



## **CHESTER COUNTY'S' PREMIER 55+ ACTIVE LIFESTYLE COMMUNITY**

Monthly Fees – a great value – no matter how you add them up.

Look at ALL that is included in your Monthly Fees, which range from \$500 to \$650

An incredible value!

### **Common to All Villages**

**Gated Community** with four controlled access gates

**Walls and fences** provide privacy around the entire community

**Security** on duty 24/7 – monitoring access, emergency response, security patrols

**Lock & Leave:** Lock & Leave your home safely while away at second homes or on vacation

**Community Center:** event spaces, HM Library, classes, billiards, ping-pong, meetings

**Sullivan House:** restored manor home, available for meetings and parties, home of HM Model Rail

Road Association

**HM Woodshop:** Fully equipped for members (dues-based membership)

**Sports Facilities and Activities:** Tennis, Paddle Tennis, Horseshoes, Shuffleboard, Bocce, Pickleball, Bike Club, Winter Bowling League, Billiards, Table Tennis

**Community Swimming Pool:** fully heated, lifeguards, visitor passes available

**HM Bus** available for Cultural Tours and Trips

**Walking Trails:** Over 5 Miles of walking trails (Golf Course also available to walk when golf is not being played)

**HM Garden Parcels** available for individual use

**Verizon FiOS TV, Internet and Telephone (landline)** included

**Community Sewer** service included

**HMC-TV** is Hershey's Mill independent community TV Station (part of FiOS package)

# **Hershey's Mill**

## **Community Wide**

Nearly half of the 800 community acres is designated Active & Passive Open space

Environmentally friendly spray irrigation

Community surrounds 18-hole HM Golf Club

## **Items that Vary by Individual Village – Check with the Village Managing Agent**

Exterior building maintenance and replacements – roofs, gutters, siding, stucco, painting, village lighting, village roads

Landscape Maintenance – all lawns, shrubs and trees are covered by Landscape Maintenance

Snow Removal to the door plus roadway/parking maintenance

Trash removal twice weekly and Recycling removal one a week

Insurance covering Exterior Building Replacement Cost and Common Area Liability

Residential Water usage – Aqua billed to resident or village

Professional Management

***What would it cost you to provide all these amenities and services – if you can get them?***

## **Added Benefits:**

1. Enjoy Hershey's Mill Golf Club (1-year social membership with purchase of HM residence)
2. Enjoy the Parks and Recreational Activities of East Goshen Township
3. On site polling places for all national, state and local elections

**Comparison Worksheet on next page**

## Hershey's Mill Ownership Expense Comparison 2021

	Current Monthly	HM Village	HM Monthly Cost
<b>Mortgage, Principal &amp; Interest</b>		If any, by Homeowner	
<b>Real Estate Taxes</b>		Homeowner	
<b>Electricity/Gas</b>		Homeowner	
<b>Interior Homeowner's Insurance</b>		Homeowner	
<b>Exterior Property &amp; Liability Insurance</b>		Included	
<b>Water</b> (Varies by village: some included, some metered)		Varies by Village*	
<b>Trash/Recycling and Sanitary Sewer Service</b>		Included	Included
<b>Landscape Maintenance/Cleanup</b>		Included	Included
<b>Exterior Home Maintenance &amp; Repairs Paint, Wood Repair</b> (*Windows vary by village)		Included, May Vary By Village*	Included, May Vary By Village*
<b>Security</b>		Included	Included
<b>Community Swimming Pool</b>		Included	Included
<b>FiOS Package</b> (Television, Internet, Telephone)		Included	Included
<b>Community Center, Sullivan House, Cove</b>		Included	Included
<b>Sports Facilities, Trails</b>		Included	Included
<b>Library</b>		Included	Included
<b>Wood Shop</b>		Optional Membership Fee	Partially included
<b>Bus (Fee per event)</b>		Included	Included
<b>Administrative Costs</b>		Included	Included
<b>TOTAL</b>		XXXXXXXX	

\*Check with Village Managing Agent for details