lovely place to wander in peaceful solitude. A few months later, digging in the dirt in safe proximity to other enthusiasts at our community garden I was able to connect with others. Buoyed by the earth's renewal, we called cheerily to each other, offering encouragement, hope and lots of free gardening advice. Best of all has been the camaraderie and good cheer I've experienced since our Sports Center reopened. In addition to tennis, I've learned to love a new sport, pickleball, and the community (including some Jeffersonians) that plays it year round at Hershey's Mill. What an incredibly fun, enthusiastic and supportive group of people! My heart fills with gratitude to know that thanks to this group, to the beauty of my surroundings, and to my wonderful Jefferson neighbors, I can say I'm not only surviving, but actually thriving during a pandemic.

Dawn Kowalchuk 879



### Village Insurance Coverage Remains Adequate

Home prices have risen dramatically this past year. To make sure that village insurance remains adequate in case of a catastrophic emergency, Council asked our insurance agent to confirm that our present level of coverage was adequate considering these rising values. Council received the following report.

**The insurance for Jefferson Village is written through CAU/ Munich Re. One of the significant coverage features of the CAU policy is that they provide Guaranteed Replacement Cost coverage for the buildings. This means that the insurance company will pay whatever it costs to rebuild the buildings to the way they were prior to the loss, subject to the association deductible. In addition, the policy includes \$300,000 of coverage demolition costs and \$300,000 of coverage for increased cost of construction due to building code requirements.**

The deductible is currently \$7500. This means that the homeowner is responsible for the deductible amount. It is important that each homeowner provide their own supplemental homeowner's insurance to cover that deductible amount and for any personal possessions and appliances. For more information, contact Steve Erney at PENCO Management.

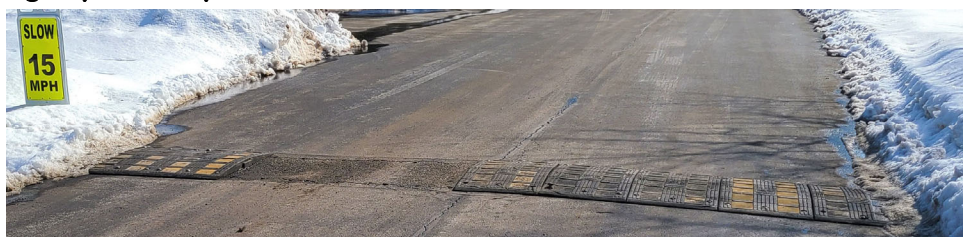
### Is Your Fireplace Safe???

Recently, Jefferson Village experienced its first house fire in recent memory. It was caused by a hole in a fireplace that allowed a wall to smolder. Fortunately no one was hurt and the Goshen Fire Company was quick and efficient in putting out the fire. However, there was a great deal of damage in the wall and the fireplace will have to be replaced.

It turns out that the original fireplaces in the village have a knockout plug to install a gas line. If the plug comes out it leaves a hole in the fireplace that can cause the fireplace wall to smolder and catch fire.

All residents should have their fireplace checked to make sure the knockout remains intact. Residents are also reminded to have fireplaces cleaned and checked annually by a reputable company to ensure it is safe to use.

### Village Speedbumps to be Removed





## Welcome to JEFFERSON WAY

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

**April Wang—852**  
**Cynthia & David Traynor—884**  
**Margaret & Michael Farley—917**  
*and a corrected address for*  
**Mary Lou & Tom Brophy—870**

### NECROLOGY

**The Journal sadly reports the passing of our resident neighbor:**  
**Ann McClay—January 19, 2021**



### Social Committee—Peggy DelFuoco

Despite the limiting of social gatherings over the past year due to pandemic restrictions, our Social Committee continues to plan for a more active and sociable year ahead with a variety of activities that will allow us to gather in safety. Plans for the upcoming year include an Ice Cream Truck Party in June and a Block Party & Cookout in September. Of course our greatest hope is for a return to our Holiday Party which will hopefully take place on December 4 (so pencil that in on your calendar now).

Let's all pray for a return to a normal lifestyle this coming year that will allow us to socialize more closely later this year. In the meantime, Social Committee will continue to come up with little surprises (like the Halloween Goody Bags) to help keep us Jefferson Village the most socially active community in Hershey's Mill.



### A Digital Upgrade for Jefferson Village—Caliber Software to be Operational in March

New System to Improve Communications and Speed-up Notifications to all Village Resident-Owners

Last autumn, PENCO Management converted to a new software management system called Caliber. In addition to improving the accounting and communication capabilities for PENCO, Caliber also features a Community Portal. This portal will allow homeowners to check their individual account balance and history, make payments, and to check the status of work orders and architectural request. The portal will dramatically cut down on the time needed to wait for answers by phone or email in order to obtain updates from PENCO or Council. Among its features, the portal will have links to Jefferson Village Bylaws and documents, calendar of events, Council minutes, back issues of the Jefferson Journal, and the village handbook and directory.

The Caliber Community Portal will be available to Jefferson Village residents this March. Residents will receive log-in and password information as soon as the portal is available.

### 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.

### *The Jefferson Journal*

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### Be Nice to Your Neighbors

- Don't park in front of garages, ramps or walkways.
- Stay within 15mph limit when driving on Jefferson Way.
- Yield to pedestrians at all times.
- Don't leave large items by garages. Trash too large for bins should not be left out until night before pickup. Put a sign on large trash so that collectors know to take it.
- Keep you deck freshly stained and well-maintained.
- All pets must be on a leash when outdoors.
- Always pick up after your dog, and dispose of it properly.

### DON'T FORGET—HOA FEES ARE DUE APRIL 1

### 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  
(mike787allen@gmail.com or 610-724-9294)

Units #908-946—Josie Iacobacci  
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For landscaping questions or issues  
please email your requests to  
jeffersonvillagelandscape@gmail.com



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