



# Village of Robynwood Newsletter

## October 2019

### **From the Council**

Our Annual Village Meeting is fast approaching. We look forward to seeing all our Robynwood friends and neighbors at the meeting in the **Main Hall at the Community Center, Wednesday, November 13, 2019, at 2:00 PM.** You will be updated on the exciting year we have had so far in Robynwood.

Please be sure to read the committee reports in this newsletter which offer updated information on what is happening in Robynwood.

As a reminder, if there is a vacant home in our Village, please be sure to notify CSK as to the correct phone number and mailing addresses of the caretakers of the property. It is important that CSK have this information in case of an emergency.

Thank you to all who have decorated the entrances of Robynwood with beautiful fall décor.

***The November 18<sup>th</sup> regular monthly Council meeting scheduled at 3:00 PM has been canceled***

It is an honor and privilege to serve you.

### **The Council**

#### **From the Master Association**

- Roadwork has been done near the Village of Kennett
- The Master Association is looking at 2020 to develop upgrades and improvements to the Mill
- The Master Association is currently in a document review to ensure the bylaws do not conflict with the various committees the Master Association has in the Mill

- No change in the pipeline status
- The 2020 budget has been approved for the Master Association
- The Master Association has approved its agreement with Hershey’s Mill Landscape
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**COMMITTEE REPORTS**

**Architectural /Building Committee Report**

The Building Committee is extremely pleased to report that we have exceeded our goal of finishing Upper Robynwood on 10-31. In fact, McDermott Construction moved their control site to Middle Robynwood on 10-14 and have already removed the stucco and T1-11 from units 1298, 1299, 1300, and 1301. The homes have already been through (1) a resident information-sharing meeting, (2) an engineering review with Betzwood Engineering and (3) are scheduled for a review with East Goshen town inspectors on Friday 10-25.

All of the above milestones were set for early November targets. Exceeding these milestones (by 2 weeks) underscores how satisfied the HOA Council is with McDermott. On the other hand, there have been some misfires with the painting crew. Some rainy days and competing priorities have slowed their progress. The good news is that the painting will not hold up our commitment toward completing our objective of a total Robynwood Remediation by our projected end date of July 2020.

**Finance Committee**

As of Sept 30th, we are projecting for the year to be within 0.6% of our 2019 Operating Budget of \$471,250. This includes a project spending of \$6,280 for snow removal in November and December.

At our Executive Council meeting on Oct 21st, Council voted not to increase the \$1,900 quarterly fee in 2020.

Spending this year for the remediation project is also on track. As of Sept 30th, the total expense billed for this project is \$456,751.34.

**Landscape Committee**

There are no new updates for landscaping this month.

**Maintenance Committee**

As a reminder as we approach winter months (and snow), Hershey’s Mill Landscape will be plowing roads and driveways when we have snow. Although the plow operators are as careful as possible, occasional damage can occur to garage doors by the plow. It is important to check your garage door after a plowable snow and report any damage to the door to CSK Management

within 30 days. Any resident not here during the winter months should ask a neighbor to check the door. The door will then be inspected to determine the cause of the damage. Hershey's Mill Landscape cannot accept responsibility if door damage is not reported within 30 days.

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

The Social Committee has been busy planning for our next Ladies Luncheon, the Christmas Dinner, and decorations for the 3 Robynwood entrances.

Our Ladies Luncheon was held October 3<sup>rd</sup> at McKenzies' Brew House in Malvern. Sue Arnold was the lucky winner of the 50/50 drawing.

The next Ladies Luncheon will be held Wednesday, December 4<sup>th</sup> at the General Warren Inn. Again, individual checks and lots of fun and socializing.

The First Thirsty Thursday for men is being held October 24<sup>th</sup> at the Club. I am sure the men will appreciate having a cocktail and enjoying the comradery.

We continue to explore activities for our Village's enjoyment. Please reach out to Trish Doran or Mariangela Hlis if you have any suggestions.

**Save the Date: Robynwood Holiday Dinner at the Club, Saturday, December 21<sup>st</sup>. This year will feature a sit-down dinner with appetizer, salad, choice of entrée and a dessert buffet. The cost will be \$60 per person with a cash bar for those who are not Country Club members. More details to follow. Please mark your calendar.**

### Real Estate Update for Robynwood and the Mill

#### **Mariangela Hlis- Source Bright MLS**

Currently there are 26 "Active" listings ranging in price from \$155,000 to \$649,000. There are 17 homes "Pending" or "Under Contract" and 5 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](http://www.hersheysmill.org) for additional news.

### **Monthly Council Meetings**

**The Annual Meeting has been scheduled for November 13, 2019, at 2 p.m. in the Main Room of the Community Center. Please mark your calendar and plan to attend and participate in this important Robynwood event.**

### **Quote of the Month**

“The golden days of October are at hand...and the earth has begun already to put on her garniture of glory.”

———Charles J. Peterson

## 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/Decorating Committee:**

#### **Mariangela Hlis, Co-Chair**

#### **Trish Doran Co-Chair**

Xonia Avin  
Linda Prout  
Tom Prior  
Louise Appalucci  
Frank Yanni

### **Monthly Newsletter:**

#### **Pat Patterson, Editor**

Sheila Kanter

### **CSK Management, Inc.**

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