

***Hershey's Mill Homeowners Association***  
1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988  
**(610) 436-8900 Telephone**  
**(610) 436-5162 Facsimile**

**DRAFT – FINAL MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
Via Zoom  
November 3, 2022

Attendees: Kirk Leighton (A); John Myatt (B); John Groch (C); Sharon Rehwald (D); Gary Habbersett (E); Michael Pincus (F); Karl Grentz (G); Frank Wiley (H/L/N); Edward Isselman (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Doug Szelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Peter Thompson (T); Don Thompson (U); Dick Wright (V); Steve Stojowski(W); George Earle (Y); Ted Sikorski (Z); and EdMcFalls. Marc Fraser, Chief of Security, was also in attendance.

President Karl Grentz called the meeting to order at 2:01 pm.

The minutes of the October 6, 2022, Master Association meeting were approved as submitted.

**UPDATE ON STORMWATER MANAGEMENT**

Ed McFalls reviewed the status of the storm water management efforts and repairs to the rotted pipes.

Proshot Concrete is working on pipe repairs in Jefferson, Franklin and the 10' diameter pipe crossing Chandler below the club.

SWERP liner repair is scheduled to begin in November.

The engineer is finishing the design to increase the size of the Ashton/Chatham Retention Basin

Ed McFalls will meet with Kim Morton and representatives of Jefferson Village regarding the need to access pipeline repairs and removal of 180 loads of export soil via Jefferson Village.

The engineer is designing options for the Yardley tail pressure issue. We have received approval on the ADA path in the new recreation area venue and that permit has been issued.

## COMMITTEE UPDATES

### *Finance-John Andrews*

The Finance Committee requested to review the list of the SWM projects along with a list of other possible projects.

The Finance Committee recommended the Board and MA approve repairs and improvements to the Security Center in an amount not to exceed \$65,000. The MA approved this recommendation. This expense would come from the Master Reserves.

### *CC Modifications*

George Earl discussed the status of the Community Center (CC). George discussed multiple possible interim improvements to the CC both within the building and on the patio area.

The metal grate ramp will be removed and replaced as it is currently corroded.

George explained that these potential projects will be "priced out" to determine which projects can be completed and to prioritize them.

There is also a plan to install tv screens in the CC that will display the SKEDDA screens.

The Technology Committee and Channel 20 are working together on upgrades to the AV equipment in the Ardmore Room.

### *Document Review Committee-Kim Morton*

Kim Morton reported on the committee. The Committee will be meeting on November 28th. We will review and discuss the current MA Bylaws to determine if there are any needed revisions to update the Bylaws. If you have any recommendations or suggestions, please contact Kim. Kim will make a presentation at the next MA regarding yard sales and/or flea markets within Hershey's Mill.

### *Pool Committee-John Andrews*

New handrails (3) were purchased for the opening between the wood deck and step down area to the concrete.

## OLD BUSINESS

Sunoco Pipeline. They have sodded the Quaker vicinity wall area.

## NEW BUSINESS

The Holiday Luncheon will be held December 1st at the HMGC, beginning at noon, with a ½ hour "Happy Half Hour"

The WCASD Superintendent, Bob Sokolowski, has invited residents of HM to attend the Winter Holiday Musical at East High School for December 14th beginning at 9:00 AM.

Legislative Update – House Bill 1795 has been passed by State House and Senate. We have not seen final version of the Bill. This House Bill addresses Homeowners Associations. Since there were changes on the day of its adoption, we are not sure if this House Bill will affect the Villages in HM as there is a "size requirement" (number of homes) from 100 to 500 home units. If the home unit number remains at 100, it will affect Eaton, Kennett, Jefferson and Yardley.

There was a review of the upgrades/capital improvements since 2016 which amounted to some \$4,312,000.

There was a discussion of the timing of the Verizon upgrades.

A question was raised about the speed limit and stop signs which are in the middle of the roadways throughout Hershey's Mill and a request for signs to be on both sides of the post. Marc Fraser will address.

There was a general discussion regarding need to repair or upgrade items on Master Association property, such as street signs, lights, low hanging tree branches. If any repairs are needed, they should be reported to Landscaping or Security.

There being no additional business the meeting was adjourned at 3:13 PM.

The next meeting will be conducted on January 5, 2023, at 3:00 PM.

Respectfully submitted,

Kim Morton  
Secretary