

HME HISTORY

HME PHASE 1

Ray Freyburger developed plans for Hershey's Mill Estates in 1971 and the first homes were completed in 1972. At the same time, he also decided to construct the adult community, Hershey's Mill Village, on the Phineas Pratt farm across Greenhill Road. Both communities adopted the "Hershey" name from Enoch P. Hershey, owner of Hershey's Grist Mill at the corner of Greenhill Road and Hershey's Mill Road. The first record of a mill on the property appeared in 1806.

Original plans showed a variety of homes in three different styles – contemporary Tudor, contemporary and colonial. Four contemporary Tudors were constructed on the left side of Mayapple, at 1569 Tanglewood, along the left of Tanglewood from 1566 to 1562 and past the pool at 1549, 1543, 1539 and 1536 Tanglewood. A number of Freyberger's contemporary and colonial styles were scattered along Tanglewood and on the lower end of Foxglove. At that time, Tanglewood Road ended at 1534 and roads beyond that had not been constructed. The pool opened in 1974.

By 1974, Fryberger began to sell some lots to other builders and additional styles began to appear. By 1975, 30 homes were occupied and connected to a sewer system in Hershey's Mill Village. No other homes were permitted to hook up to this system. Mortgage rates rose to 17% and the residential home market collapsed followed by a recession in 1978-79. Fryberger had to declare bankruptcy in 1975 and further building in Hershey's Mill Estates, as well as Hersheys Mill Village, halted. First Federal Savings and Loan, now First Trust Bank, owned the property and controlled the pool operations.

HME PHASE 2

Slowly, in the late 1970's and early 1980's an additional 26 homes of varying design were added by individuals or builders who purchased lots from the bank and were permitted to have temporary septic systems until a sewer system was added.

HME PHASE 3

Around 1984, East Goshen installed a sewer system that prompted further construction in HME.

In 1984, Daylesford Associates, part of the James Lewis Corporation group, purchased the remaining parcels from First Federal Savings and Loan, paved the remainder of the roads past 1536 Tanglewood and followed the original plot plan designed by Ray Freyberger.

Homes on remaining vacant lots in the original half of the development and all homes starting at 1534 Tanglewood and across the street at 1537 Tanglewood were built by Daylesford Associates. There were six models with a choice of three different elevations to conform to the original HOA documents regarding architectural controls for the site. The development was completed in 1986.

During this final construction phase, the bank continued to finance the operation of the pool until a homeowner's association could be formed.

