

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
October 3, 2024

Attendees: Tarrissa Hockenberry (A); (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 Smith and Rod Lukens (P); John Andrews (Q); Don Owens (R); Jack Nilon (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.

Board Vice President, Tom Cassidy, called the meeting to order at 3:00 pm.

The minutes of the September 5, 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 is completed with the final decision on landscaping still needing to be made.

There are design plans in process for Merrifield (to benefit Chatham and Merrifield), Kennett and Ashton.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We have received 67 CIF checks so far in 2024. The Committee is recommending the approval of the MA budget for 2025 with an increase of \$7.80 per home per month. The MA approved the proposed budget as submitted by the Finance Committee.

There was a general discussion about the contract for trash pickup/hauling proposals and possible option of “valet” pick up. A final decision will be made by the BOD within the next week to allow Villages to include the contract price in their individual Village budgets.

Projects Committee- George Earle

George Earle reported on the Projects Committee.

We have received sealed drawings for the Pavilion. George is hopeful we’ll get a permit such that we can get the concrete pad installed in November.

The Quaker walking trail widening work is underway.

There is a proposal for overlay by Ulster and Yardly and a request for an ADA access across from Jefferson and removing and replacing a walkway from Pickleball to the Pool. The MA voted to approve the foregoing projects with a cost of approximately \$48,000.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee.

Marc is planning to schedule an informational meeting within the next thirty (30) days for Village Presidents or representatives with the Security Committee to discuss alarm systems and monitoring. At the time of the switch to Verizon, we were advised that the use of landlines would need to be phased out over time as it will not be viable in the long term. Some Villages have older equipment that is out of date and does not meet code. We are limited to those providers who are willing to repair our current systems.

North Gate: There is a possibility that the contractor doing the curbing may be able to start this month. That would be the first step in the process.

Pool Committee-John Andrews

John Andrews gave the report for the Pool Committee.

The pool committee met to review the season. There will be a few new committee members coming on to the committee, due to the resignation of a few committee members after years of service. We are still waiting on two additional bids for the decking area.

Community Center – Marc Fraser

Marc Fraser gave the report for the Community Center Committee.

Marc Fraser is still filling in since Kathy Martinides' resignation. Marc is working to separate the duties of scheduling and the social programming events at the CC.

There was a brief discussion of the work done by the Technology Committee and the upgrades to audio//visual, as evidenced by the new screen in the Ardmere Room.

OLD BUSINESS

Sunoco Pipeline – There is no date scheduled yet for when the case will be heard.

Corporate Transparency enforcement will begin Jan 1, 2025. We have been urged to write letters to our representatives in opposition. The Richter letter has been given to all Village Presidents with a recommendation to contact their U.S. Senators regarding same.

Yellow Dot Plus – Kim Morton gave an update on the status of the program, including the location of additional Yellow Dot Plus envelopes available for pick-up, and the video on youtube with an explanation of the program. An email will be sent to all residents with this information within the next month.

NEW BUSINESS

None.

There being no additional business, the meeting was adjourned at 3:47 PM.

The next meeting will be on November 14, 2024, at 3:00 PM. This is a re-scheduling of the original meeting date of November 7th.

Respectfully submitted,
Kim Morton
Secretary