



Village of Robynwood Newsletter

FEBRUARY 2020

From the Council

Greetings, friends and neighbors. We had our first Village Meeting of the year on February 17th.

Committees reported on the progress so far in the new year, which proved we are on the way to another exciting year. Please read their reports in this newsletter.

News from the Council includes that once the alarm project wraps up this year, beginning in 2022 all smoke detectors in your home will be cleaned and tested every two years. This will be at the HOA's expense. Batteries will be replaced every three years, also at the HOA's expense.

Beginning next year 2021, dryer vents will be cleaned every other year at the HOA's expense. Please try to work with the scheduling person for these very important events. This is important because the more we do at one time, the better pricing is set.

Follow-up newsletters in the future will remind residents of these important events to help to keep Robynwood safe.

It is an honor and privilege to serve you.

The Council

Master Association

- The elevator project is on schedule and should be completed by the end of April.
- The Master Association continues to review the rules and regulations of the various committees to ensure there is no conflict with the Master Association's rules and regulations.

- Pipeline: Pilot hole is completed from Quaker to the shopping center. The plan is to pull the pipe in March. The DEP has released the permit to allow drilling from Quaker to Paoli Pike.

Alarm Updates

Upper Robynwood is 90% complete with the “basic installation.” The next round will be the installation of all additional hardwire detectors to bring Robynwood up to code. Once this is completed in the next 5-6 weeks, we plan on moving to another section of Robynwood. Stay tuned for more information.

COMMITTEE REPORTS

Architectural /Building Committee Report

The committee is happy to report that the Remediation is ahead of schedule. The weather has been extremely cooperative to the extent that we are moving to Lower Robynwood by early March. Work will begin on Building 1 on March 9th and on Building 3 by March 23rd.

At this pace, McDermott’s work will be completed by mid-May. Because the painters are more weather sensitive, the painting may continue through the month of May.

We are pleased to say that not only are we ahead of schedule, but we are on budget as we enter our last lap of remediating all of Robynwood Village.

Come June, we will be evaluating roofing companies for the purpose of replacing all roofs, gutters, downspouts, and skylights.

Thanks to all residents for your cooperation during a hectic time.

Finance Committee

The snow gods have been good to us. With no expenses in December for snow removal, we were able to come in under our operating budget by \$5,833 (1.2%). Likewise, we are off to a good start in 2020 for the same reason.

The mild winter also has had a positive impact on our remediation project. McDermott Construction is ahead of schedule. The contract calls for the remediation of 16 buildings: 5 in Upper, 7 in Middle, and 4 in Lower. With Upper completed and 6 of the 7 buildings in Middle under various stages of remediation, we now have a clearer picture of the final cost. Barring any unforeseen surprises, we expect to finish either at or slightly under our original budget of \$2,650,000.

Landscape Committee

Currently there are no updates until spring.

Maintenance Committee

As we approach Spring, the Maintenance Committee is moving ahead with the first phase of trash closet door replacement. Ten metal (and rusted) doors in Upper Robynwood will be replaced with new fiberglass doors and the rest repainted. When remediation is completed in Middle and Lower Robynwood, rusted doors will be replaced and the others repainted.

As you probably know, we have had several volunteers help repaint shutters, repair stone wall mortar, and fill in asphalt gaps near garages and walls with cold patch. Conservatively, this has resulted in a savings to the HOA of at least \$4500!

There is still much to do in both Middle and Lower Robynwood, so please let us know if you can help!

As of this writing, we have no open maintenance items on the contractor punch list, which has not happened in recent memory, so we are keeping up with maintenance issues. The Spring maintenance walk thru is scheduled for April 13, so please let us know if there is a particular item that you want to bring to our attention.

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 is brainstorming plans for the upcoming year. We have our first “Ladies Luncheon” at the Club on March 4th at noon.

A men’s ‘Happy Hour’ is also in the works. Details to follow.

Once the remediation project is completed, we plan on a celebration. This event is in the preliminary stages.

If anyone has suggestions for social activities, please do not hesitate to reach out to Trish Doran or Mariangela Hlis

ADDITIONAL INFORMATION

Real Estate Update for Robynwood and the Mill

Mariangela Hlis- Source Bright MLS

Hershey's Mill: Currently there are 20 "Active" listings ranging in price from \$259,000 to \$529,900. There are 12 homes "Pending" or "Under Contract" and 4 homes have "Settled" in the last 30 days.

Currently 1288 Robynwood is on the market for \$500,000. "Under Contract": 1290 Robynwood, settlement on March 27th; 1294 Robynwood is also "Under Contract" and will settle on March 25th.

The spring market is very promising for Hershey's Mill and Robynwood. Even with the remediation in full swing, homes in Robynwood are still being purchased. Robynwood is now 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 March 16th at 3 p.m. in the Paoli Room of the Community Center. Please mark your calendar and plan to attend.,

Quote of the Month

"Imagine what our real neighborhoods would be like if each of us offered as a matter of course just one kind word to another person."

—Mr. Rogers

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

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

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Don Owens, Chair

John Hlis
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Tony Scavo
Greg Cox

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