



# Malvern Hunt

## Work Begins on Community Wide Master Landscaping Plan

In early September, work began on the front and back entrances as part of the Master Landscaping Plan. The project is being funded by the settlement monies received from Dupont as part of the Imprelis herbicide issue that occurred within the community a few years ago and allows the Homeowner's Association (HOA) to implement this long-term improvement at no additional cost to homeowners. The plan will transform the community's appearance while also helping the HOA better manage the ongoing care of its plantings for years to come.

The plan was designed, discussed, and approved by the Association's eight member Architectural Review Committee and recommended to the Executive Board, in conjunction with their landscape design firm and arborist. Cost control and efficiency were top of mind during those meetings in 2013 and 2014. The plan was presented and discussed at the HOA Annual Meeting in May of this year and also featured in the Fall 2013 newsletter that was mailed to all homeowners. Additionally, a group email from the community's website was sent out in the summer announcing the start of the project. Minutes from those meetings and the newsletter are available on the HOA's website at [malvernhunthoa.org](http://malvernhunthoa.org) along with a copy of the master plan.

In addition to adding beauty and an aesthetic appeal, the plan indicates to both residents and observers that there is a long term approach to both the governance and maintenance of the entire Malvern Hunt property. The majority of the plan will be completed by year end and the remaining items in spring 2015.



Artist Rendering of the Remodeled Front Entrance

### Contact Information

The HOA employs Hershey's Mill Management to manage the daily and ongoing aspects of the community. Questions and concerns regarding the community should be addressed to Hershey's Mill Management. Our key contacts are:

Jeff Bevan  
Community Manager, CEO

Stacy Bernotas  
Community Administrator

Hershey's Mill Management, LLC  
PO Box 994  
Kimberton, PA 19442  
Phone: 484-883-8373  
Fax: 610-933-4002

Malvern Hunt has a Homeowners Association Board whose purpose is to govern the community in terms of compliance, finances, maintenance and planning. The HOA board currently consists of the following homeowner members:

President – Bill Horvath  
Vice-President – Michael Leonard  
Treasurer – Pat McLennan  
Secretary – Beth Groseclose



**Malvern Hunt Trick or Treating will take place Friday, October 31, from 6:00 p.m. - 8:00 p.m. Please watch out for the safety of our ghosts and goblins!**

The Board of Directors would like to thank everyone who does their part to keep Malvern Hunt a desirable place to live and who contribute to a positive impact for neighbors and prospective buyers. Like anything else, homes and lawns need ongoing care to stay in optimal shape. Here are a few things to consider to keep the outside of your home looking as good as the inside.

- *Pet Reminder:* Please leash your pets when walking them in the community or outside of your home. Not only do other homeowners feel safer when they are walking by, it is an East Whiteland Township ordinance (No. 119-97). Also, please clean up after your pets to maintain the health and cleanliness of our neighborhood. Thank you to all homeowners for keeping our development safe and healthy.
- *Shine your shingles:* Many people will notice black streaks on their roof as it ages. This is a common fungus and will shorten the life of your roof if not addressed. Several local companies specialize in using a solution to remove these unsightly and damaging streaks and can easily be found online.
- *Consider painting:* Front doors, garage doors and exterior trim paint should be touched up on a regular basis. Approved colors can be found on the website at [malvernhunthoa.org](http://malvernhunthoa.org).
- *Refurbish driveways and decks:* Does your deck need to be stained or does your driveway need to be sealed? Both of these items are the homeowner's responsibility and will not only extend the life of these items but also enhance curb appeal.
- *Maintain your landscaping:* Landscaping that is not routinely maintained can quickly deteriorate. Regular weeding of flower beds and under the deck and adequate watering are critical elements of keeping both your home's appearance and the community in tip-top shape.



S u c c e s s f u l  
management of the  
HOA's finances has  
kept our 2014 budget  
on track and may  
allow assessments to  
be maintained at the  
same rates for a

SEVENTH consecutive year in 2015! Seven years is a great run and Homeowner's should not expect this trend to continue indefinitely. Increased insurance costs to support legal fees in defending the HOA against homeowner lawsuits, increased contractual commitments for the community, and funding of the reserve fund (which allocates costs for long term replacement items like tennis courts, tot lots, and the storm water management system) are all items that can directly impact assessment rates.

*"Autumn is a second spring when every leaf is a flower."*

~Albert Camus



You've heard it takes a village to raise a child.? It also takes a village to govern a neighborhood. The current members of the Malvern Hunt HOA have all provided many years of service to the community and are looking for some new volunteers to step up and become actively involved in the HOA. As current terms end and board members do not seek re-election, Malvern Hunt could find itself without a governing body. This is very undesirable, both in terms of community services such as snow removal and lawncare, as well as in financial terms.

Successful boards have members with strong listening skills, the ability to act diplomatically and evaluate differing opinions, long-term vision, commitment to attending meetings, strong organizational skills and a desire to govern to what is best for the majority. If you have any interest or just want to learn more about what it entails, contact Hershey Mill Management and they can put you in touch with current board members.

*If you have suggestions for future issues, please submit them through our website at [malvernhunthoa.org](http://malvernhunthoa.org).*