

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 15, 2022

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday December 15, 2022. Attending were Board members John Andrews, George Earle, Karl Grentz, Kim Morton, John Myatt, Jack Nilon and Tom Cassidy. Also present were Managing Agent Ed McFalls and Marc Fraser, Chief of Security.

The meeting was called to order at 3:00 PM by President, Karl Grentz.

Stormwater Management.

Ed McFalls presented a report on the status of the projects.

Yardley—Engineer, Dan Daley, has recommended an 18” pipe for Yardley Drive. Ed and Dan will coordinate with the township, but it will not require a permit. The plan is to do a winter installation.

ProShot Concrete sent proposal for the run between Brighton to Ashton-Chatham basin. We need to look at other projects to be completed due to “mobilization” charges and plan to avoid paying this charge more than once.

SWERP. Ed contacted “Fred” again who was surprised that Ed had not heard from Mike yet to get us on their schedule. Ed is expecting a call next week.

Other Projects

Southwest Green is on hold now until better weather probably in spring 2023.

Architect John Lister came out last Thursday. George Earle walked through the possible CC projects, i.e., ramp, doors to patio, system to help control sound. They took our 2012 CC set of plans to scan into CAD to assist in future planning.

Meeting between John Andrews, Mike Trio and Mike Bianco.

Mike Trio did a write-up regarding the Special Projects Committee. We are seeking proposals for the expansion of the pavilion at the pool area and possibly screening in the back section of the pavilion. We are planning to proceed with the concrete ramp at the Community Center and also discussion of possible upgrades to the CC and timing of

same. We are proceeding with an exercise area in the Cove. We are looking at possible leasing of exercise equipment.

PECO is taking down another 12-13 trees along Heatherton, Glenwood and Princeton. They will also take down a few additional trees outside the wall and fence area.

Committee Reports

Kim Morton reported on the Technology and Communication Committee.

The Committee is working on the use of the Ardmore Room and will continue with that in the first quarter of 2023. For now, we will have a mobile cart for the Polycom. On December 27, the wiring for the HDMI will go in and will replace the current wires that are exposed and hanging down.

The new website is still being worked on weekly and the Board needs to provide some updated information for the site.

Verizon: The upgrade to 400K internet has occurred. Verizon will be working on the mass transition to the upgraded router and Fios One for residents that are interested. The digital storage of MA information issue will be addressed further toward the end of January.

Zoom sessions have started again for various topics of interest.

They are working on a Power Point presentation for Smart Homes with presentations to be done for Villages that have made requests.

The Holiday Parade was a great success, and the Decorations Contest voting continues until December 22nd.

Kim Morton reported on the Document Review Committee. The meeting Kim, John Andrews and Sharon Kope were to hold regarding charges for the use of the Community Center had to be cancelled and will be rescheduled. The Committee has not received any requested revisions to the HMMA bylaws. The Committee discussed how to handle a situation if a resident attempted to move a minor in to HM. There was additional discussion on the issue that many new residents are not receiving or are not aware of the HMMA Bylaws and/or Village Bylaws. All agreed this issue would be raised with the Realtor group to discuss additional ways to confirm new residents have received all necessary documents and are aware of rules. DRC will draft a one-page document that addresses the "top issues" for buyers to know. Kim will draft language for the Bylaws related to "Flea Markets/Yard Sales" within HM. The next meeting is scheduled for January 23, 2023, at 10 AM.

Security Committee. Tom Cassidy reported on the Security Committee.

There was a meeting last week with discussions of “smart systems” in the home and costs related to same. There are areas of overgrown vegetation around some of the village entrances onto Chandler Drive. This will be reviewed in the spring. The double gate at the East Gate will be installed in January 2023.

Marc had email exchanges with Sherry regarding “alarms beeping” in homes. Verizon had two different systems. The vast majority of residents have a back up that has D batteries and residents only need to replace the batteries. There were only a handful of homes that had an older version that has caused “alarm beeping” and it is not anticipated that this will be an ongoing issue.

The Board reviewed and approved of holiday bonuses for MA staff.

Sports Committee. Jack Nilon reported on the recent Sports Committee meeting. Paddle tennis has requested the removal of some trees around the decking platform. Paddle has also requested improved, brighter court lighting through the replacement of fixtures. The Board directed that these matters be referred back to the Sports Committee for review and recommendation.

Nature Group. John Myatt reported on the Nature Group. The next meeting is on January 6, 2023.

Pool Committee. John Andrews reported on the Pool Committee. They will be having their first meeting in March, 2023.

Telecom Committee. The new contract with Verizon has been signed and copies have been sent to relevant parties.

Old Business

Received a letter from Aqua about plans for water main replacement. Ed is requesting details and scope from Aqua.

New Business

East Goshen Twp Supervisor Chair, Michelle Truitt called to say that she and John Hertzog are trying to show other supervisors that the township does not need such a large tax increase.

The Board briefly reviewed portions of FERC letter saying that Adelphia Pipeline is in compliance.

Mike Pincus from Franklin Village came to Ed regarding repairs that have been made in Franklin. Ed will go out and review the repair work to see if some was accomplished to MA facilities.

There was discussion of the new hires at HML and their attempt to improve communication.

The next meeting of the HM BOD is January 19, 2023, at 2:00 PM.

The meeting adjourned at 5:00 PM.

Respectfully Submitted,
Kim Morton