



Village of Robynwood Newsletter January 2021

From the Council

A new year has begun, and the Council has big plans for 2021.

A roofing contractor has been selected. Work will begin either August or September of this year. As part of the contract, all chimney caps and skylights (normally the homeowner's responsibility) will be replaced at the HOA's expense as part of the roof replacement. We will also have new larger gutters and downspouts and an emergency relief system for the downspouts where appropriate.

You will be seeing contractors walking around "Middle" and "Lower" Robynwood preparing estimates for shutter painting this spring.

The alarm panel replacement has been a slow process due to the lack of availability of the panels, but we are very close to wrapping up this project in the next 60 days.

Please look further in this Newsletter for more exciting updates and committee reports.

Open meetings will continue to be cancelled for this year until we receive a go ahead from the State and Master Association to go back to our normal routine.

John Taylor ("Middle") has been appointed Treasurer for the years 2021 and 2022. John replaces Sandy Mitman. We wish Sandy the best and welcome John to the Council.

It is an honor and a privilege to serve you.

The Robynwood Council

From the Master Association

- Pipeline Status: Work is almost complete and grading and re-landscaping will continue, weather permitting.
- PECO: The Master Association met with PECO and PECO committed and completed a re-routing of switch gears. Also, subject to weather, PECO has committed to pruning trees in the area beginning in March. This should help in reducing the power outages we have been experiencing.
- Community Center: The Master Association continues to look at various scenarios for expanding the community center. Nothing has been finalized at this point.
- Sports Center: The Master Association Finance Committee continues to look at upgrade proposals by the Sports Group. Nothing at this time is finalized.

Finance Committee

There is no update for the month of January.

Maintenance Committee

There is no Maintenance Committee update for January.

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

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 work order to handle the situation.

Landscape Committee

There is no landscape report for January.

Social Committee

The Robynwood Village wishes to welcome John and Carol Destefano, 1315 Robynwood; Irving and Ellen Newman, 1318 Robynwood and Ed and Joan Hoplamazian, 1320 Robynwood.

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 7 “Active” listings in Hershey’s Mill; prices are ranging from \$259,000 to \$540,000. Inventory is still very low in the Mill. There are 5 homes “Under Contract/ Pending” and 18 homes have “Settled” in the last 60 days.

Homes in Robynwood: 1315 Robynwood settled for \$640,000, 1318 Robynwood settled for \$475,000, and 1320 Robynwood settled for \$450,000. Currently 1317 Robynwood is “Active” for \$499,900.

Homes in Robynwood are selling in a very short amount of time with higher prices. We have a good reputation and Buyers are taking notice.

In my opinion when 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 Information: 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 p.m. All open Council meetings are cancelled until further notice due to Covid restrictions.

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 joining a committee is both rewarding and giving back to the Village.

The Robynwood Council

President, John Hlis
Vice President, Ed Prout
Treasurer, John Taylor
Member at Large, Don Owens
Secretary, Sheila Kanter

Maintenance/Building Committee

Don Owens, Chair

Ed Prout
Bill Patterson
Greg Cox
Tony Scavo
John Hlis

Finance Committee

Mike Reinking, Chair

John Taylor
Larry Appalucci,
John Hlis
Eileen Raffaele

Landscape Committee

Diane Lenk, Chair

Sue and Dave Arnold
Evan Lenk
Tony Scavo

Social Committee

Mariangela Hlis, Chair

Trish Doran, Co-Chair

Linda Prout
Frank Yanni

Decorating Committee

Volunteers are needed

Special Projects

Ed Prout, Chair

Monthly Newsletter

Pat Patterson, Editor

Sheila Kanter

CSK Management, Inc.

1012 West 9th Avenue, Suite 10
King of Prussia, PA 19406
Janet Burgess, Manager