



Malvern Hunt



Getting to know Hershey's Mill Management

Hershey's Mill Management, LLC (HMM) was established by Jeffrey R. Bevan Sr. in 2005. Prior to creating HMM, Mr. Bevan had nineteen years of experience managing associations in Pennsylvania, Florida, and California for Wooldridge Construction, Inc. The driving force behind forming HMM was to provide a more personalized alternative to the larger area management firms which tend to experience frequent property manager turnover. HMM Vice President, Edward Griffith, joined the staff in 2006, bringing several years of experience and expertise in association accounting, financial, and operational procedures.

HMM recognizes that each community has a unique personality! Their commitment is to develop a management plan that will benefit the community and its owners through hands-on operations and personalized service. The performance of a management company is generally judged on their ability to carry out the duties and responsibilities assigned to them by the Board of Directors in a professional, service oriented, and cost effective manner. HMM is committed to providing this service to the entire Malvern Hunt community!



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 contact is:

Jeff Bevan
Community Manager, CEO

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 – Michael Leonard
Vice-President – Bill Horvath
Treasurer – Wil Sandvik
Secretary – Beth Groseclose

Community Inspections to begin in late April

Along with the warm weather comes annual inspections. You may see Jeff and Stacy (pictured above) from HMM driving around the neighborhood as they conduct inspections. Homeowners are subject to an exterior property inspection to ensure Malvern Hunt remains the most desirable community in the area. Items such as deck maintenance, weeds, exterior trim painting and general exterior appearance are reviewed for Homeowner Association compliance. Homeowners will be notified in writing by Hershey's Mill Management for any items requiring attention. For Malvern Hunt HOA rules and regulations go to our website at www.malvernhunthoa.org.

Mark Your Calendar !

Malvern Hunt Annual Meeting
May 14, 2013, 7:00 pm
at the
Great Valley Sheraton

Find out what's happening in the community and learn about 2013 initiatives. See page 2 for agenda highlights.

CURRENT PROJECTS

The HOA Board and Hershey's Mill Management (HMM) work together to address the many needs of our community. Recent activities include:

- The HOA has secured a settlement from Dupont as a result of the use of the Imprelis weed suppression product that damaged White Pine and Spruce trees within the community. Tree replacement is still ongoing and we have retained the arborist Rockwell Associates to develop a master landscaping design plan for the community going forward. This plan focuses on both aesthetics and prudent plant/tree selection for climate, soil conditions, and projected growth patterns.
- Video inspection of the underground storm water management system is currently taking place to determine the condition and ensure structural integrity of this often unnoticed but key community component.
- A Reserve Fund Study is underway to gauge the long-term financial health of the Capital Reserve Fund. The study will update the original 2009 report and will estimate what the long-term costs are to maintain community property such as sidewalks, playgrounds, community entrances and tennis courts. This allows the HOA to ensure the reserve fund is adequately funded for today and for the future.



If you have suggestions for future issues, please email Bill Horvath at William.J.Horvath@gmail.com.

Annual Meeting Agenda Highlights

- President's Message & 2012 Year in Review
- Initiatives
- Finances
- Questions and Answer Session
- Elections

Can't make the meeting? If you live in the Chase or Reserve, be sure to complete and return the board election ballot.

Home Improvements

Chase and Reserve homeowners are reminded that exterior improvements require HOA Architectural Review Committee approval including, but not limited to:

- new or refurbished decks
- basement egress windows
- satellite dishes
- new landscaping beds

Additionally, please refer to our website at mavlvnahunthoa.org for approved exterior paint colors and to download the Architectural Review Form. All HOA rules and regulations can also be found on the website.

Love and compassion are necessities, not luxuries. Without them, humanity cannot survive.

~Dalai Lama XIV