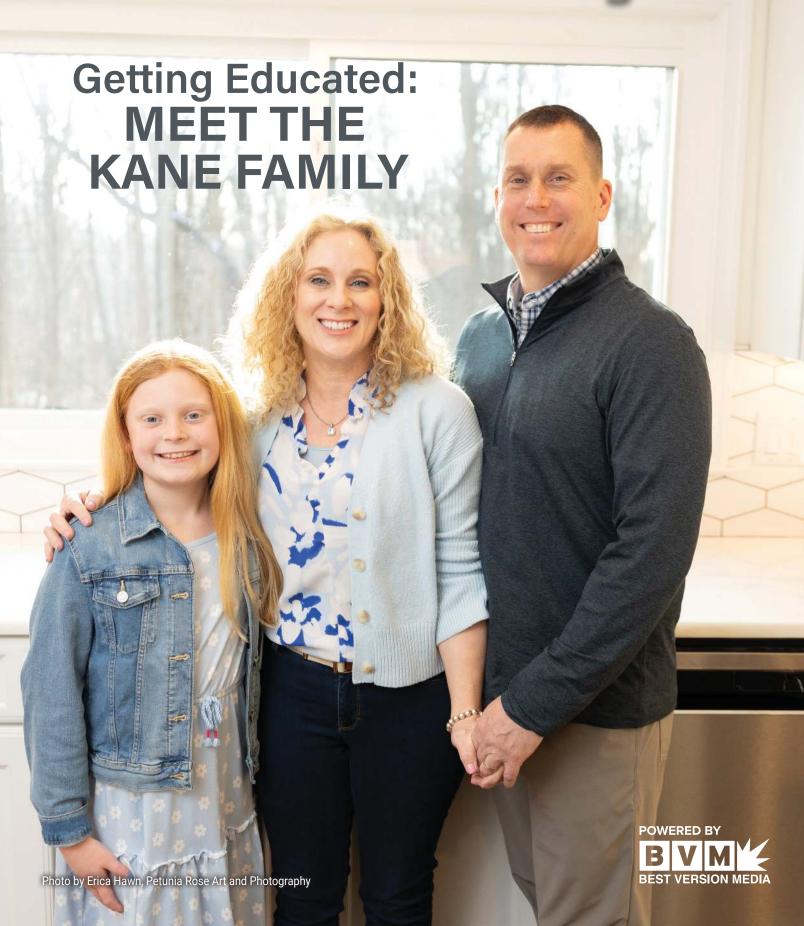
March 2025

# East BRADFORD Neighbors







# **MEET OUR EXPERT**

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# Dear Residents,

As many of us still do, I was on a Zoom call recently, and the women on the call were telling me how much they enjoy the magazine. One woman said she reads it "cover to cover." It was early February, yet she proudly told me she had already read that month's issue, and even recited some of the facts she learned about last month's cover story, Ed and Xinqin Yin. Another woman said she really enjoys these letters to residents. I was touched, not only that they took the time to read it, but that they made sure to tell me what they liked. Another woman (who unfortunately does not get the magazine) said, "Everyone needs a fan base." We all laughed, but isn't that right? Don't we all need a fan base? A person or group of people who understand you and celebrate all your moments, whether you're down or up. Your own personal cheering section.

I'm reminded of that as I think about this month's cover story, the Kane family. They are definitely supportive of each other, and they show it. They are dedicated to what they call their "subrural" instead of "suburban" life, hosting seasonal events in their East Bradford home, taking pictures of pulling the sword from the stone, and whooping it up when one of them is named Pennsylvania's School Superintendent of the Year. Many of those supports are plain old parenting, of course, but it's also showing those in your life that you're more about just words: that you really have each other's back. It's how children grow up to be confident adults.

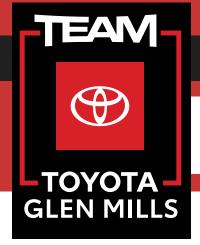
Showing you're there for each other is sometimes so tough because it requires the hard work of actually showing up. We're so lucky to live in a community where there are abundant ways to do so, and you can find them in this very issue: a fundraiser for Safe Harbor, an art show at a local organization, or even a clothing donation at a local church. That's how we, as a community, show each other that we care and we'll do what it takes to show you.

As you walk through this typically diverse month of weather events, combined with a slower-than-usual professional sports schedule, I hope you are able to find your fan base.





Some of my fan base at a recent Broadway show.



### THE INQUISITIVE SCHOLAR

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# Making History: WCASD's First Girls Wrestling Team Hits the Mats

By Molly Schwemler, Manager of District Communications | Photos provided by WCASD

In a groundbreaking moment for West Chester Area School District (WCASD), history was made on January 15 as the district's first-ever girls' wrestling team hosted its inaugural home match at East High School. Taking on Coatesville, these determined athletes stepped onto the mats with courage, skill, and an undeniable sense of purpose—proving that they belong in this fast-growing sport.

The energy in the gym was electric, with a strong showing of support from family, friends,







and community members. Spectators took to social media afterward, calling the event "inspiring" and "a night to remember." Though Coatesville nearly swept the competed bouts, one West Chester athlete refused to be counted out. Junior Maddy Wuyts secured a hard-fought victory, earning a well-deserved moment of triumph in an already historic evening. West Chester's Makenna Finding and Marley Seaman joined Wuyts in victory with spectacular wins.

What makes this team's debut even more remarkable is how quickly they have come together. Officially forming in late November 2024, these athletes have had just a few months to train, learn, and build the foundation of a program at West Chester Area School District. Their rapid progress is a testament to their dedication and the commitment of their coaching staff.

Leading the way as co-head coaches are Audra Kuduk and John Gallo. Kuduk, a champion for growing girls' wrestling in the region, brings passion and expertise to the program. Gallo, a former head coach at West Chester East, adds years of experience and leadership. Rounding out the coaching team are Tony Finding and Patrick Procopio, who currently coaches the West Chester University club wrestling program and wrestles for the program respectively. Together, they are shaping a team that is as fearless as it is historic.

Girls' wrestling is one of the fastest-growing sports in the country, and WCASD's decision to launch a program reflects a broader movement toward inclusivity and opportunity in athletics. These student-athletes are not just competing; they are paving the way for younger girls who now have a clear path to the sport.

As this inaugural season unfolds, the excitement surrounding the team continues to build. With each practice, match, and milestone, these wrestlers are proving that they are more than ready to take their place on the mats.

Congratulations to the WCASD Girls Wrestling Team on an unforgettable debut. This is only the beginning, and we can't wait to see what they achieve next.



he word "education" probably conjures up similar memories for many of us: uncomfortable seats connected to desks, wall clocks that move slowly, pop quizzes. A too small number of us think of education beyond our own school experiences. But the Kane family in East Bradford lives and breathes education, taking its meaning and applying it to multiple facets of their lives. where learning isn't just a subject, it's a way of life woven into their family, community, and everyday experiences.

Tina and Andrew Kane are lifelong learners and educators, meeting as colleagues and getting married in 2014.

Andrew is a graduate of both West Chester East High School and West Chester University, majoring in Kinesiology. He also has a Master's in Education from Immaculata University. He has been a teacher in the Marple Newtown School District for twenty-eight years, teaching health, physical education, swimming and lifeguarding. He is so dedicated to his craft that he was named one of the 20 Franklin Mint Teachers of Excellence for the 2019-2020 school year. An example of expanding what education means is Andrew's involvement as part of the school's **Emergency Response** Team and their mission to increase awareness of sudden cardiac arrest in youth and to prepare the faculty to prevent death from sudden cardiac arrest in the school setting. As a result of this work, the Sudden Arrhythmia Disorder Syndrome (SADS) Foundation granted accreditation to Marple Newtown for ensuring the safety of students and staff who may suffer sudden

Tina is a three time graduate of Widener University, having earned her Bachelor's in Psychology, her Master's in Educational Psychology, and her Doctorate in Educational Administration there. She is not just an alumna of Marple Newtown School District, she has also devoted nearly three decades of her professional life to the district, as well.

learning himself is what makes Andrew an integral part of

cardiac arrest. Helping others to learn while

Marple Newtown.

After earning her "tiger stripes" (the school's mascot) as an elementary teacher in the district for fifteen years, Tina shifted to the high school (her alma mater) as an Assistant Principal. She then became an Elementary School Principal in a neighboring district, but returned to Marple Newtown as the Middle School Principal. In July of 2019, she became the Superintendent of Schools.

And, in 2025, she has been named the Pennsylvania School Superintendent of the Year. This prestigious award, established in 2000, recognizes outstanding leadership, dedication, and contributions to public education across the Commonwealth. Tina is the sixth woman to receive this honor since its inception, a testament to her trailblazing impact in a field where female superintendents remain underrepresented. With 501 public school districts in Pennsylvania, this distinction highlights Tina's remarkable achievements and her influence on educational practices statewide.

After six years as Superintendent, Tina is proud of her and her team's accomplishments, such as branding the school district emblem, establishing an in-

house STEM Academy, increasing Social and Emotional educational programing, improving scheduling practices, and creating a district-wide communication plan.

For Tina, serving the Marple Newtown School District is more than a job, it's a lifelong commitment. With a track record of positive changes, community pride, and innovations, she looks forward to continuing to serve the district she calls home and ensuring that every student thrives under her leadership.

With parents like Andrew and Tina, one would expect that their daughter, Olivia, 9, would also exude curiosity and a love of learning. And you would not be wrong.

Olivia, a student in the East Bradford Elementary School, has a passion for horseback riding and trains at two local farms, where she rides and jumps horses. She not only enjoys riding, but she takes pride in tacking the horses and taking care of them, which has taught her to develop a strong sense of responsibility and love for the majestic animals.

She is also a proud Junior Girl Scout, and has been actively involved with her Girl Scout journey since kindergarten. She has embraced many of her Scout activities, such as camping trips and cookie selling, which has taught her to set goals, connect with neighbors, and be an entrepreneur.

As if that weren't enough, Olivia is also a budding thespian, having played Pinocchio this winter in a Chester

County theater's production of My Son Pinocchio Junior. Tina and Andrew love watching her develop these skills as she gains confidence on stage and brings these classic characters to life. Olivia also plays the clarinet and sings in the school chorus, which she enjoys as fun ways to explore the arts alongside friends who share her interests.

The family is very active together, as well, and their interests continue to display their love of community and learning.

They have lived in their East Bradford home for eleven years, and joke that it is more "sub-rural" than "suburban," as it seems to be a subsection of Pennsylvania's rural communities more than its urban ones. As a result, they take advantage of all it has to offer, including the trails, the trees, and the community.

An avid runner and cyclist, Andrew enjoys running and biking throughout Chester County. He also recently built an enclosed, tiered raised garden to keep the deer out, which allows the Kanes to grow fresh produce without worrying about unwelcome visitors. They love to work together in the garden as well as having a variety of





homegrown produce, such as cucumbers, tomatoes, zucchini, and fresh herbs such as basil, parsley, and dill. The Kanes also enjoy spending time outdoors, frequently visiting Longwood Gardens and other local attractions to appreciate the natural beauty of the area. In addition to their love for gardening and outdoor adventures, they enjoy skiing together as a family during the winter months.

Additionally, the family loves geocaching (an outdoor treasure-hunting activity in which participants use GPS to find surprises that others have left behind) and riding their bikes around the neighborhood and on the Chester Valley Trail. There are so many trails in and around the area to explore, and they love to stumble on new outdoor adventures.

In addition to being an educator in her day job, Tina is also passionate about being a catechist prep class teacher at Saint Joseph's Church. One of the most special parts of the experience for her is that Olivia is in her class, which allows them to share this meaningful spiritual journey together. Tina and Olivia both feel that they have met many wonderful families from the parish who have become close friends, and this has been an incredibly rewarding experience for both of them.

When the family has an opportunity to get away, they enjoy going to the beach at the Jersey Shore and Walt Disney World in Orlando. Most recently, Olivia had the experience of a lifetime when she was able to pull the Excalibur sword from the stone at the Magic Kingdom, to the cheers and applause from all those who were able to witness this amazing event! Step aside, Arthur Pendragon: education is power.

Both Andrew and Tina emphasize that they are so grateful for their neighborhood and community in East Bradford. So much so, that their home has become a gathering

point for celebrations and shared experiences. Throughout the year, the family hosts several events, including a lively New Year's Eve party, an Easter Egg Hunt, fall festivals with bonfires and a hot chocolate stand, and a trick-ortreat gathering at Halloween. Their Friendsgiving dinner has become a cherished tradition, as well. One of their most magical moments of the year is when Santa, Mrs. Claus and their elves visit their home on a quad and trailer adorned with festive lights. Santa brings gifts for the children during a party that brings the whole neighborhood together. Of course, no Philadelphia sub-rural or suburban gathering would be complete without Eagles and Phillies watch parties. Tina and Andrew are so proud to be part of a neighborhood where everyone gets along so well.



Tina says that, "together, we have created a culture of connection and celebration that enriches our lives in countless ways. We don't just live in this neighborhood; we thrive here, surrounded by people who feel more like family. It's these moments and relationships that make this place truly feel like home, and we wouldn't trade it for anything."

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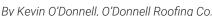
In East Bradford, for the Kanes education isn't confined to classrooms, it's nurtured in family traditions, neighborhood gatherings, and the everyday adventures that help both children and adults grow, learn, and connect.



# MAIIS



Understanding the Long-Term Costs of Your Roofing Choices



hen replacing your roof, it's important to think beyond the upfront cost. What will your total investment look like over 30, 50 or even 100 years? The right choice depends on your long-term goals. If you're in your forever home, avoiding the hassle and expense of multiple roof replacements may be worth the initial investment in a longer-lasting material. But if you plan to move in the next decade, a lower upfront cost might make more sense. Let's break down the numbers.

#### The True Cost of an Asphalt Roof

Suppose an asphalt shingle roof costs \$15,000. The standard lifespan is 20 to 30 years, but it drops to 10 to 15 years with poor installation. Assuming quality workmanship and 2% annual inflation, your next roof replacement in 25 years would cost approximately \$24,500, bringing the total 30-year cost to \$39,500.

Over a 100-year period, if we assume that 50% of







the installations were subpar, the total cost for five replacements would be approximately \$186,000 – and that's for a base-level shingle every time.

**Metal Roofing:** A Middle Ground A metal roof lasts around 50 years, and on the same roof, it would cost \$38,000 to install. If you plan to stay in your home over 30 years, you might never need another replacement. By comparison, the two asphalt roofs over 30 years costing \$39,500 make metal a competitive option.

Over 100 years, you'd likely need one replacement, bringing the total cost to \$140,000 with inflation—cheaper than asphalt but still requiring one full re-roofing.

**Slate Roofing:** The Lifetime Investment Installing slate on the same roof would cost \$82,000, but it's a one-time investment that lasts100+ years. Even with occasional repairs, the long-term cost remains lower than replacing an asphalt roof multiple times. It's clear that slate is the best long-term economic investment in roofing. Spending five to six times the money upfront will save significant money long-term.

#### What's the Right Choice for You?

Ultimately, your decision comes down to your goals and how long you plan to stay in your home. Most people won't live in the same house for 100 years, but these numbers are still worth considering. Some homes stay in the same family for generations, which could make a longer-lasting roof the smarter investment. Plus, choosing a material that lasts longer isn't just about cost, it's about reducing waste. Every time an asphalt roof is replaced, it adds to landfills, while slate and metal reduce the frequency of tear-offs. If you're planning a roof replacement, thinking beyond just the next 20 years could help you. Make the best decision for your home, your finances, and the environment.







he world we live in is constantly changing. Many of those changes we may not see as "positive" changes or things that move us forward. In medicine, it seems we can barely keep up, and we have a hope that the changes that are taking place are not just changes because we can but that they are changes because they improve and make better the lives that they are affecting.

In dentistry specifically, there have been some massive changes in how we operate and work that have truly made our patients' lives easier. These include high level digital scanners, digital design software for same day dentistry, and dental specific 3D printers. And dental specific

materials have improved old school materials in many ways.

In our practice we strive for high level patient care that is patient-centered, eliminates infection and dental decay, and restores function and esthetics. New improvements that we have made and implemented over the last few years have checked every box for our community.

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- » Ceramic Onlays more conservative restorations only possible with digital dentistry
- » Dentures
- » Night Guards for grinding
- » Retainers
- » Models/"Mock-Ups" for smile designs for patients

These applications have all been made possible and improved. We are now able to make the same strong and lasting restorations in our office that we previously made in labs. And we can do it quickly and efficiently. The materials for the 3D printer are also an improvement over prior methods.

Some examples include:

- » Ever-improving AI software to decrease chair time and improve overall care
- » Same day crowns no more temporaries or 2-4 week -long wait times.
- » Same day conservative onlay restorations treatment dictated by decay/fracture vs. sometimes unnecessarily aggressive traditional crowns.
- » Completing same day care in emergency situations prior to events, family functions, weddings, etc. that are a massive improvement on prior temporary care.
- » Dentures completed in 2-3 visits over 1 week vs. dentures completed over 5-6 visits and sometimes two months!
- » Including improved patient comfort with their dentures due to materials and specific digital design, that was not available before – this cannot be overstated!
- » Digital design by the doctor and staff for custom made patient specific restorations, for comfort and patient acceptance – including smile designs prior to larger cases.
- » Night guards made in 1 day and easily replaced at half the cost if ever misplaced or broken in the future.

Advances in dentistry, specifically digital advances, have not only improved the quality of care we can provide, but also improve the overall patient experience. Treatment takes less time and visits, is more conservative, and has improved patient comfort that we never thought possible before. With the 3D printing and digital design now available, it's opened up possibilities that are still improving and new techniques and applications are ever evolving.

We feel very privileged to be able to bring this type of high level and improved care to our communities in



Downingtown and Chester County. It's truly allowed us to strive for the best patient experience possible. We also know that with constant improvements as time goes on, we'll have to continue to grow and learn to keep the standard as high as possible.

We hope that our community feels comfortable to come by our office and meet us at any time and even receive a tour of our 3D suite with me or just have a cup of coffee or water at our spack area.

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Cost: \$20 adults, \$18 seniors www.brandywine.org

#### **THURSDAY, MARCH 6 CHADDS FORD HISTORICAL SOCIETY LECTURE**

1736 Creek Road, Chadds Ford Dr. Anne E. Krulikowski, Associate Professor of History at West Chester

University, will speak about Joseph Brinton's Serpentine Stone. Coffee, tea and light refreshments will be served. Call the office to reserve your spot: 610-388-7376.

Time: 7 PM

Cost: \$10 (free for members) www.chaddsfordhistory.org

#### **SATURDAY, MARCH 8 AUTHOR TALK: BRUCE MOWDAY**

Ace Hardware, 1150 Pocopson Road, Pocopson Join local author Bruce Mowday as he speaks about his new book, A Killer at the Door, which deals with the escape and capture of Danilo Cavilcante from a Chester County prison in 2023.

Time: 11 AM - 1 PM Cost: Free www.mowday.com

#### **THURSDAY, MARCH 13 BOOK DISCUSSION AT THE CHESTER COUNTY HISTORY CENTER**

225 North High Street, West Chester Join this hybrid discussion (on Zoom or at the History Center) of All That She Carried: The Journey of Ashley's Sack, a Black Family Keepsake and Wake: The Hidden History of Women-Led Slave Revolts.

Time: 10 AM - 11 AM Cost: Pay-as-you-wish www.mycchc.org

#### **THURSDAY, MARCH 13**

#### ST. PATTY'S DAY FUNDRAISER FOR SAFE HARBOR

Ryan's Pub, 124 West Gay Street, West Chester Safe Harbor provides emergency food and housing to those suffering from homelessness.

Time: 6 PM - 8 PM

Cost: \$30 (covers buffet and two drink tickets) www.allevents.in

#### **SATURDAY, MARCH 15** "I GOT YOU" FUTURE STARS BENEFIT

Knauer Performing Arts Center, 226 North High Street, West Chester

This stellar event showcases the amazing talent of our future stars.

Time: 12:30 PM - 5 PM

Cost: \$24- \$47 (includes show, buffet lunch, complimentary wine, beer, and mimosas) www.uptownwestchester.org

**SATURDAY, MARCH 15** 

#### WALK TO DISCOVER THE WATERFOWL OF **WESTERN CHESTER COUNTY**

Marsh Creek State Park, 675 Park Road, Downingtown This is an all-day event, with minimal walking.

Time: 8 AM - 5 PM Cost: Free

www.westchesterbirdclub.org

#### **THURSDAY, MARCH 20**

Widener University, Communications Studies Department, Freedom Hall, Chester, PA Supernatural beings, mythology and more! Keith Dallas will discuss new cryptids and go in-depth with cryptids previously discussed. Time: 7:30 PM - 9:30 PM

Cost: \$15

https://www.simpletix.com/e/cryptids-part-2-

tickets-195725

#### **SUNDAY, MARCH 23**

#### THE KENNETT SYMPHONY ORCHESTRA

at Longwood Gardens, Exhibition Hall 1001 Longwood Road, Kennett Square The Orchestra presents a graceful program surrounded by the majesty of the Gardens.

Time: 7:30 PM

Cost: \$55 for reserved seating www.longwoodgardens.org

#### **FRIDAY, MARCH 28 AND SATURDAY, MARCH 29**

#### **ELAM SPRING CLOTHING TURNABOUT 2025**

1073 Smithbridge Road, Glen Mills

Drop off donations, Thursday, March 27 between 5 and 7PM. Shop the large selection of children's clothing, toys and other necessities.

Time: Friday, 9 AM - 7 PM, Saturday, 8:30 AM - 12 noon.

Cost: Free

https://elamumc.org/childrens\_turnabout

#### **LOOKING AHEAD:** THURSDAY, APRIL 3

#### **CHADDS FORD HISTORICAL SOCIETY LECTURE SERIES**

1736 Creek Road, Chadds Ford Dr. Heather A. Wholly, Professor of Anthropology at West Chester University, will speak about the archaeology of the Eastern Woodlands. Coffee, tea and light refreshments will be served. Call the office to reserve your spot: 610-388-7376.

Time: 7 PM

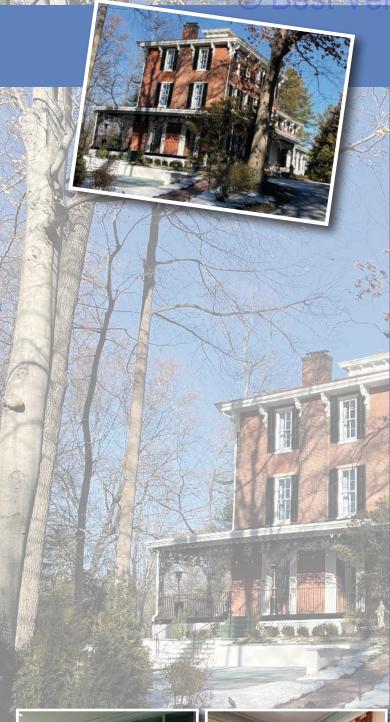
Cost: \$10 (free for members) www.chaddsfordhistory.org

#### **SUNDAY, APRIL 6** 82ND RUNNING OF THE BRANDYWINE HILLS **POINT-TO-POINT**

Myrick Conservation Center, 1760 Unionville-Wawaset Road, West Chester Fun and exciting pony and horse steeplechase races, a parade of foxhounds, and many children's activities. Proceeds benefit the Red Clay Alliance's education and conservation programs.

Time: Gates open at 11 AM Cost: \$25 per carload www.brandywineredclay.org







New Hotel Encourages *Reading* and *Sleeping* 

By Heather Riley

ocal realtor Stephanie Olenik had an idea. She had long been an entrepreneur, hosting Airbnbs and other investments, but when a building dating back to about 1900 at the corner of Union and Cypress Streets in Kennett Square, became available, she and her contractor/husband Matt and business partners, Stephen Tallon and Bill Rookstool jumped at the idea of turning it into a boutique hotel. When they bought the building in 2022, the previous owners (the building had housed a bookstore) left about 5,000 books behind, and Stephanie wondered how they could incorporate them into their vision. That's how The Bookhouse Hotel was born. "I envisioned beds inside the bookshelves," Stephanie says.

The four-room hotel has become a popular spot for celebrating anniversaries, engagements and weddings. And, of course, book clubs. The hotel even offers a book club subscription service and hosts authors, both inperson and on Zoom, for events. The Kennett location is self-check-in, and low-key, and allowed Stephanie to get confident in their vision. When they opened it, they didn't know if it would take off. But, the community was very ready for such a space and has shown the couple that they are along for the ride. Or, that the couple hadn't even cracked the spine on what was possible.

So, when this year another old structure became available in East Bradford —the Faunbrook on Rosedale Avenue—they turned the page on a new endeavor, opening another Bookhouse Hotel in that location.

The newer Bookhouse Hotel has seven rooms, and the community was on board from the get-go, donating books to keep the theme going. There are rooms called "The Jane Austen," and "Daisy," (named for Jay Gatsby's crush), and each has a unique paint color and private bath. This is not your local book club, however. The rooms are awash in floor-to-ceiling windows, velvet ottomans, and starched white sheets. And, of course, more than one room has a soaking tub. Anything one might imagine to make an already comforting activity even more so. If there is a way to make reading books more entertaining, or even social, the Bookhouse Hotel is it.

There is so much hype around it, that they are hosting some Instagram and TikTok Influencers to help launch the location and, unlike the Kennett hotel, this one will have an on-site employee: Stephanie's mom, who will have her own separate apartment in the building, but whose living room will be part of events, such as engagement and wedding parties. Stephanie says she loves to host, and that she got that from her mother and grandmother, who made dinners for family and friends every Sunday. "I also loved going to house parties," she says, and that vibe, with the Bookhouse's secret door to a photo booth, makes it a very unique experience. And, anyone with more than a passing interest in reading will no doubt find it a bestseller.

# EAST BRADFORD NEIGHBORS

2432



