



Village of Robynwood Newsletter

December/January 2020

From the Council

Happy New Year to all our neighbors and friends. 2020, a new decade, is off to an exciting start. Construction continues in Middle Robynwood. Our committees will outline their accomplishments for 2019, and the goals they have created for 2020.

The Council and all the committees look forward to bringing to Robynwood Village fresh, new and exciting news in 2020.

We all look forward to seeing you at the next open session Council Meeting on February 17th and hearing your thoughts and comments for the new year.

It is an honor and privilege to serve you.

The Council

Master Association

- Elevator: Work will begin in the Community Center on January 20th and should be completed by April 23rd.
- Pipeline: Work around the shopping center should be completed by the end of April.
- Master Plan: The Master Association is reviewing various upgrades in the recreation areas. More news to follow

COMMITTEE REPORTS

Architectural /Building Committee Report

2019 has been an exciting time for residents of Robynwood. An entirely new Council was elected and faced with developing a comprehensive but economical plan to remediate the 52

remaining units in Robynwood Village that had not been previously addressed. Beginning in January, the Building Committee established an aggressive set of goals that are defined below:

- Completed moisture testing on a number of units that were not moisture tested in 2018.
- Created a timeline for each of the sections with a remediation project end date of July 31, 2020.
 - Upper—completed by 9/14 (2 weeks ahead of schedule).
 - Middle—remediation of every unit is in process, completion expected by May 10.
 - Lower—targeted to begin May 14 and be completed by July 31.

Roofs

The team has worked with Betzwood, an engineering firm, on the development of roofing specs and scope of work. Betzwood is currently refining the documents, along with providing a list of roofing contractors for the Council to evaluate.

Roof replacement could possibly begin in the Fall of 2020 or Spring of 2021.

Alarms

The Council evaluated alarm providers and has scheduled alarm system replacement to begin in Upper Robynwood on January 21st. Eight units per week will be replaced.

Future

Once the Remediation, Roofing, and Alarms are complete, the Council will assess the cost to patch cracked roadways.

All in all, 2019 was a very busy but very successful year for all Robynwood residents. We are hopeful that 2020 will provide the same positive results.

Looking forward, within 2 years Robynwood residents will realize that they reside in one of the most desirable villages in Hershey's Mill.

Finance Committee

Looking back on 2019, there have been several accomplishments worthy of noting:

- 1) The final accounting numbers for 2019 have not been completed as of this newsletter. However, based on preliminary information, it appears that we should be about 1% under our basic Operating Budget of \$471,200. The basic annual budget is established by multiplying the \$1,900 quarterly fee x 4 Qtr x 62 homes.
- 2) A 10 year loan was acquired from Mutual of Omaha that:
 - Accelerated the remediation process with a target completion time of 12 months, start to finish.
 - Reduced the special assessment to \$10,000 per homeowner per year.
 - Enabled a 3 year payment plan for the special assessment.

- Allowed home owners to sell their home with complete financial disclosure of the remediation project.
- 3) In addition, \$600,000 of the Capital Reserve money was used to purchase a short-term CD ladder at a 2.55% APY. The terms for the CDs are 7, 8, and 9 months which will generate a total income of \$10,200 at maturity. The maturity dates for the ladder are March, April, and May of 2020. These maturity dates were selected to free up the reserve money as the remediation project progresses to completion without incurring a penalty for early withdrawal.

Looking ahead to 2020:

- 1) A roof specification has been completed last year by Betzwood Engineering. This spec will be used to complete the bidding process for installing new roofing throughout Robynwood Village in 2021 & 2022.
- 2) Completion of a Capital Reserve Study is a high priority for the Finance Committee. The only study we have was completed in 1998 shortly after construction of Robynwood Village was completed. This information is key to identifying how much money should be held in the capital reserve fund each year for the next 10 to 20 years. Without this study, major unplanned expenses can only be covered by a special assessment or worse yet, spending capital reserves that were earmarked for other planned capital expenses.

Landscape Committee

With the limited budget we had in 2019, we were able to have 18 of our largest trees pruned by Arader Tree Service. In 2020, we already tagged (with blue ribbon) over 40 trees that will be pruned by HML and Arader Tree Service. We will continue to work on the proposals given to us by Rockwell Arborists and hope to catch up by 2021.

We are also preparing “Landscaping Guidelines” that will detail all the procedures necessary for all landscaping issues going forward.

Maintenance Committee

2019 was an exciting and productive year for the Maintenance Committee. A brief summary:

- * Established a new maintenance process with CSK to ensure better communication and faster response.
- * Replaced mailboxes and repaired support structures in Upper & Middle Robynwood.
- * Reviewed the condition of all trash closet doors.
- * Supported & assisted the remediation project, including repainting all shutters after removal.
- * Replaced all house numbers in Upper Robynwood.

As we move forward in 2020, the following are Maintenance objectives:

- * Continue assisting the remediation project to final completion.
- * Replace all rusted trash closet doors & repaint all others.
- * Establish a timetable and begin replacing garage and pole lamps.
- * Replace all house numbers in Middle and Lower Robynwood.
- * Review condition of mailboxes in Lower Robynwood.

Thanks to everyone who pitched in to support our efforts to make Robynwood a great place to live! Additional help would be welcome, so please contact Don Owens and join us!

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:

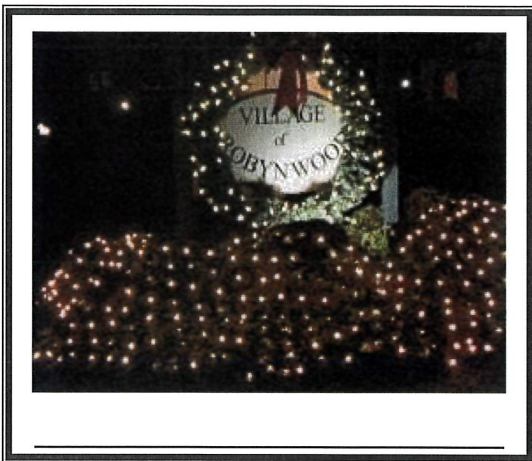
1267-1280 Ray Regan
1281-1307 Bob Kope
1281-1307 Phil Anders
1308-1328 Evan Lenk

Social Committee News

We had some wonderful gatherings this past year. Our “ladies’ luncheons” were always a hit. “Thirsty Thursdays” at the pool were enjoyable on the days the weather cooperated, and the cocktail party in August was so much fun. That evening we all met so many neighbors and made new friends. The men even had a happy hour at the Club. Our first Holiday Dinner was a great success. Attendees said it was the best ever. Pictures are printed below.

This coming year we are planning more events. Robynwood is becoming a much-talked about village. Stay tuned for 2020 events.

Holidays in Robynwood



ADDITIONAL INFORMATION

Real Estate Update for Robynwood and the Mill

Mariangela Hlis- Source Bright MLS

Hershey's Mill: Currently there are 15 "Active" listings ranging in price from \$305,000 to \$537,500. There are 8 homes "Pending" or "Under Contract" and 8 homes have "Settled" in the last 30 days.

Currently "Under Contract" is 1290 Robynwood which I will settle sometime in February. There are no other homes on the market in Robynwood at this time.

The spring market is very promising for Hershey's Mill and Robynwood. Once the remediation is complete, Robynwood will be the Village to live in.

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.

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 February 17th at 3 p.m. in the Paoli Room of the Community Center. Please mark your calendar and plan to attend.

The next Annual Meeting is scheduled for November 11, 2020, in the Community Center..

Thoughts for the Month

"If you believe a stop sign is a suggestion, remember one day you may run into someone who feels the same way."

_____ A Robynwood resident

"And now let us welcome the new year. Full of things that have never been."

_____Ranier Maria Wilk

Committees

We need your help in volunteering for our various committees. Please contact the chairperson 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:

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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

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Evan Lenk
Tony Scavo
Sue and Dave Arnold
Ann Owens

Social Committee

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Trish Doran, Co-Chair

Xonia Avin
Linda Prout
Tom Prior
Louise Appalucci
Frank Yanni

Special Projects

Ed Prout, Chair

Monthly Newsletter:

Pat Patterson, Editor

Sheila Kanter

CSK Management, Inc.

1012 West 9th Avenue, Suite 10
King of Prussia, PA 19406
Janet Burgess, Manager