



Village of Robynwood Newsletter

June 2020

From the Council

It feels like we are in the 100,000 day of the COVID-19 crisis but in reality it has been a little more than 90 days. We have learned to be more patient with the situation and have learned to cope. On the same note, our remediation project is into its eleventh month. We are starting to wind this project down. Please be patient when you notice something has not been done or completed. We still have inspections with the East Goshen Township engineers and council to be done. Punch lists need to be completed, and final work needs to be done to bring our project to a close.

Jarman Electric will resume changing out alarm panels and upgrading smoke detectors on June 24th. Please help facilitate the completion when you are called.

Please look for updates from our various committees in this newsletter. As a reminder, all open council sessions are cancelled until further notice.

Stay safe.

It is an honor and a privilege to serve you.

The Robynwood Council

From the Master Association

The tentative date to open the pool is July 1st.

The new elevator in the Community Center is on schedule for completion.

There are no further updates at this time on the pipeline.

Keep looking out for the Master Association Technology Committee updates that are sent out to all Hershey's Mill residents.

Architectural /Building Committee Report

Remediation:

Even in the face of strong headwinds from the Coronavirus pandemic, work stoppages from the Governor's office, and slowdowns associated with Mother Nature's heavy rains, the building committee is happy to report that we are still ahead of schedule.

Currently, McDermott's team is working on the last unit of Building 4 and should complete remediation by end of next week. The next step would be to identify a punch list for Middle and Lower Robynwood associated with items like caulking requirements, electrical light and outlet installation, and trim pieces that either require installation or painting and lastly the evaluation of landscaping needs.

The painters have been working in Middle Robynwood but have been slow to complete work due to weather and competing priorities. Once finished, they will move on to Lower. In any case, we are confident all work will be complete by the end of July which was the projected completion established by Council back in November at our neighborhood annual meeting.

Roofs:

The Building Committee and Council members worked with Betzwood Associates in the development of roof specifications which were completed the week ending 6-19. Betzwood is now sending the specification/requirements package to approximately 7 different roofing firms to review and submit bids back to the Council by July 24th. Once the bids have been received, the Council will review and select a firm to do the work. Only when a roofing firm is selected will we be able to evaluate the type and color of roof shingle.

Thank you to all Robynwood residents for the cooperation needed to make this Remediation a success. On to our next challenge!!!

Finance Committee

With the recent drop in interest rates, the Finance Committee began negotiations in early March with Mutual of Omaha (now CIT) to lower the interest rate on our remediation loan. After many emails and phone calls, we were able to reduce the interest rate from the original 4.75% to 3.85%. The lower monthly payment would save us \$1,954 a year or \$17,587 (less the \$1,250 initial fee) over the next 9 years. Since we pay this loan from our capital reserve fund, this money would remain in the reserve fund for future capital expenses.

Maintenance Committee

Update on 2020 objectives:

In Upper Robynwood, ten rusted trash closet doors were replaced with new fiberglass doors and those that were sun bleached were repainted.

In Middle Robynwood, the contractor painters are finished, so we will be replacing 12 rusted trash closet doors with new fiberglass doors this summer. In addition, 12 sun bleached doors will be repainted. The house numbers that were removed and not replaced will be replaced with new numbers.

In Lower Robynwood, trash closet doors will be evaluated for replacement or repainting and house numbers replaced as needed when the contractor work is completed.

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

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

The Spotted Lanternfly babies are hatching. They are very small, jumping insects that are black with white spots. Try to kill them when you see them. You can also wind bands of duct tape (sticky side out) around any tree they are crawling on. Also, Home Depot sells a product called Home Defense which will kill them. Go to <https://extension.psu.edu/spotted-lanternfly-management-for-homeowners> to learn more about this invasive insect. We must all try our best to eradicate this damaging insect.

Social Committee

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

The entire Robynwood Village wants to extend our sincere condolences to Terry Cosgrove for the loss of her husband, Bob Devine, and Don Owens on the loss of his wife, Ann Owens. Our thoughts and prayers go out to them.

Seasonal Decorations in the Common Areas-Please do not remove flags or seasonal decorations that have been placed in the common areas. They will be placed and removed by the person who has that responsibility.

Real Estate Update for Robynwood and the Mill

Currently there are 17 “Active” listings in Hershey’s Mill. Prices are ranging from \$224,900. to \$624,900. There are 13 homes “Under Contract/Pending” and 6 homes have settled in the last 30 days.

Homes in Robynwood: 1288 Robynwood is on the market for \$475,000 and 1292 Robynwood, \$624,900.

I think that once the COVID-19 situation goes from “yellow” to “green,” the housing market is going to soar.

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.

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 take place on the 3rd Monday of the month at 3:00 p.m. All open council meetings are cancelled until further notice.

Thought for the Month

June is bustin’ out all over

All over the meadow and the hill

You can see it in the breeze

You can feel it in your heart

—Richard Rodgers, lines from *Oklahoma*

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
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Treasurer, Larry Appalucci
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Bob Avin
Tony Scavo
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Sue and Dave Arnold
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Linda Prout
Tom Prior
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