

# HERSHEY'S MILL

## Chester County's Premier 55+ Active Lifestyle Community

2015

Monthly Fees — a GREAT VALUE - no matter how you add them up. Take a look at ALL that is included in Monthly Fees which range from \$378 to \$530- an incredible VALUE!!

### Common to all Villages

Gated Community with four controlled access gates-walls and fences provide privacy  
Security officers on duty 24/7-monitoring access--emergency response--patrols  
Lock and Leave  
Community Center with event spaces, library, classes, billiards, meetings  
Sullivan House — restored manor home — available for parties — model RR  
Fully Equipped Woodworking Shop  
Sports Activities – Tennis- Paddle Tennis- Pickleball – Horseshoes- Shuffleboard – Bocce  
Swimming Pool – heated, lifeguards, visitor passes  
Bus for Cultural Tours and Trips  
Miles of walking trails  
Garden Parcels available for individual use  
Half of the nearly 800 acres is Active and Passive Open Space  
Digital Basic Cable Television service included (over 60 channels)  
Channel 20 is Hershey's Mill independent community TV station  
Environmentally friendly spray irrigation  
Community Sewer service included

### Items that Vary by Village

Exterior building maintenance and replacement — roofs, gutters, siding, stucco, painting  
Landscape Maintenance — Lawns, Shrubs and Trees  
Snow Removal to the door, and roadway/parking maintenance  
Trash removal twice per week, Recycling weekly- no need to carry to the curb  
Insurance covering 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 even get them?

Added Benefits:

1. Enjoy the Hershey's Mill Golf Club (added Membership fees apply)
2. Enjoy the Parks and recreational activities of East Goshen Township
3. On site polling places for all local, state and national elections

# Hershey's Mill Ownership Monthly Expense Analysis

2015

Monthly Cost (\$'s)	Personal Time (Hours / Month)	Hershey's Mill Village	HM Compare
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Mortgage, Principal & Interest				
Real Estate Taxes				
Electricity / Utilities				
HVAC Service				
Property and Liability Insurance			Included	
Water			Included in some	
Sanitary Sewer Service			Included	\$ 19.49
Trash / Recycling			Included	\$ 15.00
Exterior Home Maintenance & Repair			Included	
Landscape Maintenance / Cleanup			Included	\$ 76.15
Supplies (Paint, Wood, etc.)			Included	
Snow Removal			Included	
Security			Included	\$ 28.47
Swimming Pool			Included	\$ 4.08
Cable Television - Basic Digital			Included	\$ 31.64
Other Hershey's Mill Amenities				
Bus, Community Center, Sullivan			Included	\$ 4.06
House, Wood Shop, Sports, Trails				
Homeowners Association Fee (Avg.)			\$ 425.00	