



Village of Robynwood News

May 2019

From the Council

You will be seeing Comcast Repair Trucks in Robynwood. Since the conversion from Comcast to Verizon, many utility boxes containing Comcast and other cable lines were left open with cable lines exposed. With the help of the Township and CSK, we were in communication with Comcast. Comcast was given a list of addresses with cable boxes either next to a resident's home or in the landscape area that needed repair. If you see a cable box that is not repaired in the next few weeks, please contact CSK, and they will follow up regarding the repair status.

Please review the Committee Reports in this newsletter. We are looking forward to seeing you at the next Council meeting on May 20th at 3 p.m.

Best wishes for a Happy Memorial Day.

It is an honor and privilege to serve you.

From the Master Association

Elevator Project

Design changes have recently been made specifically to the Machine Room and Bathroom configurations. As a result, the project needs to be re-bid; however, because this is a busy time of year, it is unclear as to when a bid response is expected.

Chandler Road Repair Project

Near the Village of Merrifield, Chandler road has been experiencing standing water. The problem is that in over a 500-foot area a significant slope, measuring approximately 4 feet, exists. There are bids submitted to reduce the slope from 4 feet to 2 feet; however, the bid responses are still coming in. No decisions can be made until all bids have been received and evaluated.

Village of Kennett

The Village Council is trying to remove long-time established Village Covenant Term Limits for Council Members. If successful, the current Council will be permitted to serve until replaced via the election process. A village vote will need to be taken.

Old Business

Alarm Testing-

Marc Fraser is currently serving on a team providing a charitable act for those less fortunate. He will not return for another week or so at which time he will strive to test the Dice boxes with the vendor. In the meantime, Dice is working on the project by establishing processes and documenting passwords. Once Marc returns, he will continue the testing process and if successful, transition could begin as early as the end of May.

MA Board Position

Boyd Mackleer mentioned that there are a couple of Board vacancies and that they are looking for candidates to fill the positions. This situation rarely occurs and therefore this is a very unique opportunity for someone to serve. The Board needs to make a decision by July, and it is important for anyone interested to contact Boyd as he is chairing the process and is the point of contact.

Pool

The Board is considering the installation of cameras at the pool. The feeling is that cameras will police the area and serve as a witness to any happenings that may occur during hours the pool is open or closed.

COMMITTEE REPORTS

Architectural /Building Committee Report

After a long arduous process, the Building Committee (with support from the Council) has recommended McDermott Construction as our partner to remediate Robynwood Village. We evaluated six different construction firms and ultimately chose McDermott. There were a wide variety of variables used in the selection process: price, reputation, quality of work, size of work force, ability to meet start and end dates, and a sincere demonstration of flexibility to meet the demands of all Robynwood residents to make this remediation as comfortable as possible for all residents.

We had tremendous help and input from a variety of committees including Maintenance, Finance, and Building. We are awaiting the contract from McDermott Construction and a decision from a lending institution which will help spread a portion of the costs over a longer period of time. The current trajectory puts us at a start date of a June/July time frame. Our hope is that we can begin sometime in June. If all goes well, we will be able to provide more information at a Village Meeting in early June at which time the Council will share more about

the details of the evaluation and give residents an opportunity to ask questions to experts in the business. Congratulations to all of Robynwood for finally implementing a Remediation Plan that is cost effective and complete.

Finance Committee

The Finance Committee has been working closely with Council to finalize the numbers for the remediation project. A cash flow analysis was developed to make sure that a safe capital reserve fund is maintained throughout the remediation work as well as the roof replacement work over the next few years. A Robynwood Village meeting will be announced shortly to review the details of our recommendations.

Landscape Committee

- 1 Mike Neale, committee, and council members did a walk around all properties on 4/18. One main issue is numerous muddy areas behind several homes. Council asked Mike to draw up a proposal, with estimate, to re-seed these areas in the fall. Some heavily-shaded areas will be difficult to get grass to grow, but we can try. Mike will complete this evaluation by mid-July.
- 2 Several dead or dying shrubs have been tagged for removal. These can be replaced at the homeowner's expense. Please contact Alex Bonnard to discuss at abonnard@hersheysmill.com
- 3 We were also told by Mike that all homeowners are responsible for pruning their own Hydrangeas.
- 4 We still have over 100 trees to be pruned that were listed by John Hosbach with Rockwell several years ago. Council asked Mike to breakdown the list with costs involved and to prioritize. We hope to schedule work with Arader Tree Service as soon as possible pending approval from council.
- 5 There are several additional upgrades that were discussed with Mike such as adding decorative rocks around some mailbox posts to protect them from weed wackers and adding rocks to other areas as needed to help promote proper drainage.

Helping to keep Robynwood beautiful,
The Landscape Committee

Maintenance Committee

We are continuing with our mailbox replacement project, having stabilized both support structures and replacing the mailboxes in middle Robynwood. The support structure in lower Robynwood has been repainted. The tan protective posts have also been repaired and repainted and the orange reflectors replaced. Since the mailbox structure posts and tan posts have both suffered mower/trimmer damage, HM Landscape is looking into placing a river rock buffer area around the posts.

We are pleased to welcome Greg Cox of lower Robynwood to the Maintenance Committee.

The primary Maintenance Committee contact for each Robynwood section is:

Upper - Don Owens 610-719-8140 donowens1310@gmail.com

Middle - Tony Scavo 610-696-8536 tonyscavo@comcast.net

Lower - Greg Cox 610-701-8296 gstuartcox@gmail.com

Trash Room Outside Lamp Replacement

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

1267-1280 Ray Regan 610-436-4153

1281-1307 Bob Kope 484-887-0477

1281-1307 Phil Anders 610-918-0213

1308-1328 Evan Lenk 610-793-6676

Social Committee

Nine members of the Social Committee were in attendance at the April 17th meeting including new member, Frank Yanni.

The April Ladies' Luncheon at Fiorello's Cafe was a success, thanks to Lin Prout for organizing the gathering and for sending the beautiful invitations to every lady in Robynwood!

June 19th Ladies' Luncheon will be hosted by Louise Appalucci at Hershey's Mills Country Club.

Discussion of doing a 50/50 raffle at each meeting was agreed upon. Frank Yanni offered to get the tickets for the raffle.

SAVE THE DATES

July 19th Cocktail Party on the Country Club Deck from 5 to 7
December 21st, Holiday Sit-Down Dinner Party from 5 till... at the
Country Club—More Details to Follow

Placing Christmas trees at each Robynwood entrance for the holidays was discussed.

Welcome to our new residents at Robynwood:

John and Kris Taylor and Jim and Cindy Connor

Our sincere sympathy to Maria and Joe Milani on the passing of their daughter, Bernadette Sweeney and to Pat Patterson on the passing of her brother, Kenneth Vehrkens.

Our next social meeting has not been determined. Volunteers are welcome



The Robynwood Social Committee

cordially invites

the ladies of Robynwood Village

to a luncheon at the

Hershey's Mill Club

on Wednesday, June 19th, 2019

at 12:00 Noon

Seating is limited

Please R.s.v.p. by June 10th, 2019

Louise Appalucci

Louise19085@Comcast.Net

Real Estate Update for Robynwood and the Mill

Mariangela Hlis- Source Bright MLS

Home sales in the Mill are doing very well. Currently there are 24 “Active” listings ranging in price from \$210,000 to \$699,000. There are 13 homes “Pending” and 14 homes have “Settled” in the last 30 days. Robynwood is very busy, as well. The home at 1296 Robynwood settled on April 28th for \$387,000. Homes at 1271 Robynwood, \$380,000, 1288 Robynwood, \$550,000, 1290 Robynwood, \$430,000, 1292 Robynwood, \$699,000, 1294 Robynwood, \$550,000 are currently “Active”.

We really have a really great Village and many wonderful friends.

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.

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

Monthly meetings of the Council will take place on the 3rd Monday of the month at 3 p.m.. This month's meeting will take place at the Community Center Paoli Room on May 20th. All residents are invited.

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 calendars and participate in this important Robynwood event.

Thought from the Council

Without a sense of caring, there can be no sense of community.

——Anthony D'Angela

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

President, John Hlis 610-738-4589 Johnhlis@verizon.net
Member at Large, Ed Prout 484-999-8087 ehprout@startmail.com
Treasurer, Larry Appalucci-484-947-2540 larry19085@icloud.com
Vice President, Bob Avin 610-431-1591 windy2248@aol.com
Secretary, Sheila Kanter, (610) 431-3332 Skanter45@comcast.net

Finance Committee:

Mike Reinking, Chair 484-266-7969
mreinking@comcast.net
Larry Appalucci,
John Hlis
Eileen Raffaele

Architectural/Building Committee:

Bob Avin, Chair, 610-431-1591
windy2248@aol.com
Ed Prout
Bill Patterson
Don Owens
John Hlis

Maintenance Committee:

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John Hlis
Bob Avin
Bill Patterson
Tony Scavo
Greg Cox

Landscape Committee

Diane Lenk, Chair 610-793-6676
dianeandevan@comcast.net
Evan Lenk
Ann Owens
Tony Scavo, Sue and Dave Arnold

Social/Decorating Committee:

Mariangela Hlis, Co-Chair 610-299-2625
Mariangela50@verizon.net
Trish Doran Co-Chair 610-429-8131
Trishd704@gmail.com
Xonia Avin
Linda Prout
Sue Sciubba
Sharon Kope
Fran Muldoon
Tom Prior
Barbara Shoemaker
Louise Appalucci
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