

# The Jefferson Journal

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



*Flooding above, from Tropical Storm Isaias in August 2020 repeated again this summer as Tropical Storm Fred dropped 6.5" of rain in a few short hours last month.*

## **Torrential Rains from Tropical Storm Fred Overwhelm Retention Basin Many Village Homes Inundated by Storm Surge and a Number of Basements Flooded.**

**A** torrential storm thundered over Jefferson Village in the wee hours of Thursday morning, August 19. Thunder and lightening pounded on roofs and skylights, waking many village residents and their pets. Oceans of rainwater flew down, careening over gutters and downspouts, turning streets into rivers, with some finding its way into a number of basements as well.

Unseen in the dark of night was the sheer volume of water entering the village from all sides as gravity forced it all downhill towards Ridley Creek. The Hershey's Mill stormwater management system was designed to bring storm water from the Golf Course and surrounding villages towards its Retention Basin (popularly called Jefferson Pond). The Basin was overwhelmed as the reported 6.5" of rain descended upon it in just a few hours.

Rainwater quickly filled the basin while the continuing surge pushed water over its banks and into homes, onto and past Jefferson Way as it rushed towards the wetlands behind the Lagoon. At least 8 homes were flooded with several inches of water causing enough damage to force many owners to find temporary shelter. Restoration vehicles crowded Jefferson Way for much of the following week as crews arrived to clean out ruined flooring and furniture.

As part of its storm water management system, the retention basin is owned and maintained by the Hershey's Mill Master Association. The HMMA directors have reportedly met and have ordered an engineering study to determine how to best prevent a repeat of the basin overflow. This event was actually the second time the basin was overwhelmed, previously just 13 months ago from Tropical Storm Isaias. Long-time residents reported that there had never been a problem with the basin since the village was built until last year's storm. Now having overflowed twice in just over a year, the MA is looking into corrective action. The Journal will continue to keep residents informed about progress from the engineering study, its recommendations, and subsequent actions to effect repairs.

### **Are You Confused About Flood Insurance?**

The frequency and violence of recent storms has raised concerns about having sufficient insurance to protect homes from flood damage. Generally, "flood" is not covered under our homeowners' HO6 policies. Flood policies are separate policies that are purchased to cover the specific peril of flood. According to FEMA, Jefferson Village is in a low hazard area. Home owners are advised to contact their personal insurance agent for specifics regarding the availability and limitations of such coverage. A representative of Assured Partners (the insurance agency for the village HOA), Richard Perry, is available to discuss Flood policies (215-540-2400 x111 or [richard.perry@assuredpartners.com](mailto:richard.perry@assuredpartners.com)).

**Jefferson Village HOA  
Open Meeting  
Thursday, Nov. 18  
HM Community Center**

Presentation of 2022 Village Budget  
Council and Committee Reports  
Social Gathering—7:00 PM  
Meeting Begins Promptly at 7:30 PM  
More details to come via email in November.

*The recent plague that struck the songbird population in the region had the experts advising for the removal of birdhouses and feeders to prevent further spread of the disease. Here is a horror story that one of our residents related about one of the dangers of birdfeeders and the feeding of local wildlife.*

### **My Raccoon Adventure** by Kathleen Lynch #820

I recall the bird-feeder caused raccoon invasion I had the summer after I moved into Jefferson Village in 2013. The recent warning about bird feeders brought this memory to mind.

A neighbor's birdfeeder behind my place attracted a raccoon family—adults and several juveniles. The feeder was on a tall pole. One day a raccoon with his little hands managed to climb up and into the seed holder. He gorged on the seeds, ate them all, his tummy swelled and he got stuck. The feeder owner and another neighbor heard him struggling to get out and managed to set him free without being bitten. In the beastly hot, continuing heat wave that summer of 2013, the raccoons continued to feed happily on seeds under the bird feeder as well as on a cat food the feeder owner left on the terrace. It's a rare animal that befouls its own feeding spots or living quarters, so these fastidious beasts took to ambling over to my deck where they established a LATRINE—in the angle where the living room door is perpendicular to my sliding glass doors. A LATRINE! Yes, that's what they are officially called, and a raccoon latrine serves the same function as latrines everywhere.



*The furry culprit, caught on my deck!*

The Jefferson Village Board said it could offer me no help with remediation or clean-up: "wild animals roam the country," and are "not the responsibility of the HOA." Animal services cost me \$300 out of pocket. The animal relocater set traps for a month. An adult and one juvenile were trapped over a month of visits and released in distant woods. The relocater cleaned the corner of my deck weekly. The deck was then cleaned with concentrated chlorine. For the rest of the summer I put out dishes of water and habanero pepper sauce as a further deterrent.

These raccoons, like many, were carriers of raccoon heart worm. This worm species usually kills any animal that ingests the worms or its larvae. They travel through the bloodstream, lodge in the organs including the heart and brain, and grow to about 1.5" in length. One or more raccoons got into my garage and left calling cards. I did not notice until the following summer when I saw something moving in a corner. I turned on the light only to discover a writhing pile of large WORMS. Only boiling hot water kills them. They are also carriers of rabies. Report any you see strolling about or lolling about in daylight. They are nocturnal animals.

That raccoon and a juvenile 'coon were caught by the trapper whom I paid \$300 to set the trap, relocate the trapped quarry, and advise me on raccoon deterrents'. That summer, my first in Hershey's Mill, was one of the worst in my life. Imagine a latrine in a corner between the two doors leading to the deck, having to change the habanero water daily to keep it strong, and cleaning my shoes thoroughly to avoid tracking raccoon heartworm eggs into the house where my cat might have ingested them. Luckily I didn't and he didn't...

It's not recent but always in the wings... The raccoons are cute—but potentially lethal vectors of rabies and the nearly indestructible raccoon worms. And a nuisance no one wants on their decks or patios. It was a harsh lesson about the pathogens carried by raccoons. It should be required reading by every resident.



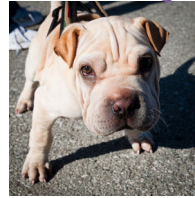
*Raccoon Heartworm*

### **Update on Mysterious Bird Disease and Bird Feeder Recommendations**

A disease that appeared from spring into summer blinding and killing a variety of songbirds in at least 10 states left wildlife experts and officials stumped as to its cause, and had recommended people stop filling feeders in the belief it could mitigate the spread of the illness where birds congregated. Now, the disease has apparently run its course, leaving experts without knowing if it will reappear.

The disease struck birds in Pennsylvania, Delaware, Tennessee, Kentucky, Virginia, West Virginia, Maryland, Indiana, Ohio, Florida, and elsewhere. It killed a range of species, all suffering ocular and neurological issues, marked by swollen eyes with a crusty discharge, and erratic flight and stumbling. There was some speculation that Brood X cicadas that emerged this spring after 17 years could be linked to the disease. Recently, the Pennsylvania Game Commission lifted its recommendation to stop feeding birds, but it still recommends feeders be cleaned weekly with soap and water, then disinfected with a 10% household bleach solution before allowing to dry well, and refilling.

The Pennsylvania Game Commission said that a lot is "still unknown" about the disease, first documented in the Washington, D.C., area in May. There is no indication feeding birds was a contributor, but the commission still recommends caution to prevent transmission from affected birds to other animals, both wild and domestic.



## Pet Peeves

Joya Angelo, #857, sends a heartfelt thankyou to Bob Milano, Tim Cordes, and the HM Woodshop for restoring a valuable piece of furniture for her. The Woodshop is open to all HM residents and is planning on Open House this Fall. Call 610-431-4248 for more information.

- Several residents extend kudos to Mark Frazer and his team at HM Security. They are always quick to respond when called upon to help. All residents should add HM Security to their Contact List 610-436-6403.



Kudos to Patty and Jerry Schneider for hosting Friday evening movie nights on their large screen TV outdoors for the residents of their cul-de-sac, and anyone else who cares to join them.

### You Know You're a Senior Citizen When...

- #1 - You talk to yourself because you need expert advice.
- #2 - "In Style" are the clothes that still fit you.
- #3 - You don't need anger management. You just need people to stop pissing you off.
- #4 - Your people skills are just fine, but your tolerance for idiots needs work.
- #5 - The biggest lie you tell yourself is, "I don't need to write that down. I'll remember it."
- #6 - "On time" is when you get there.
- #7 - You think it would be wonderful if we could put ourselves in the dryer for ten minutes, then come out wrinkle-free and three sizes smaller.
- #8 - You've noticed people your age are so much older than you are.
- #9 - You think that growing old should have taken longer.

and finally:

- #10 - "One for the road" means peeing before you leave the house.

By far the biggest peeve is about speeding vehicles on Jefferson Way and on Chandler Drive. Speed humps did not slow traffic down. It is imperative that all drivers do no more than 15MPH on Jefferson Way, a street barely wide enough for 2 vehicles to pass each other safely. Village Council continues to investigate alternatives to help slow traffic.

After first approving the motion, the Hershey's Mill Master Association has rescinded their decision to install a stop sign on Chandler Drive at Jefferson Way. Council has asked the HMMA to reconsider the issue by considering a crosswalk from Jefferson Village to the Sports Complex with a yield to pedestrians sign. This will be discussed at the September meeting of the HMMA.

A peeve was received regarding visitors and some residents parking in certain outdoor spaces. Village Rules do not allow for any reserved parking spaces outside of garages. However residents are requested to be courteous by not taking up too many spaces in areas of limited parking.

One of our residents has a gripe about those who play TVs or radios too loudly while windows are open. This can often be annoying to other residents nearby. Please remember the Village has rules regarding excessive noise.

An oldie peeve, but a legitimate one as another complaint was received about owners not picking up after their pets. Picking up dog droppings is essential to keeping our village clean and safe for all residents. Waste disposal stations are always nearby. Residents and guests are encouraged to take a bag to clean up doggie's messes.

Another peeve is about keeping the quad ramps and lobbies clean, free of dirt and dead insects. These areas are shared by all quad owners and all should contribute by taking a moment to sweep these areas before they become a hazard.

### Jefferson Sports Ambassador-Dawn Kowalchuk

For those Jeffersonians who missed the fun of our recent Bocce party, it's not too late to discover why Bocce has become so popular at Hershey's Mill! This year, Hershey's Mill had 74 teams competing during the summer Bocce season. The Championship Match will be Monday, Sept. 13 at 11:30am (rain date 9/14). All residents are invited to watch, whether you play Bocce or not. After the match and trophy presentation, there will be sandwiches, pasta salad, chips and drinks (a small donation will be charged to cover costs). Details will be sent via HM News or you can contact Bob Walsh at [walschantiques@aol.com](mailto:walschantiques@aol.com). You can also join other Jeffersonians who play Bocce together every Monday morning from 10—11:30a. It's a fun, welcoming group! You are invited to come out and play!

### Social Committee & Lunch Bunch

Please mark your calendars for Sunday, Sept. 12 (1 to 3pm) for our 3rd annual Jefferson Village Block Party. As we did last year, we will serve grilled hot dogs, chips, water, and dessert. The cost will again be only \$5 per person. Watch for flyers for details.

Nancy Needhammer reports that Lunch Bunch met twice this summer at the West Chester Diner with over 30 people attending. The next gathering will be on October 19 scheduled for McKenzie's in Malvern. Stay tuned for time and location of November's Lunch Bunch.

### Do you like the Jefferson Village Social Events?

Like to have fun? Do you have some good ideas for future social events in Jefferson? Why not consider being the next Chair of the Jefferson Village Social Committee? Peggy Del Fuoco, our wonderful Chair of the Social Committee, is unfortunately moving away. Peggy has done a wonderful job as Chair for the past several years and she will be missed! We have a great Social Committee in place and are always looking for new members to assist in our great fun events. We are now looking for someone to step up and Chair our Social Committee. We would also welcome the idea of "co-chairs" for the Social Committee. If you have an interest, please email Kim Morton at [kimdorton@gmail.com](mailto:kimdorton@gmail.com).

### A New Benefit for Jefferson Walkers

Have you ever walked around Jefferson Way and wished, on occasion, for a place to sit and rest a bit? Maybe you need to take a cellphone call or maybe you want to take a seat to take in the beauty of our village, its plants and wildlife. Well, a place to rest your tired tootsies is soon to happen.

Realizing the popularity of the benches recently installed around Chandler Drive and the Sports Complex, village Council researched and approved the purchase and installation of 2 benches on Jefferson Way. The benches, selected by a special committee (thank you Jean Thompson and Karen Gibson), will be identical to the benches seen around the Mill. They will be assembled and installed by Hershey's Mill Landscaping. One will be placed under a shady tree near unit #895. The other will be located on the grassy plot between #817 and #826.

Due to its fairly level slope and the convenience of walking the loop around the village, Jefferson Way is a very popular walking path. These new benches will make the walk easier and safer for all of our residents.

## Welcome to JEFFERSON WAY

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

**Susan Armstrong—817**

**Joel Allen—890**

**Catherine & David Bond—930**



*The resumption of Jefferson Village Lunch Bunch gatherings brought over 30 residents out to both July and August events at the West Chester Diner. The next Lunch Bunch will take place in October at McKenzie's in Malvern.*



### IN MEMORIUM

**Katherine Perks—June 8, 2021**

### Members of Jefferson Village HOA Council

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

Units #789-815—Mike Gibson

([michaelgibson0789@gmail.com](mailto:michaelgibson0789@gmail.com) or 484-347-5221)

Units #816-849—Kim Morton

([kdm@mkfamilylawyers.com](mailto:kdm@mkfamilylawyers.com) or 610-496-0946)

Units #850-875—Steve Friedrich

([cantorsf0@gmail.com](mailto:cantorsf0@gmail.com) or 610-909-8155)

Units #876-895—Mike Allen

([mike787allen@gmail.com](mailto:mike787allen@gmail.com) or 610-724-9294)

Units #908-946—Josie Iacobacci

([iacobaccijoslena@gmail.com](mailto:iacobaccijoslena@gmail.com) or 610-662-2613)

For landscaping questions or issues please email your requests to [jeffersonvillagelandscape@gmail.com](mailto:jeffersonvillagelandscape@gmail.com)

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

### *The Jefferson Journal*

*For the Residents of Jefferson Village*

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