

Hershey's Mill Homeowners Association
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DRAFT – MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
January 4, 2024

Attendees: Linda Green (A); John Myatt (B); John Groch (C); Sharon Rehwald (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); (S); Pete Thompson (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

President John Myatt called the meeting to order at 3:00 pm.

The minutes of the November 2, 2023, Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts and improvements.

The Ashton/Chatham basin project is completed, with only final landscaping to be completed.

The Landscape Focus Committee is working on the plan design.

Pro Shot Concrete repaired the pipes from Brighton to A-C basin.

Jefferson Basin expansion project. The wood pallets have been placed as a driveway. The trees were removed before Christmas. Work is scheduled to start mid-next week, depending on the pending weekend storm.

Design work on the Chatham – 16 basin was started. Engineer is not very encouraged about options.

Updated SWM Project Status Report was included in the packet and detailed the projects completed and monies spent.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. Finance Committee met at the end of December. At that time 89 homes were sold. This is on average for the past 3 years.

Committee plans to move \$150,000 of CIF to capital reserves each of the next 3 years. We have 95 CIF checks for 2023 and Ed McFalls expects perhaps 5 more.

Projects Committee-George Earle

George Earle and John McDonough reported on the Projects Committee. Sound attenuation study has been done. There was a recommendation for some acoustic panels on the walls and ceiling. In addition, it was recommended that we try to cut down on the HVAC noise. The Committee is working on determining the best locations for acoustic panels and remediation of HVAC noise. The new Community Center railings on front steps have been completed.

Security Committee- Tom Cassidy

Marc Fraser reported on the Security Committee. A preliminary design for the North Gate double gate system has been completed and was reviewed at the meeting.

There was a discussion about the issue that people are still running STOP signs in HM. One idea suggested to install a select number of solar powered LED STOP signs to increase awareness.

Marc said this could be taken up by the Security Committee.

Marc is working with villages regarding the trees/bushes blocking residents line of sight when pulling out from some of the Villages. John and Marc met with the Village presidents of the affected areas to address the problem intersections. The cost for the trim back of tree/shrub removal will be paid from the Master Association. The proposal also includes modest replanting schemes in some areas, but if a Village wants re-planting beyond what is specified, that expense will be up to the individual Villages.

Community Center –

The new CC office is up and running.

OLD BUSINESS

Sunoco Pipeline - We filed an appeal to the Commonwealth Court. Our briefs are due January 22. Sunoco's brief is due 30 days after our brief is submitted.

NEW BUSINESS

HM HOA adopted new Pet Rules in July 2021. At that time the MA asked villages to adopt these rules (or something similar) as part of their Village rules. There was a review of how many villages have adopted the rules of the MA. There was additional discussion about pet rules and types of pets to be permitted. The BOD will take up these issues at its next meeting for discussion and further recommendation to the Document Review Committee. Marc Fraser also recommended that residents be reminded to update security on any new pets in their residence.

The MA elected GHSA nominees to take office in April (all incumbents)

1. Ted Sikorski – Zephyr
2. Eileen Hotte – Quaker
3. Joe Ritter – Glenwood

There was a discussion about solar panels and whether they are permissible within HM. Ed McFalls reviewed the proposed legislation that addresses this issue. At this time, no village in HM has approved an installation of panels on any house.

There was a question about cracks in the masonry walls along Boot Road and the need for stump removal in that same vicinity. Ed reported he has contacted a mason to repair the cracks and he would have HMLD remove the stumps.

There will be a pilot program meeting for Princeton residents in January at the Community Center regarding Emergency Medical Care Information for Residents. The program is intended to educate residents on how to provide emergency responders with critical medical information, on PennDOT's

“yellow dot” program telling EMS your medical information is in your glove box and other important tips for making sure those providing you with care are fully informed. If this pilot meeting is successful, the goal will be to roll it out generally in Hershey’s Mill.

There was a discussion regarding the way PECO mis-handled the PECO suspension of services during the week between holidays and the rescheduling of the service suspension. The BOD will address this at their next meeting.

There being no additional business, the meeting was adjourned at **4:09 PM**.

The next meeting will be on February 1, 2024, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary