



Village of Robynwood Newsletter

NOVEMBER 2019

From the Council

Just having had our Robynwood Annual Meeting on November 13th, we would like to congratulate and thank Sheila Kanter and Ed Prout for offering their services to the Village and Council for an additional 2 years.

The Annual Meeting updated our residents of the status of the remediation project and various other projects in the Village. Please be sure to read the Committee Reports in this Newsletter if you were unable to attend the Annual Meeting.

The next monthly Council Meeting is scheduled for 3:00 PM on December 16th in the Paoli Room at the Community Center.

The Council would like to wish all our friends and neighbors a Very Happy Thanksgiving.

It is an honor and privilege to serve you.

The Council

Master Association

- Roadwork Repairs have been completed near the Village of Kennett. 2020 upgrades are being considered, including Mill Road and the North Gate.
- Technology Committee is looking for volunteers. If you are interested, please give your name to a council member and it will be submitted to the Master Association.
- Pipeline Status: Sunoco completed a double pullback on October 14th. In front of the shopping center, excavation is taking place to tie in the lines from the pullback.
- Security Alarm Monitoring: Conversion to the new “dice program” will be complete by mid-November. Testing for the new 800 number is now taking place.

Alarm System Replacement Reminder

As discussed at the November 13, 2019 Robynwood Annual Meeting, the alarm system in each residence must be replaced due to age and incompatibility with the Verizon system.

Jarman Electric has been selected to perform the replacement work.

Jarman will begin contacting Robynwood residents in the near future. The work is scheduled to commence Lower Robynwood (1267 to 1280) in December, 2019.

The details of the replacement project were described in the October 15, 2019 email that was sent to all Robynwood residents.

The Robynwood HOA will pay for the replacement of the existing panel with a NEO panel, a LED key pad, a reversing relay and the cost of the permit.

Each homeowner will pay the costs associated with the replacement of the existing smoke detectors and the installation of additional smoke detectors, if required by Township Code.

Jarman will expect to be paid by each homeowner for the smoke detector work at the time of service.

Missed appointments with Jarman will be billed \$65.00 by the HOA.

Upon completion of the work in each home, the installation will be inspected by the Township.

COMMITTEE REPORTS

Architectural /Building Committee Report

The committee is pleased to report that the Remediation Process is ahead of schedule from a timing perspective and under budget from a financial point of view.

The McDermott team moved their equipment to Middle Robynwood on 10/14 two weeks ahead of plan. Already two buildings in Middle have Demo crews and restoration crews working full time. Two other buildings are being prepped for scaffolding. Painting continues in Upper but at a slower pace due to weather. Overall the Council is very pleased with the Remediation's progress.

Finance Committee

If you were not able to make the Annual Robynwood Village Meeting on Nov 13th, here are the financial highlights:

- For the second straight year, the quarterly assessment fee will remain at \$1,900 for the year 2020.
- The largest change to the budget is for "Building Maintenance." It will increase from a 2019 projected spending of \$11,412 to \$28,000 for 2020. Replacement of 25 trash doors & common area pole lighting accounts for \$13,000 of the \$28,000 and will be paid from the capital reserve fund. The remaining \$15,000 will be paid out of our Operating Budget.
- For the 5 buildings completed in Upper Robynwood, we are under our planned spending of \$165,625 per building. The actual average spending per building was \$158,854.
- By the end of this year, the principal balance on our remediation loan will be reduced by \$36k (from \$930k to \$894k). At the end of 2020, the loan balance will be \$818k.

Landscape Committee

Next year we will continue with pruning as many trees and shrubs as possible. We already have over 40 specimens listed as priorities as per the Rockwell proposal.

We will be working closely with Mike Neale and Arader tree service.

Happy Thanksgiving to all,

Maintenance Committee

Our early season cold snap is a good reminder to have a furnace check-up by your HVAC supplier to avoid maintenance issues during the winter months. Also, remember to disconnect garden hoses from outdoor faucets to allow the pipe to drain properly and not freeze during cold weather.

The primary Maintenance Committee contact for each Robynwood section is

Upper - Don Owens

Middle - Tony Scavo

Lower - Greg Cox

Trash Room Outside Lamp Replacement

Listed below are the volunteers to contact if a light bulb burns out:

1267-1280 Ray Regan

1281-1307 Bob Kope

1281-1307 Phil Anders

1308-1328 Evan Lenk

Social Committee News

Trish and Mariangela and the rest of the social committee have been busy.

-The Men's Thirsty Thursday at the Club was a success. There were new friends made and lots of laughs to go around.

-The next Ladies Luncheon is scheduled for December 4th at the General Warren Inn. Individual checks are available. There are flyers if you have misplaced yours.

-The Christmas Dinner is scheduled for December 21st at the Club. Cost is \$60 PP. This includes appetizers, choice of entrée, and dessert. Cash bar for those who are not club members. Emails were sent out, but you should also find one in your mailbox this week.

-We are currently working on Christmas Decorating for the 3 entrances to Robynwood. We would like to have continuity for all 3 entrances. Proceeds from our 50/50 have helped pay for some of these decorations.

As always if anyone has any suggestions for our Ladies Luncheon or the Men's Thirsty Thursdays, please talk to Trish Doran or Mariangela Hlis.

Get-well wishes are extended to Sheila Kanter for a speedy recovery.

ADDITIONAL INFORMATION

Real Estate Update for Robynwood and the Mill

Mariangela Hlis- Source Bright MLS

Currently there are 22 "Active" listings ranging in price from \$235,000 to \$649,000. There are 15 homes "Pending" or "Under Contract" and 10 homes have "Settled" in the last 30 days.

Currently "Active": 1290 Robynwood is back on the market listed at \$430,000, 1292 Robynwood is listed at \$649,000 and 1294 Robynwood is listed at \$530,000.

It is still a hot market in Hershey's Mill. We all know it is a very favorable community.

Alarm Panels-Please continue to use your **CELL Phone** to dial 911 and then call Security on your cell or landline until the security panel issue is resolved.

Dryer Vents-As a reminder, it is recommended that a family of 4 or more have their dryer vents cleaned annually. A family of less than 4, every two years.

CARESHARERS



Most Hershey's Mill residents do not realize that we have a group of "Mill" volunteers who dedicate some of their time to helping our own (free of charge).

For many years this group of volunteers has been helping residents with getting transportation to their appointments and with small handyman needs.

If you are a resident and have a need, please call us at **610-430-8830** and leave us a message.

Facebook Look for and like Robynwood Village on Facebook. Also go to www.hersheysmill.org for additional news.

Monthly Council Meetings

The next Council Meeting has been scheduled for December 16, 2019, at 3 p.m. in the Paoli Room of the Community Center. Please mark your calendar and plan to attend.

Thanksgiving Quotes

"Gratitude helps us to see what is there instead of what isn't."

—Annette Bridge

"We must find time to stop and thank the people who make a difference in our life."

—John F. Kennedy

Committees

We need your help in volunteering for our various committees. Please contact the chairpersons of the committee you are interested in. You will find that there is enjoyment to be had and a sense of giving back to the Village.

The Robynwood Council

President, John Hlis
Member at Large, Ed Prout
Treasurer, Larry Appalucci
Vice President, Bob Avin
Secretary, Sheila Kanter

Finance Committee:

Mike Reinking, Chair

Larry Appalucci,
John Hlis
Eileen Raffaele

Architectural/Building Committee:

Bob Avin, Chair

Ed Prout
Bill Patterson
Don Owens
John Hlis

Maintenance Committee:

Don Owens, Chair

John Hlis
Bob Avin
Tony Scavo
Greg Cox

Landscape Committee

Diane Lenk, Chair

Evan Lenk
Tony Scavo
Sue and Dave Arnold
Ann Owens

Social Committee

Mariangela Hlis, Chair

Trish Doran, Co-Chair

Xonia Avin
Linda Prout
Tom Prior
Louise Appalucci
Frank Yanni

Special Projects

Ed Prout, Chair

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