

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988

Minutes of Meeting March 27, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, March 27, 2025, in person and via Zoom. Attending were Board members John Andrews, Tom Cassidy, George Earle, Kim Morton, John Myatt, John McDonough, and Jack Nilon. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser.

The meeting was called to order at 2:00 PM by President, John Myatt.

Minutes of the February 27, 2025 meeting were approved.

Stormwater Management

Ed McFalls reported on the stormwater management.

Dan Daley is looking at plans for Kennett and Merrifield. In the Kennett area, it will need to be approached as a 2 pronged-project. In the Merrifield area, some tweaking of the plan will be accomplished to preserve a couple of significant trees and Dan will finish the design of a pipe to be run to an inlet.

HML proposal for Jefferson plantings in a 3-stage process was approved.

Projects Committee

George Earle reported on the Projects Committee.

The Pavilion was erected last week and looks great. We have received many compliments. The pavilion will be available to be booked via SKEDDA.

The Sports Committee would like to add 3 picnic tables to the Village Green, using some of their own funds for the cost of the tables and a grant for the balance of the cost. The picnic tables were approved by the BOD, with the final location to be determined.

John McDonough discussed the acoustic project for the Community Center. John is expecting the final color samples within the week.

They are determining agreed upon dates for installation.

Boardwalk and Deck Committee. The Committee is in the DEP analysis phase.

Finance Committee

John Andrews gave the report on the Finance Committee.

We received 5 CIF checks for January, but none in February. This is the first month since the inception of CIF that we did not receive any checks for a month.

The Finance Committee met on Monday and reviewed February statements and some of the variances.

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate is still on schedule to be installed April 23rd to 26th. There was a discussion/explanation about the power outage that damaged the North Gates in March.

Signage was ordered for the North Gate. The Guest Lane will be a hybrid lane, allowing residents to use both the Guest Lane as well as the Resident Lane for entrance.

John McDonough and Marc Fraser discussed the alarm considerations. There are more than 1,400 homes that have already indicated the desire to go with a monitored system. The Security Committee will be sending out RFPs for both monitored systems and un-monitored systems in the near future.

Sport Committee

Ed McFalls reported on the Sports Committee.

We are scheduling grooming of the bocce courts with Southwest Green. The tennis courts will be groomed by McGinn late next week.

Pool Committee

Ed McFalls reported on the Pool Committee.

The decking installation began this past week.

Pool Manager Tim McElhiney is working on re-hires for pool lifeguards for the summer.

Maintenance Committee

John McDonough gave the report of the Maintenance Committee. Several residents have requested the vinyl fence by the HML area be power washed. Ed agreed that the fence will be power washed. The East Gate sign will also be power washed. The sidewalk in the Yardley area needs some re-paving in the area. Ed will reach out and get estimates for re-paving. There was a question about street signs that are "leaning" and the responsibility for same.

Community Center

The Community Center report was given by Marc Fraser. There is a full committee for the Community Center at this time. The elevator has its own dedicated line. The Library now has a dedicated line that they can use to dial out. The Community Center phone line now has digital voice so it can be checked from multiple locations. Next Thursday there will be a meeting with HVAC contractor and HM volunteers to discuss and learn about the new control system.

Old Business

Aqua's planned water main replacement. Aqua accepted the proposed easement language. We are still waiting to hear back from Aqua regarding an increased compensation on the paving costs.

Merrifield area fencing. The BOD agreed to propose the MA vote to replace the fencing in the Merrifield area with almond PVC fencing.

This will be addressed at the MA meeting on April 3rd.

The Sunoco hearing was March 18th. The lawyers have been given 20 days to submit briefs.

PECO

Planning to upgrade fence and security at Gate Station at Wineberry Lane.

Planning for a 2026 upgrade to some cables in HM. There will be a study done in 2025

Ed asked about replacement of transformers. PECO said they do not do routine maintenance, but wait for a failure.

There was a Landscape Meeting for all Village Landscape Chairs on March 25th at 9am at the Community Center. The focus was to clean up some of the dead trees in common areas. There was positive feedback about the entrance areas of HM.

New Business

Request for sneaker collection for recycling was approved by the BOD.

A location for the bin will be determined.

The Bus has used the parking area in the Village Green for parking for bus events. There are now more events in the Village Green area. The Bus Committee is looking for a new area for parking and pick-up of residents. On a temporary basis, Ed has approved the use of the Rite Aid parking lot.

The next regular meeting of the HM BOD is April 24th at 2:00 PM.

The meeting adjourned at 3:45 PM.

Respectfully Submitted,
Kim Morton