

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 3, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); Barbara Sue Williams (D); Steve Frondorf (E); Margaret Callahan (F); Julee Gooding (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); (R); Jack Nilon (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.

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

The minutes of the March 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.

Ed met with Dan Daley in field to review several of the areas that need additional work, specifically the Merrifield basin and Kennett area. Dan is also going to discuss more details and working plans for Ashton.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee.

We had no CIF checks for February. This is the first time we have ever had a month with no CIF checks. We have 3 checks so far for March. It appears there are a number of pending settlements and homes currently on the market.

Projects Committee-George Earle

George Earle and John McDonough reported on the Projects Committee.

Pavilion – The Pavilion is up and we have received many compliments. We are waiting on the permit approval for the electrical plans. The furniture will be going in soon. Landscaping and sodding will be completed.

There will be 3-4 additional picnic tables in the general area, outside of the pavilion. It was recommended that there be a method of putting up signage on days that the pavilion is reserved via SKEDDA.

John McDonough reported the installation of acoustic panels for the Community Center is scheduled for mid-July

Boardwalk and Deck Committee. The project is in the DEP review stage.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee. The Greenhill North Gate double gate system project has a start date of April 23rd and should be completed by April 26th. Emails will be sent to all residents as well as mail to advise residents of same.

Marc completed his meetings with Village Councils to discuss home alarm options. Most Villages (1,420 homes) are desirous to maintain a centrally monitored system. There are a few Villages that have not responded to Marc yet with a final decision. We are sending out RFPs within the next week or two to five or six vendors. Marc will meet with proposed vendors to assist them in understanding the needs of Hershey's Mill and to help them with a more accurate bid.

Sports Committee-

The tennis courts were scheduled to be groomed today and tomorrow, but it had to be re-scheduled due to the rain. The bocce court grooming is also being scheduled.

Pool Committee-John Andrews

John Andrews reported on the Pool Committee. The Committee has approved the Pool Calendar for 2025. The Committee is adding new software for check-in and are purchasing a new computer and software. Pool Manager Tim McElhiney stated that he has a full complement of lifeguards already. The footings and substructure repairs are completed and the pool deck boards are being installed.

Community Center – Marc Fraser

Marc Fraser reported on the Community Center. They now have a full committee and will be meeting in the next two weeks. Marc will be phasing out his responsibilities.

OLD BUSINESS

PECO. PECO has committed to studying in 2025 the replacement of some of the HM cables in 2026.

The BOD has recommended Almond PVC fencing along Route 352 spray field. The cost will be \$54,787.34 for fencing from the East Gate to Merrifield. The MA voted to approve the expenditure.

AQUA has accepted our comments from our lawyer on the easement. They are pressing for us to accept \$200,000 for the re-paving. We have not reached a final agreement on this number at this time.

SUNOCO. The hearing was held on March 18. Lawyers are now working on the briefs. The lawyers were given 20 days to submit a brief not to exceed 15 pages.

NEW BUSINESS

Sneaker Recycling effort April 1 to April 26th. The bin has been placed in the new Pavilion .

Bus trip pick up and drop off location will be moved to the Rite Aid parking lot outside the West Gate beginning some time in May.

Alessandro's Pizzeria has now opened in the shopping center.

There was a general discussion about a village allowing residents to install solar panels on their roof. This was done after the development of guidelines by the Village for the installation.

There was a question as to the status of the sale of HMGC. MA BOD President John Myatt reported a consultant had been retained who has inspected the property and is writing up his report for the BOD.

There being no additional business, the meeting was adjourned at 3:43 PM

The next meeting will be Thursday, May, 1, 2025 at 3:00 PM.

Respectfully submitted,
Kim Morton, Secretary