The Inverness "I"

Vol. 11. No. 3.

From The Editor

I have never been more grateful to live in Hershey's Mill than I have been these past few months. Even with a stay-at-home order in place, I was able to step outside my door, walk the beautiful trails we have here, see friends and neighbors and chat from a distance, and for the first time ever, walk the golf course! Activities were canceled, and I missed them and the camaraderie that they bring, but at least I didn't feel closed in.

We're lucky today to have so many ways to stay connected with others. I found that I talked on the phone more than usual, as that was a safe and personal way to keep in touch with people. I also communicated with others via email, text messages, and social networks such as FaceTime and Zoom. While these do not replace person-to-person contact, they do enable a level of connection to remain in place.

For me the coronavirus pandemic has been an inconvenience, an interruption in my lifestyle, but I know so many people who suffered much more -- including deaths of loved ones, health and financial issues, social isolation, canceled wedding plans, and other matters. In my family, I felt for my grandchildren, a senior in high school and a freshman in college, to be missing such important times in their lives. Their online courses were not the same as being in class with the professor and their fellow students. The high school seniors have missed out on the traditional senior rites of passage the prom, senior week, and an in-person graduation ceremony. So who in my family benefited from this? It was my granddog, Zeke, who delighted in the extra love and attention he received from having everybody at home all day.

As we move forward into getting back to normal life, I will appreciate even more my blessings of family, friends and freedom.

July 2020

From The Village President

As everyone knows by now, council voted to establish a special assessment of \$2,800.00 payable in two installments. The first \$1,400.00 is due no later than July 31, 2020, and the second \$1,400.00 is due no later than October 31, 2020. The total of \$271,600 will be used to finish the garage project and also to replenish the capital reserve account. The regular quarterly fee of \$1,675.00 will remain due July 1, 2020, and also October 1, 2020.

As the garage project has moved along, it has become obvious that the original cost estimates were too low. As was written in the April 2020 Inverness "I", the project will include siding repairs, trim replacement, new trash doors, new lighting, installation of gutters on the front of the garages, painting, and new garage doors equipped with electric eyes as required by East Goshen Township for safety requirements. The electric eyes are necessary if the house is sold in order to get a Certificate of Occupancy for the new owners. The garages numbered 705 through 738 will be finished by July publication of this edition of the "1". That will be 34 of 97 garages. The next grouping of garages will be #779, #780 and #781 and then #692 through #704.

The condition of the wood on the garages and preliminary looks at the wood on the houses would indicate more of the same. A Village meeting will be scheduled for September/ October 2020 for a Village discussion of the project of the houses. More on the date or dates in the future.

The Landscape Committee, headed by Barbara Poole, has finished its walk-through with Mike Neale from the Hershey's Mill Landscape Division, and the improvements requested have been approved by Council.

From The Village President (Cont'd)

Thanks to Wilbur Amand (#721) for volunteering to head up the Village architecture committee along with Judy Antonelli Klanderman (#773), Barbara Atmore (#710), and Becky Green (#714). The group will be looking at the entire village for violations of the rules and regulations of Inverness Village. Wilbur is looking for one more member of the committee. If you are interested, please call Wilbur at 610-344-4867. Speaking of volunteers - we need some! Check with any council member if you can help out.

The ability to use the swimming pool this summer will require reading of the state-mandated rules and regulations. These will be available on the internet from the Master Association in time for the July 1, 2020, proposed pool opening. There are many rules and regulations including no guests and requiring access only to Hershey's Mill residents, defined as an individual whose permanent domicile is within Hershey's Mill. This specifically excludes non-residential homeowners and all seasonal guests. Please read the email and make a copy for yourself to prevent problems regarding pool usage.

The elevator in the Community Center is complete and awaiting approval by East Goshen Township.

Boyd Mackleer

Rules and Regs July 2020

It is likely that each and every one of us has a sense of what we value in our "home setting." In view of the considerable investment we all have in Inverness Village, it is appropriate that we make the time to familiarize ourselves with the Village Rules and Regulations.

Barbara Colby

Village Election

Inverness Village has recently experienced its first contested council election in some time. The two new candidates, **Marilyn Foley** and **Ed Isselmann**, were elected and **Boyd Mackleer** was re-elected. They join **Tom Delaney** and **Barbara Atmore** who were re-elected last year to make up the five-member council. The five council members elected Boyd to continue as Village President.

As editors of the newsletter we would like to join Boyd in thanking **Janet Emanuel** and **Wilbur Amand** for their years of service on the council. We appreciate their efforts in this volunteer position.

This year's contested election showed that it would be beneficial to have a longer time span between circulation of ballots and the return date. This would provide a better opportunity for positions and issues to be discussed so that voters know the views of the candidates.

This year as a result of uncertainty about candidate positions, **Terry Marran** proposed that use be made of a Zoom program to beam a virtual town hall to every resident with internet access. Marilyn Foley and Ed Isselmann, the new candidates, went ahead and produced an online interactive meeting. The council members, acting as a group, declined to participate, however Boyd Mackleer did join in.

The scheduling and financing of repairs to the wood siding on homes are issues before the new council. We hope the Village will be informed of its efforts and conclusions on a continuing basis.

As editors of *The Inverness "I"*, we have offered our services to provide information to all residents, including special editions as appropriate.

George and Barbara Colby

Getting To Know You

Please welcome Mary and Roger Schreiner.



Due to coronavirus, we did not interview face to face. Here is their overview in Mary's own words.

Roger and I moved into Trudi Roderick's home (701) in early March. We were delighted in meeting so many new neighbors, and enjoyed attending the ladies' luncheon and the men's luncheon in March. We anticipated being part of a fun group and being active. Then the shutdown! Who could have anticipated our current lifestyle! We have enjoyed chatting over the driveway and meeting our neighbors. We feel fortunate to be a part of the Inverness family, and thank you for your warm welcome!

We moved from East Bradford, where we raised our four children. They have gifted us with four grandchildren, all of whom live in the area. You may have seen Brian and Brigette riding their bikes at Inverness at breakneck speed. We have warned them multiple times! It is an ongoing battle.

Roger was an investment manager for his career, establishing Schreiner Capital Management in 1989 and retiring in 2017. My teaching career was fulfilled at Malvern Preparatory School where I was a middle school counselor and math teacher for 27 years.

Roger enjoys woodworking, horse racing, golf and stock market research. Mary enjoys sewing and gardening and of course the grandpeeps. We both enjoy playing poker and the Borgata. We also enjoy visiting our beloved Lake George where we have a summer camp. When there, the gardening and woodworking are endless!

We hope to meet many more neighbors, and look forward to a long retirement in Inverness!

A Time for Change

To our friends and neighbors, thank you for your votes in the recent election and allowing us the opportunity to represent you on the Inverness Village council. We are committed to maintaining your trust.

First, it is important that we learn the facts and status of the current renovations within the Village. Our understanding is that this will be addressed by Boyd Mackleer, council president, in this edition of the *"1"*. Transparency and communication are essential to ensure the success of the project. Informing the residents with facts and figures in a timely manner is our obligation.



Marilyn Foley



Ed Isselmann

Tim Filler, Project Manager, has agreed to prepare an update on a regular basis with completions and costs, projections and estimates and timelines. Everyone will have the same information on the work and the finances. Questions and concerns will be addressed in each phase of the work. The council is working with all of our money.

We are fortunate to live in this community, however a culture change is needed. Please feel free to reach out to either or both of us regarding any questions, concerns, or suggestions.

We will work diligently to facilitate positive change.

Marilyn Foley and Ed Isselmann Newly Elected Council Members

Remember When? by Mary Lou Perry

Hopefully soon we will be saying "Remember when we had to wear masks everywhere? ... when we had to sit six feet apart? ... when we were all shopping frantically, not just for milk, bread and eggs, but also for toilet paper?" And when we weren't continually concerned about our family, friends, and ourselves contracting COVID-19. As we come to the printing deadline for the newsletter, things are beginning to ease a bit, but we are far from being back to normal.

With the coronavirus restrictions, there were no events in Inverness the past three months! So we took to the streets to get some photos of our residents, who seem to be very resilient, and made the most of a difficult situation.









Becky & Bob Bell

George & Barbara Colby

Mary Lou Perry

John & Marge Brolly





Inverness Corona-style social-distancing neighborhood happy hours

Remember When? (Cont'd)



Dave Cordivari relaxing in front of his house



Eileen Gradwell and Zoe



Inverness Easter bunnies: Bev Filler, Marilyn Foley, and Dodie Galbusera



Chuck Atmore on his daily walk



Pat Aubry reading and relaxing on the Village bench



Terry Marran on the popular Inverness bench



Bob and Cheryl Shelderfer are also enjoying the bench!



80th birthday celebration in Ashton Village



Ozzie Nelson and Buddy

Hershey's Mill History and Development by Mary Lou Perry

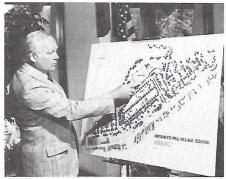
With the recent death of Bob Wooldridge, the primary builder of Hershey's Mill, it seems an appropriate time to look back at the history of our community. Those of us who are newer residents may not realize the rocky start that Hershey's Mill had, and how close it came to being shut down while the development was still in its infancy. At the beginning, the minimum age for ownership was 42, later raised to 55 to conform to Federal law. There are 25 villages with names starting with all letters of the alphabet except the letter "X".

In 1973, Raymond Freyberger, a visionary planner and developer, conceived of the idea of an adult community patterned after Heritage Village in Connecticut. A model home and sales center was opened on Hershey's Drive where Westbrook Village is now situated. Freyberger began building homes in Ashton Village, and also built nine holes of the golf course, the swimming pool and the community center. In early 1975, 14 units in Ashton Village had been sold. But the project was in serious financial trouble, and in February of 1976 the Farmer's Bank bought Hershey's Mill from Freyberger for \$1 million.



Bench dedicated to Freyberger located on the community gardens side of the lagoon.

Financial troubles continued, and the Federal Deposit Insurance Corp. (FDIC) acquired Hershey's Mill from Farmer's Bank in June of 1976. Construction and sales operations were shut down, and without a buyer, the development would be permanently halted. In August 1977, the FDIC sold Hershey's Mill to developer David Crockett of West Chestnut Realty; Crockett finished building Ashton, and built Brighton, Chatham and Devonshire villages. In the early 1980's, Fidelity Bank acquired West Chestnut Realty, and then sold Hershey's Mill to Bob Wooldridge. Wooldridge built villages "E" through "P" plus Robynwood, Springton, Vassar and Zephyr. He sold four of the villages to K. Hovnanian, who



Robert Wooldridge, president of Wooldridge Construction Company unveils design plan for the Hershey's Mill Village Square Center to be built along Boot Road.

built Troon, Quaker, Ulster, and Yardley. In addition to Hershey's Mill, Wooldridge Construction built many other facilities, including the shopping center on Boot Road, adjacent to our community.

An interesting aspect of the early years is that the first residents were permitted to move in without going to settlement. A *Daily Local News* article from June 2005 states, "Temporary tile fields had been built to handle sewage until a permanent system could be designed and built. Because of the sewage problem and bickering between the developer and governmental agencies, no deeds or complete occupancy permits could be issued. Residents already moved in were permitted to stay on a lease arrangement until clear titles could be granted."

In June 1977, residents were informed that if the FDIC received no bids for Hershey's Mill, the development would be shut down and the residents forced to leave. In August 1977, when Crockett stepped in and purchased Hershey's Mill, John Lewis, one of the original residents, wrote "Once again we dodged a bullet." Lewis added "There were six families that survived the tumultuous beginnings of Hershey's Mill." And while not all that Freyberger had envisioned came to pass - original plans called for a horse farm, village museum, outdoor amphitheater, gym and spa - our community has survived and thrived over the years.

Ed McFalls, the Managing Agent for Hershey's Mill, was already working here when Bob Wooldridge took over in 1982. For many years Ed served as Vice President of Wooldridge Corporation of Pennsylvania, and was elected President in October 2018. We are fortunate that Ed has remained as a key person in the management and success of Hershey's Mill through the years.

Ad from October 7, 1978, Chester County Day Newspaper

Note the descriptions of the historic setting, the abundance of nature, horseback riding on the bridle paths, and the 16-passenger Mercedes-Benz shuttle bus!

(Many thanks to Gerry Walsh of Troon Village who provided me with this and other historic information.)

HERSHEY'S MILL: A PRIVATE COUNTRY VILLAGE IN ONE OF AMERICA'S MOST HISTORIC AREAS



outh Carolina has its Litchfield Plantation, and Connecticut has its Heritage Village. Now our Chester

County joins them with a private adult community, Hershey's Mill. Designed for peoole 48 years of age and older, this unique new country village is located 5 miles from Paoli, Exton and West Chester.* $(*Age 42 \ proposed)$

ECOLOGIST'S DREAM



ershey's Mill is set in one of America's most historic areas. Only a few miles away are the sites of Valley

Forge and Brandywine. Anthony Wayne fox-hunted here before the Revolution.

This is the area where Sir William Howe and his British troops encamped after the Battle of Brandywine. Where, in 1789, French noblemen Louis Philippe; Counte de Beaujolais and the Duke de Monpenier took refuge. It has long been the country seat of distinguished families from Philadelphia, Wilmington and New York. Now its pleasant pastures are being gently transformed into a private haven for a discerning few.

The woods and streams are kept in their natural state so there is an abundance of bird life. It's a place where you can watch turtles sun on rocks; birds feed their young and see the changing colors of trees reflected in water.

Maybe you prefer an early morning walk through a parkland trail or a horseback ride along the bridle paths in the 120 acre park and wildlife preserve ... or just watch it all over a leisurely drink on a hill-top terrace.



24-HOUR SECURITY

A landscaped greenbelt surrounds the property, providing not only an attractive, protective "screen for the residents, but also a pleasant facade for those who live nearby. Here your home, your privacy is protected 24hours a day. Mike Davis, Hershey's Mill security chief says "If you want to go away .. on a visit, or just a shopping trip ... no worry. Just phone the security officer at the gate. Twenty-four hour security is maintained within the limited-access community. You can leave home with complete peace of mind."

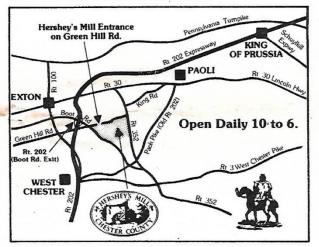
RECREATION

Among the amenities provided in the first phase for Hershey's Mill residents are outdoor tennis, swimming, bridle trails, garden plots and an elegant social center. In addition, memberships are available in a privatelyowned 18-hole championship golf course, with 9-holes playable right now.

SHUTTLE SERVICE

The Hershey's Mill 16-passenger Mercedes-Benz shuttle bus will take Mill-dwellers to the nearby stations, shops and cultural facilities. Only 5 miles and less than 10 minutes drive away is Paoli Station where the 8 AM express train arrives in Philadelphia at 8:32 AM. With the shuttle bus, there's no energy crisis or parking problem to worry about here. Just enjoying living.

How To Get To Hershey's Mill:



Homes from \$40,000 to \$75,000.

HERSHEY'S MILL, CHESTER COUNTY. The Adult Country Village (215) 647-3900

Editor's note: After enduring this spring season we think you deserve a nice refreshing drink. Here are two exotic recipes to try out !!!

SWINGING SULTAN COCKTAIL (TURKISH COSMOPOLITAN)

INGREDIENTS:

6 ounces of Vodka

3 ounces pure pomegranate juice

1-1/2 ounces Triple Sec (Cointreau can be substituted)

Raki, Ouzo, Sambucca, or Anisette for misting

Tangerine or Orange twists



Combine vodka, pomegranate juice, Triple Sec and lime juice in large shaker with ice. Shake vigorously for five to ten seconds.

Pour into two martini glasses.

Spray raki over surface of each drink. 1 - 2 spritzes per glass.

Add twists and serve immediately.

PISCO SOUR

INGREDIENTS:

2 ounces of Pisco (a South American brandy)

1 ounce of fresh lime juice

1/2 ounce of simple syrup

1 egg white

Garnish: Angostura bitters



INSTRUCTIONS:

Add ingredients into shaker with ice and shake vigorously.

Strain into a chilled rocks glass over fresh ice.

Garnish with 3 drops of bitters. Using a straw, swirl the bitters into a design.

Ginny Kettenring

COPING IN THE TIME OF THE PANDEMIC by Carol Ellis

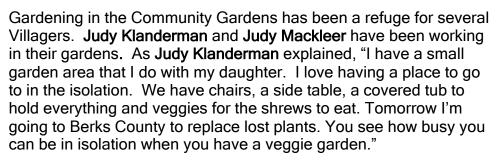
In the time of the pandemic, Inverness Villagers have found creative ways to pass the time and enliven their days. Their various strategies follow in their comments.

Trying out new restaurants for curbside service has been an activity for many residents. Villagers have ventured out to Buena Vista, Seasons Pizza, Tonino's and Jimmy's Barbeque. Boyd and Judy Mackleer sampled and approved Anthony's in Malvern, while Jim and Carol Ellis travelled to Antica in Chadds Ford for a special take-out dinner.

Car picnics have been a fun diversion for several Villagers. **Jim** and **Pat Aubry**, and **Jim** and **Carol Ellis** have enjoyed many of these excursions, as Pat explained, "Jim and I instituted 'car picnics' for a break from eating at home. We'll go through the drive-thru or do outside pick-up at a fast food or local restaurant (nothing



fancy). Depending on how hungry we are, we'll either enjoy our food parked in the parking lot or find a more scenic spot to sit in our car and eat our food. It may not sound like much but give it a try."



Many neighbors take daily walks throughout the Village and along the trail around the Mill. Lydia Voigt wrote "At first I thought it would be difficult and the days would never end. Well, I was wrong. I feel so lucky as I am able to have wonderful walks; each day I can be out, weather permitting. Plus, I am able to Zoom with my family each week."

Zooming has been a favorite way for Villagers to visit their churches on Sunday and through the week and to connect with others as **Barbara Poole** explained, "How can we stay in touch with family and friends? Well, I decided to get the Zoom app! Lo and behold, I was able to set it up by myself. I don't pay a fee, so Zoom meetings are 40 minutes only. Really just the right time - since none of us is doing anything really exciting. It really helps to stay in touch."



And there have been ways to celebrate as **Ed and Eileen Isselmann** found out. "Sunday, April 19, was a beautiful day," said **Ed**. "Eileen and I had received a call from our daughter Lauren asking if we would be home later in the morning. Her children, Emma and Caleb, had made us something to celebrate our special day. A few hours later we received another call from Lauren saying they had just come into the Mill and to come outside to see them. What we found when we went outside was a caravan of six honking cars holding our six children, their spouses, and our fifteen grandchildren. With banners and signs, blaring horns, they made quite a scene. But that is ok. We could not think of a better way to celebrate our 45th wedding anniversary!"



Coping in the Time of the Pandemic (Cont'd)

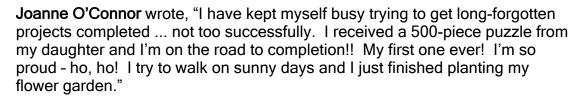
The Village has seen other informal celebrations as told by **Dodie Galbusera**, "I don't know how our happy hour came about - I think the Isselmanns suggested we get together outside for a happy hour. We all brought our beverage and snack. Originally there were ten of us and suddenly there were twelve. We loved it and look forward to more gatherings."

Village dog walkers - Jini Pettijohn, Ozzie Nelson, Dorrie Ritchie, B. J. Rodgers, Janet Emanuel, Becky Green, Mary Lanciano - can be seen every day out and about. As one explained, "It's great exercise and a way to chat with others from a safe distance." Some walkers have found that their walks have become more frequent and longer during the pandemic.



Attending to household chores has been the goal of many Villagers.

Scott Burkhart wrote of finding a daily routine: "Admiral William McRaven is a motivational speaker and in a commencement speech at the University of Texas, he made what is known as the "Make Your Bed" speech. In essence, he said if you make your bed every morning, you will have accomplished the first task of the day and be encouraged to do more tasks. I follow that philosophy and try to fit three other tasks into my day.



When chores were completed or just not satisfying, neighbors have often turned to more creative outlets. **Alma Delaney** said, "After I cleaned all the drawers and decluttered the bookcases and traded jigsaw puzzles with my

neighbor, I had some extra time on my hands, so I started to write about growing up with my brother or people I had known (grandmothers, uncles, etc.) and sent this to my grandchildren by snail mail. They loved getting mail and reading about my childhood."

Volunteering and working from home have kept some residents busy. **Terry Marran** wrote, "Two things have been keeping me busy and happily engaged: cooking and the Volunteers in English Program. Cooking is as much a hobby as a necessity to me. For two years I have been on the board of the Volunteers in English Program in Chester County, so there's board work (planning, fundraising, meetings on Zoom) and tutoring: teaching English to adults who want to improve their language skills and their knowledge of living in the U. S."

Watching movies or binge-watching a series that we missed have been ways for Villagers to pass the time. Film columnist **Philip Banks** explained, "The last refuge for those of us to assuage boredom has become TCM, where we can watch insipid movies and oldies from the thirties and forties, which were better written and had real plots. Netflix offers more contemporary films and series, e.g., *The Crown*. Recently, I have read enough to discover that I am going slightly cross-eyed. The excess of time that I now have at my disposal is being filled also with cooking and occasional attempts at gardening."



Hopefully, a neighbor's solution to coping with isolation will resonate with us, and we'll find a new way to enjoy these quiet days.



An Interesting Spring

When we published the April issue we were just a short time into the pandemic with hopes that it would somehow work itself out and not overly interfere with our lives. As things progressed, and the seriousness became more apparent, we were forced into a more constrained lifestyle, to which I believe we adapted quite well. The spirits in Inverness Village have remained upbeat throughout, and neighbors always seem to greet each other warmly.

This period has shown the advantage of living in Hershey's Mill. Residents of continuing care and assisted living communities have had rather stringent conditions imposed in an effort to control the spread of the virus. They were restricted to their living units with food and mail delivered to them. Outside visitors were prohibited, and leaving the grounds highly discouraged.

Such restrictions were in sharp contrast to our life here. Seeing others out and around gave us a sense of community. We walked, we saw and talked with our neighbors, although at a safe distance, and many of us ventured to the food store. Activities were restricted, but we were not locked in place. A real plus for life here.

As noted by Boyd Mackleer in our April President's letter, work continued on the upgrading of our garages which led to the discovery of problems with the wood siding on homes. He reported that the Village Council was having discussions regarding means of financing the needed repairs, and his plan to discuss the situation in detail at the scheduled May election meeting.

It soon became apparent that the effects of the pandemic were more severe and long-lasting than hoped, and that meeting was cancelled. As reported, the election was held by mail. Prior to that election the new candidates indicated that there was disagreement among members of the existing council as to whether to, and/or how to proceed with upgrades to the home siding. The election results would seem to indicate that residents believed that a change in the council composition might help resolve this situation.

It is important to point out that serving on a village council is a demanding volunteer endeavor. The efforts expended are rarely acknowledged and frequently criticized. We commend those willing to take on this important role.

The newly elected council has been meeting as reported in the President's letter. We note that such meetings are closed, and no minutes are published. Residents have no insight into specific issues being discussed, positions taken by various council members, or decisions being considered until announced. We are not aware that a detailed financial study of the home siding problem has been completed, and this would seem to be an important input to the discussion of a course of action.

Over a period of time, the lack of visibility into issues being addressed, and positions taken by various council members, makes it difficult to evaluate candidates for future Village elections. As part of our efforts to keep Inverness Village residents informed, we hope more information on council activities and budget planning will be forthcoming.

George Colby



Upcoming Events - Hershey's Mill

Events may be cancelled due to the coronavirus

Sports activities

Labor Day Events Monday, September 7 Check the HM Guide and Digest for updates on whether this event will be held.

HM Library Used Book Sale

The book sale is usually held in early September. As of this writing, plans are uncertain due to the coronavirus. Watch for updates in the HM Guide and Digest. Smaller events may be planned if the larger sale cannot be held.

Local Area Events of Interest

West Chester Borough - "Save our Downtown" The Borough Council has approved closing off

portions of Walnut, Market and Gay Streets 24/7 for outdoor dining, and to create a new spacious, safe and pedestrian friendly environment for our local businesses.



Inverness Village Council Members

President Vice President Secretary Treasurer At Large Managing Agent Boyd Mackleer Ed Isselmann Barbara Atmore Tom Delaney Marilyn Foley Janet Burgess Caroline DeCray

The Inverness "I" Staff

Co-Editors Associate Editor Design & Layout Barbara & George Colby Carol Ellis Mary Lou Perry

Inverness Directory Updates

Please welcome our new residents.

Barbara & Sam Crispin - #703 Home phone: Barbara cell: Email: barbcrisp@yahoo.com Sam cell: Email: sammychello@yahoo.com

Mary Cairns & Joe Strode - #708 Mary cell: Email: marycairns1956@gmail.com

Joe cell:

Email: jstrode3@gmail.com

Lorna & Lester (Bud) Kauffman - #756 Phone: Bud cell: Email: laksail@verizon.net

An updated directory is being distributed with this issue of *The Inverness "I"*. If you have any changes to your listing, contact Mary Lou Perry.

(perrym517@gmail.com)

<u>In Memoriam</u>

Marie Welliver (#783) March 30, 2020

Chuck Auer (#726) April 24, 2020

Our sincere condolences to their families.

Past issues of *The Inverness "I"* can be accessed from the Hershey's Mill website:

www.hersheysmill.org

Go to the "Villages" tab and click on "Inverness" Scroll down and you will see a link to previous issues of the newsletter.

The online newsletter is in full color.