



Village of Robynwood Newsletter September 2020

From the Council

Fall is upon us and our remediation project is complete except for some missing shutters which are on backorder.

The leaves have started to turn color and are beginning to fall. Hopefully, we can settle into fall and winter and begin planning for a fast-paced-spring and summer in Robynwood.

Status of Alarm System Replacement

Replacement of the alarm systems in Upper Robynwood is completed.

The replacement program in Middle Robynwood started on July 29, 2020. New alarm panels were installed in 19 of 27 homes in Middle.

We were advised on September 3rd, 2020, that both the distributor and the factory were depleted of alarm panels due to the Covid-19 outbreak and as of this time, they do not know when additional panels will be available. Based upon this information, it was decided that Jarman would begin the installation of the additional required smoke detectors in the 19 homes. As of September 15, 2020, 8 homes in Middle are finished.

Please review the committee reports in this Newsletter for more important information.

Stay safe.

It is an honor and a privilege to serve you.

The Robynwood Council

From the Master Association

The Master Association is working with PECO regarding the power outage and the length of time the power is out in the Mill. More information will be provided as soon as it becomes available.

Curbing work is being done around the Mill. The 2020 paving project for road improvements will begin shortly.

The elevator at the community center is complete and in use.

The Master Association is currently working on the 2021 budget.

The Pipeline Project in front of the shopping center is coming to an end.

Architectural Committee/Building Committee

Roof Replacement is our next project. The committee is interviewing roofing contractors and will share progress with Village residents when roofing candidates submit their bids and a contractor is selected.

Finance Committee

Now that the remediation project has been completed, we expect that the final project cost will be approximately \$30,000 under our budget estimate of \$2,650,000. We are also forecasting to have a capital reserve fund balance of \$990,000 in January of 2021. This money will be used to start the roofing project next year as planned.

Last week, Council voted and approved entering into a contract with Bustamante Engineers Inc to perform a Capital Reserve Fund Study for Robynwood Village. The last study was done in 1998 and hasn't been updated since. Once completed, the study should be updated approximately every 5 years to make sure there will be sufficient funds available when a major common area item needs replacement. Examples of these items are concrete walkways, asphalt paving, geothermal wells, siding/painting of homes, and lighting fixtures to name a few. The cost of the study is \$3,500 and necessary to maintain property values and minimize the need for special assessments. For instance, if a particular village has insufficient reserve funds, educated homebuyers may not want to invest in the community. In addition, lenders looking for signs of financial health may hesitate to approve mortgage applications in such a community. We expect the study to be completed in the 4th quarter of this year.

Maintenance Committee

In addition to assisting with the final phase of our remediation project, we are in the process of replacing 27 rusted trash closet doors in middle and lower Robynwood and repainting those that were badly faded.

The deteriorated house number sign on Chandler at lower Robynwood has been replaced as well.

We will continue to make upgrades to your village as the budget permits. Please remember that CSK is the point of first contact if you see a maintenance issue that requires attention.

The primary Maintenance Committee contact for each Robynwood section is listed below:

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
1308-1328 Evan Lenk

Light poles that require a ladder to change the bulb, please call CSK Management, 610-337-3500, so they can put in a workorder to handle the situation.

Landscape Committee

There is no update from the Landscaping Committee

Social Committee

The Social Committee is pretty much on hold until the COVID-19 situation ends. Stay safe and healthy

Real Estate Update for Robynwood and the Mill - Mariangela Hlis, Realtor,- Source Bright MLS

Currently there are 9 “Active” listings in Hershey’s Mill. Prices are ranging from \$224,900. to \$550,000. This is the lowest inventory in many years for the Mill. There are 9 homes “Under Contract/Pending” and 12 homes have “Settled” in the last 30 days.

Homes in Robynwood: 1288 Robynwood “Settled” July 31st for \$455,000. Also, 1292 Robynwood (listed for \$599,900) is “Pending” and scheduled to settle on October 9th. 1326 Robynwood (listed for \$499,000) is “Under Contract”; no settlement date is determined yet.

I Think that once the COVID-19 situation comes to a total “green,” the housing market is going to soar. It is now a Seller’s Market for sure

Other Information

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.

Pipeline-You are also receiving information regarding the current pipeline situation. This notification is for you only; the HOA does not take a position regarding the pipeline or its current state.

Additional News: Look for and Like Robynwood Village on Facebook. Also go to www.hersheysmill.org for additional news.

Monthly Council Meetings

Monthly meetings of the Council normally take place on the 3rd Monday of the month at 3 p.m. However, all open council meetings are cancelled until further notice.

Thought for the Month

“Autumn is a second spring when every leaf is a flower.”

———Albert Camus

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 fun to be had and a sense of giving back to the Village.

The Robynwood Council

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Treasurer, Larry Appalucci
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