

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
April 4, 2024

Attendees: Kathi Sullivan (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); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); Kevin O'Brien (U); Mark Hutchinson (V); (W); 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 March 14, 2024, Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts and improvements. Jefferson Basin expansion project. The new temporary silt storage area is designed as 149% of silt volume to accommodate for extra water. Waiting for EGT to give final approval for this project.

Dan Daley is ready to meet with the BOD to discuss the Chatham/#16 project and Devonshire area for value analysis.

BOD approved a French drain system in swale behind 300-303 Devonshire.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We are off to a good start so far in 2024.

Projects Committee

John Myatt reported on the Projects Committee.

A stronger circuit was run for new fireplace insert in Wooldridge Hall.

Brandywine Valley HVAC is scheduled for April to install the new HVAC control system at the Community Center.

Looking to get pricing on doors from the Wooldridge Room out to the patio.

We received an estimate from Egan to convert the kitchenette to a closet area. There will be a further review of this project.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee.

Marc continues to work with villages regarding the line-of-sight landscape improvements. There are three villages that still need to be completed.

Sports Committee

Ed McFalls gave the report. Pickleball courts were power washed. Paddle lights were adjusted per request. Southwest Green is coming out on 4/5 to review concrete grading issue that was raised by EGT. Southwest Green will also review proposed spring grooming of bocce courts and court draining issue.

Pool Committee-John Andrews

Some new furniture is on order for the pool area. The Pool Committee is also working on the special events scheduled for the summer. Pool cover will be removed early this year to allow for lifeguard certification process. Some HM residents have agreed to be re-certified as lifeguards to fill in early and late season when lifeguards are in school.

Community Center – Jack Nilon

Report from Kathy Martinides was included with the HMMA Packet.

OLD BUSINESS

Sunoco Pipeline – We are still waiting on a decision from the Commonwealth Court.

Urgent Care Program (new name is yet to be determined). Report given by Jeff Taylor and Michael Kallay. Michael explained the implementation of the plan in Princeton. Would like to move forward on a MA level with the Yellow Dot program for cars, the envelope for homes with medical information and educating residents on how to add emergency contact information to their mobile phone. Will be requesting a grant from HMCTV. Will be starting with the project by doing a few villages at a time. Eventually would like to do a program that would be available on HMCTV for new residents or residents who miss the program in their villages.

NEW BUSINESS

There was a general discussion of Villages having reserve studies done and the need for the studies.

There was a question about cleaning up the area along Route 352. It will be addressed at the next BOD meeting.

There being no additional business, the meeting was adjourned at 3:40 PM.

The next meeting will be on May 2, 2024, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary