

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 26, 2025

The Board of Directors conducted its regularly scheduled meeting on Thursday, May 29, 2025, in person. Attending were Board members John Andrews, Tom Cassidy, George Earle, Ed Isselmann, John McDonough, John Myatt, and Jack Nilon. Also present was Director of Security Marc Fraser.

The meeting was called to order at 2:00 PM by President, John Myatt.
Minutes of the May 29, 2025 meeting were approved.

Stormwater Management.

There was no significant stormwater issues witnessed, or reported, from the storm of June 19.

Projects Committee

George Earle reported that the new bulletin board has been installed and the blacktop work completed.

Finance Committee

John Andrews reviewed the balances in Reserves, CIF and Vision Quest. There were 14 CIF checks received since the May Finance Committee meeting, and checks seem to be coming in at a steady pace.

Security

Marc Fraser reported that the Security Committee will be reviewing the stop bar locations at the North Gate intersection, as well as line of sight adequacy. Current signage around Chandler Drive and Mill Road is being assessed for fading/damage and replacement will be performed as necessary. He then reported that the Security Committee had time to review the alarm program proposals and have contacted 2-3 of the vendors, requesting further information/clarification. Further discussion was presented regarding the feasibility of the Master Association assuming responsibility for the alarm systems in HM, and this will be discussed at the MA meeting on July 10.

Sport Committee

George Earle reported on the Sports Committee. Grooming and maintenance work was completed on both the bocce and tennis courts by Southwest Green and McGinn respectively.

Pool Committee

John Andrews reported that the pool was closed on Sunday, June 22 due to a power outage; but otherwise, everything is operating very smoothly. Residents have offered many compliments of the current pool staff.

Maintenance Committee

John McDonough reported the walking trail along Yardley has been resurfaced; and other sections, including Lincoln to Kennett (Chandler), Kennett to Springton (Mill), and West Gate to Yardley (Chandler) will need repair in the near future. Marc stated that proposals on two of those projects should arrive by mid-July.

Community Center.

The CC Committee met in June. John McDonough reported there was a delay in the installation of the acoustical panels, and the new installation will take place in late July or early August. John Andrews raised the concern of a possible roof leak in Wooldridge Hall, and a roofing contractor will be scheduled to evaluate the issue.

Boardwalk and Deck Committee.

John McDonough reported that the committee met with the consulting engineering firm to solicit to obtain a new proposal; and the new proposal should arrive in 7-10 days.

Old Business

There were no updates regarding Aqua's planned water main replacement project.

The Sunoco hearing was March 18th. The lawyers submitted briefs and they are awaiting the Judge's ruling.

A sinkhole in one of the tennis courts is being caused by an uncapped sewer line cleanout underneath the court. Greenhill Sewer Association will cap this line in mid-July and surface repair will begin shortly afterward.

The sinkhole on Chandler Drive, at the end of Glenwood Lane, is being assessed; and a proposal is forthcoming.

The sinkhole in the Cove parking area was excavated, and the cause for the hole (shifting earth around decaying tree remains) was remedied. The hole has been filled and will be left as gravel until it is determined there is no more settling taking place.

New Business

A proposal from HMLD for tree removal of several dead trees behind Kennett Village was discussed. Any trees presenting an imminent threat to property will be removed as soon as possible, with the others being tagged for removal during non-peak season for tree removal companies.

A possible fountain for the Jefferson Village Lagoon was discussed, but the lack of electricity, the need for a more powerful fountain, and the ever-changing water levels (sometime significant) led to the conclusion that it would not be worth the cost.

A request to utilize a perimeter fence gate located in Yardley Village, for the purpose of allowing residents more direct access to Saints Peter & Paul Parish, was considered. The request was denied, as it would encourage parking and foot traffic on Yardley Village property; and the current access via the West Gate is adequate.

Jack Nilon reported that the HM Art Group was requesting permission to submit a grant request form to HMCTV, to obtain funds for group supplies. The Board felt that this would be an appropriate request, and permission was granted.

The next regular meeting of the HM BOD is July 31st at 2:00 PM.

The meeting adjourned at 3:45 PM.

Respectfully Submitted,
Marc Fraser
Recording Secretary