

# ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

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**DRAFT – FINAL MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
Conducted via Zoom due to COVID-19  
September 3 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); Sharon Rehwald (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); T. Cassidy (K); M.E. Pernice (M); Jim Burnham (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); M. Gross (S); B. Mertz (T); D. Thompson (U); (V); S. Stojowski (W); G. Earle (Y); B. Bronner (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the July 9, 2020 Master Association meeting were approved as submitted.

Karl reiterated the Board's commitment to following CDC guidelines and Governor Wolf's directives with respect to re-opening amenities while continuing to discourage larger in-person gatherings. In response to questions from select groups, the Board recently reiterated that no amenities, sports facilities, clubs or groups may bring non-residents into the community to participate in events. Jack Keeley mentioned that some HMC-TV advertisers are asking when in-person events could be held at the Community Center and Karl replied we would have to wait for Governor Wolf direction on opening further.

Karl then discussed his efforts to engage PECO in conversation about improving the reliability of the electricity distribution system in and around Hershey's Mill. Specifically, he is hoping to see if better inter-connectivity could lead to shorter outages and faster restoration of service when a problem occurs in one portion of the system impacting Hershey's Mill. Presidents raised questions about allowing generators and parameters guiding their installation and use with villages.

George Earle reported the Community Center elevator was completed and operational. Bob Bronner reported that the major work on new drainage facilities in or near Jefferson Village was complete, but there is some finish work yet to done. The Board has commissioned a stormwater analysis by EB Walsh & Associates of drainage patterns impacting Springton Village. Curbing work in advance of the 2020 paving program has begun with the entire project expected to take about a month. The Finance Committee has reviewed annual updates to the Master Association Reserve Analysis, Vision Quest Tracking and Projections and considered a first draft of the 2021 MA Budget. Bob also reviewed a Memorandum from Security Director Marc Fraser regarding the need for reprogramming of some villages' alarm panels.

Karl Grentz reported on the efforts of the Technology Committee. They have been swamped with assembling and putting out community updates associated with COVID-19. However, they have begun to again study some of the technological areas they were starting before the virus crisis

interrupted their activities. The HMSG is investigating with area facility contractors the appropriate specifications and cost parameters for new bocce and shuffleboard courts as part of the planning for the grass games area.

Ed reported on the difficult challenges that the community was facing through the summer with both its natural ponds and also particularly the treatment cells and the Winter Storage Lagoon associated with the Green Hill Sewer treatment system. The GHSA has been working with added outside consultant assistance to identify the source of this year's odor challenges and determine solutions for the future.

Ed also reported on the status of the Sunoco drilling along Boot Road. The HDD drilling from Quaker to the shopping was complete, the 20" diameter pipe was pulled into the hole on August 18, the connections have been completed and Sunoco has begun efforts to clean up the shopping center workspace and restore the grounds. The HDD drilling from Quaker down to Paoli Pike is underway with pipe pullback scheduled for sometime in January, 2021.

George reported the interviews with firms for architectural services associated with a possible expansion of the CC are scheduled for this month.

Old Business: The Cornwallis Drive access work had been paused while the township crews worked at other tasks and their annual paving program. They expect to complete those other tasks in mid-September and then return to resume work on the emergency access. Sharon Rehwald requested to be able to provide input into how this area would be restored upon completion. Ed said he would speak with township officials about this.

New Business: Members discussed the problems of Lantern flies (Home Defender works well against them), bagworms, tent caterpillars, ground hogs and fox issues.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, October 1, 2020 at 3:00 pm almost certainly via Zoom.

Respectfully submitted,  
Ed McFalls  
Secretary Pro Tem