

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 9, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); Linda Erdos (C); Barbara Sue Williams (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Penny Zimmerman (I); Kim Morton (J); Tom Cassidy (K); (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); (R); Bob Bogan (S); Pete Thompson (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); Chris Price (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

President John Myatt called the meeting to order at 3:04 pm.

The minutes of the November 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. Designs are in process for the Merrifield, Kennett and Ashton projects.

Finance Committee-John Andrews

Ed McFalls reported on the Finance Committee. We received 104 CIF checks for 2024. We may still get a few more checks in for closings in 2024. The 2021 and 2022 audits were accepted at the December meeting of the Finance Committee.

Projects Committee-George Earle

George Earle and John McDonough reported on the Projects Committee.

The Pavillion project was delayed due to EGT not issuing the permit for an extended period of time. After the issuance of the permit, the footings were poured, but then the harsh weather set in. We need to wait for a 40 degree and rising weather day for the slab to be poured. The project will be completed in time for the opening of the bocce court season.

John McDonough reported on the acoustic study in the CC. The CC acoustics options and cost estimates are still being studied for sound absorption panels.

John McDonough reported on the Boardwalk and Deck Viewing area. The Boardwalk Committee is pursuing fundraising for the engineering and construction of the Boardwalk. This was undertaken after the signing of a Memorandum of Understanding between the committee and the BOD as to the responsibilities for cost for the construction of the Boardwalk.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee.

The Greenhill Northgate double gate system project should be completed the end of March.

Marc has been participating in meetings with Village Councils to discuss home alarm options.

Sports Committee- Dave Nagurney

Paddleball and Pickleball are continuing through the winter. Pickleball courts are scheduled for re-surfacing in July or August. Dave reported about a dozen residents regularly participate in ping pong and Jeff Taylor reported that bowling participation is maxed out.

Pool Committee-John Andrews

Ed McFalls reported on the Pool Committee. They are working on the pool decking project. Deck boards have been removed and some remedial footings and structure repair is required.

Community Center – Marc Fraser

Marc is continuing to divide responsibilities between scheduling and social activities. There are 3-4 people working on scheduling of routine meetings. They are not doing the scheduling of social events. Social events will be handled by a separate Social Committee (to be created). We are recruiting members for the new Community Center members and Marc will have more to report in the following months.

OLD BUSINESS

PECO. New cable has been installed but is not yet connected to homes. PECO has committed to reviewing our infrastructure, age and replacement schedule.

Merrifield fencing request. Merrifield would like better fencing where the current chain link fencing exists. We are obtaining pricing for that area.

NEW BUSINESS

There was a question regarding whether any homes have ever gone to individual water meters. A few villages have gone to individual meters. In the newer villages, they are all individual meters.

There was a question about a hump that causes ponding next to the expanded Ashton-Chatham basin. The area will be regrading after the ground thaws.

There was a discussion about the Blosenski trash contract. There was some miscommunication with the agents from Blosenski due to a change in personnel at Blosenski at the time of the drafting and signing of the contract. After several revisions to the contract, the Blosenski trash contract was signed. It is a 3 year contract. It was agreed that when it is time to sign a new contract, the project must be completed by October, to allow Villages time to review the information in time for the completion of their budgets.

The Pickleball Group will be doing a food drive again this year. Kick-off will be on Valentine's Day.

There being no additional business, the meeting was adjourned at 3:35 PM

The next meeting will be Thursday, February 6, 2025 at 3:00 PM.

Respectfully submitted,
Kim Morton, Secretary