

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
March 6, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); Barbara Sue Williams (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); (J); Tom Cassidy (K); Mary Ellen Pernice (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); (S); Pete Thompson (T); John McDonough and Art Mullin (U); (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 3:00 pm.

The minutes of the February 6, 2025 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 for the Merrifield basin and Kennett area were included in the packet. Ed felt both held good promise for local improvements. He hopes to have some pricing for the next MA meeting.

Finance Committee-John Andrews

John reported the Finance Committee met on Monday, February 24th and reviewed the financial statements for January 2025. He noted we received 5 CIF checks for January which is down from January, 2024 count of nine (9). Both the Finance Committee and the Board voted to accept the 2023 MA Audit as presented by Victor Orlando, CPA.

Projects Committee-

George Earle reported on the pavilion – the slab is scheduled to be poured tomorrow (Friday). The structure should follow about two weeks hence.

John McDonough reported the work to supply and install acoustic panels in Wooldridge Hall at the CC will likely be awarded to Specialty Products Supply of Newtown Square once final details are all ironed out. It will take 4 to 6 weeks for manufacture of materials and then another week for installation.

Boardwalk and Deck Committee. The MA has engaged the Committee's engineer for the next planning phase of working with the PA DEP and the US Army Corps of Engineers to determine where the Deck can be situated. The Committee has raised sufficient monies to pay for this portion of the planning.

Security Committee- Marc Fraser

Marc reported the Greenhill North Gate double gate system project is now scheduled for April 22 to 25. The right lane will become resident access only.

Marc is continuing to participate in meetings with Village Councils to discuss home alarm options – 20 councils so far. Most appear desirous to maintain a centrally monitored system. An RFP will be issued based on the number of homes committed to a centrally monitored system. Bids should be due by late April or early May. HM needs to resolve this before year's end.

Sports Committee- Dave Nagurney

Dave reported that little had changed since last month. Planning for summer activities is underway and planning for what to do with the former bocce courts is under consideration. He also reported the 3rd annual pickleball food drive had been very successful collecting 1168 lbs. of non-perishable food and \$1,100 in financial donations.

Pool Committee-John Andrews

John Andrews reported they held their first meeting on February 10th. There are 19-20 events planned for the summer. There will be new pool check-in software put in place for the season, and there will be an article placed in the May Guide and Digest. Our contractor is working on the pool decking project. Deck boards have been removed and some remedial footings and structure repair is required. The contractor expects to be back on the effort next week.

Community Center – Marc Fraser

Marc reported there are 4 new committee volunteers working on scheduling routine meetings at the Community Center. The committee is recruiting an additional member or two for the Community Center Committee as they are required to have 5 members on the committee.

OLD BUSINESS

PECO. Ed reported he had not heard any additional updates, but he has a meeting scheduled on another issue when he hopes to raise our concern for aging infrastructure at that time.

Route 352 sprayfield fence request - we have obtained pricing for additional possibilities for that area and are hoping to present a recommendation at next month's meeting.

AQUA. The easement language that was amended by our attorney has been accepted, however Aqua has not yet agreed to an increase in their offer of \$200,000 for the repaving effort after the replacement of water mains work. There was then a general discussion about how many pipe failures were occurring in the older villages and the burden this was placing on village budgets.

Ed's deposition on the Sunoco matter was postponed until next week.

NEW BUSINESS

Green Hill Sewer Association Board presented incumbent nominees for new three (3) year terms:

1. Don Donatoni – Franklin Village
2. Bill Weber – Ulster Village
3. Paul Woodruff – Yardley Village

On Motion made and seconded, the members voted unanimously to elect these nominees.

Jeff Taylor provided an update on the Yellow Dot program. Packets are available for new residents at the Library or HMC-TV office.

John Myatt reported the Board had approved an Anything With a Plug recycling event sponsored by Engel & Volkers Realtors for September 24th from 1:00 to 3:00 PM with more details to follow. In response to questions whether this would include TVs for a cost, the Board did not know that detail yet, but several reported Best Buy will take any TVs or monitors free of charge.

It was reported that many residents are not properly picking up after their dogs and the MA wishes to remind residents they may be subject to FINES for not properly doing so.

There being no additional business, the meeting was adjourned at 3:45 PM

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

Respectfully submitted,
Ed McFalls, Recording Secretary Pro Tem