

The Jefferson Journal

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



Kim Morton

Jefferson Village (finally)

Has a Board Seat on the Hershey's Mill Master Association

As you may know, Hershey's Mill has two Home Owner Associations (HOAs). There is the Hershey's Mill Master Association (MA) which represents and governs all of the homeowners in the Mill (over 1700 homes), and the individual HOA for each village. The MA is comprised of the presidents from each of the 25 HM villages. The MA is led by its Board of Directors (BOD). The BOD is elected from the members of the MA for two-year terms and members may serve multiple terms. The BOD handles many of the day-to-day responsibilities and decisions regarding the overall management of Hershey's Mill.

For the first time in its history, Jefferson Village now has representation on the MA Board of Directors. Kim Morton, President of Jefferson Village, was recently appointed to serve on the Master Association Board. Her term runs through July 2023.

The MA is responsible for things such as security, the Community Center, Sullivan House, Verizon cable, the pool and Cove, all sports amenities, maintenance, repair and snow plowing of the primary roads (Chandler, Mill), landscaping/mowing of the common areas (such as entrance areas) and other projects. There are times when the MA will assist a village with certain expenses that may be deemed "joint" expenses for a myriad of reasons. Most recently, the MA paid the vast majority of the cost to repair the swale by the lagoon and to divert the water runoff from the 12th fairway. The MA is now solely responsible for paying for and managing the project for the spillway from retention basin (see below) and creating an additional berm to re-direct stormwater.

The MA has its own reserve funds and capital funds which can only be used for improvements to amenities available to all homeowners, such as the Community Center, Pool, Sports area, and Gardens. The capital funds of the MA cannot be used for improvements (such as a roofing projects) for individual villages. If you have questions or comments about projects related to the Master Association, be sure to reach out to Kim and let her know. We are most fortunate to have Kim as our advocate and look forward to her representation on the MA-BOD.



The stakes placed between #865 & 866 (above) last month began the first stage of MA plans to divert storm water away from village homes and into existing street drains. Work will commence this spring on the spillway and berm (left). Future MA plans include repair to pipes under Jefferson Way and creation of new retention basins to divert water from the golf course away from the village.

- X = repair to pipe under street.
- L = lowest point in street currently leading storm water between homes towards wetlands behind the lagoon.
- Red arrow = spillway ditch from retention basin to street.
- Green arrow = existing slope increased in height by a few feet to control storm water into drains.
- Black square = existing drains
- Red arrow = direction of storm water flow from retention basin away from homes towards existing drains on Jefferson Way.

Our JV Landscape is changing for the positive!

Josie Iacobacci

Landscape Committee has stayed very busy this past winter as several regrading projects were completed to improve stormwater runoff in addition to the scheduled removal and pruning of some 20 sick or overgrown trees throughout the village. While some of these trees may be missed for a time, their removal will prevent possible harm to persons and property if allowed to fall due to a storm. Most notably missing is the 30' tall pine tree in the island created by the Jefferson Way Circle. That tree was targeted back in 2018 due to its extensive root decay due to a variety of factors. Its degradation over the years made it a high priority for removal as it was in danger of falling.

- On the positive side, a beautiful flower bed with native perennials is planned to enhance the appearance of the island.



Above—A golf course tree falls near a Jefferson home after a recent storm; an example of the danger of not removing dying tree.

Right— A 100' crane removes the top of a tree behind a JV home.



From our Jefferson Village Sports Ambassador Dawn Kowalechuk

What's the best way to ensure good health and longevity? Be physically active! Studies show that even moderate exercise will improve every aspect of our health with virtually no negative side effects. They also show that being active can help seniors overcome many of the physical symptoms typically associated with aging, like weakness and loss of balance. So we need to get up, get out, and get moving!

Of the twelve organized sports within the Mill (something for everyone!) the one closest to my heart is Pickleball. With it's simple rules, Pickleball combines elements of ping-pong, badminton, and tennis, and is easy to learn. The most popular word used to describe it is FUN! Some might even call it addictive. It is a sport for people of all ages, a few of the older players on our Hershey's Mill courts being in their mid-to-late 80s! Anyone can play so long as they are able to freely move around the court.

Venture out! Walk across the street to our Sports Complex, have a look at our courts and watch us play. The courts are roughly half the size of a tennis court and the paddles we use are not heavy, so playing Pickleball is easy on the joints. Pickleball can also be played as a game of doubles which facilitates socialization. Whether we're coordinating shots, enjoying friendly banter or razzing the other team, Pickleball brings us closer together in a safe way. In fact, that's one of the best things about "pickling" at the Mill — we are a community of friends, and yes, you will find quite a few of your neighbors in the mix. Players like Mike Gibson, Judy Dale, Mike Allen and Tom Brophy.

Would you like more information about playing Pickleball at Hershey's Mill? Don't hesitate to contact me. Pickleball is played 7 days a week with open play hours that are adjusted seasonally. I'd love to help you learn how to play my favorite sport!



Jefferson Village Pickleballers

Get to Know Your Village Handbook-Please Follow Village Rules

All residents receive a copy of the Jefferson Village Handbook upon moving into the village. The handbook includes rules established by the village HOA to keep our village safe and lovely. To help residents stay informed about these rules, the Journal will occasionally review some of the ones most often violated in order to keep all residents better informed.



Here are common examples of rule violations in Jefferson Village. Trash may not be left outside bins. Cars, including delivery or work trucks cannot block garages at any time.

Note that outside parking is not assigned. Residents may park their additional vehicles in any available parking spot. Please make your visitors aware of our rules.



(from Handbook p25) Automobiles of residents shall be parked in the resident's garage or in nearby parking areas. Space in an assigned garage MUST be used for an automobile before outside parking is used. The garage must not be used for storage if such storage makes automobile parking impossible.

- Outdoor parking spaces are not assigned. Courtesy dictates that neighbors share parking spaces in a manner that is most considerate for all concerned. For safety and security reasons and Village aesthetics, garage doors should be kept closed. For the same reasons parking in front of garage doors is prohibited. **Violators are subject to a fine.**

(from Handbook p16) No bulk items, nor any trash too large for the trash bins, may be left outside of the bins, nor may they be placed in any way that would block entrances to garages, ramps, or walkways. Bulk and large items should only be placed near trash bins no earlier than the evening before a pickup date. Such items should be clearly marked as trash.

Have You Noticed the New Digital Speed Sign on Chandler Way?

For several years now, Our village has been trying to get HM Security to find a way to control traffic speeding down the hill on Chandler Way from Hershey's Mill Drive towards the Sports Complex. The intersection of Chandler with Jefferson Way and the entrances to the Sports Complex can often be hazardous for Jefferson residents crossing to the Sports complex and for persons who park at the Sports complex to cross Chandler to walk the Lagoon Path. Previous attempts for a stop sign or a crosswalk sign proved fruitless. But recently HM Security did install a digital speed sign to warn vehicles that were going too fast toward the intersection to slow down.



Security was able to provide a summary of vehicle information for the month between Dec. 13 to Jan. 13:

12, 016 total vehicles, average speed 25mph; 7% were over 30mph; max speed recorded 41mph.

Peak traffic times 11am-4pm; heaviest from noon to 1pm

Council will continue to urge the MA to install a crosswalk or stop sign at Jefferson Way. Until then, we urge all pedestrians to take great care when crossing at the Sports complex, and for residents to continue to be cautious when turning into or out of Jefferson Way.



Linda Kane, Mike & Heather Brindisi listen raptly to Helene Schectman at the most recent Lunch Bunch event that took place at La Locanda Restaurant in Edgemont. The conversation was excellent and the lunch was superb.

The Jefferson Village Lunch Bunch meets about once each month at a variety of area restaurants. The next Lunch Bunch is April 19. To receive Lunch Bunch notices, contact Pat Schneider

Social Committee—Sue Schullery & Rachel Nagel

In the interest of keeping Jefferson residents safe, the Social Committee has decided not to hold the indoor Souper Sunday event as was planned for March, but instead will look forward to an outdoor event in April, towards the end of the month. Stay tuned for more information after our next meeting on March 21st. If any resident has ideas for an event they'd like please let Sue Schullery or Rachel Nagel know. Our other events this year will be the ice cream truck social at the end of June and a block party in the fall. Of course the holiday party will also be on the agenda.

Upcoming Lunch Bunch Dates

Tuesday, April 19 -

Ashley's Restaurant - 68 Baltimore Pike, Glen Mills

Tuesday, May 17 -

The Desmond - Malvern. (one of their 3 restaurants)



Welcome to



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

Cynthia & Charles Welsh—807
Elizabeth Morrissey—837
Susan & William Hicks—873
Pat Mahon—916



Rachel Nagle & Sue Schullery went to the WC Food Cupboard and Safe Harbor after the Holiday Party in December to drop off our donations from the party.

Above is Rachel handing a check for \$501 from the raffle to Kitty Left is Sue with Melissa of Safe Harbor with all the items collected at the party. They were both so thrilled to get them!



FOR SALE

Clean recliner in good condition, no pets
\$25

Contact Diane King
484-832-6655 or
DKing10@comcast.net
920 Jefferson Way

IN MEMORIAM

The Journal sadly reports the passing of our resident neighbor:

Ann Seraphin—January 23, 2022

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 #816-839—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

The Jefferson Journal

For the Residents of Jefferson Village

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JEFFERSON VILLAGE—THE HEART OF HERSHEY'S MILL

