



Village of Robynwood Newsletter

June 2021

From the Council

We continue to work on projects within the Village. Please see committee reports. Changes have taken place on the Council. Sheila Kanter has stepped down from Secretary effective July. Sheila will be replaced by Pat Patterson. We all wish Sheila well and thank her for her hard work on the Council.

The newsletter editors will become Mariangela Hlis and Lin Prout.

The Council thanks those who have stepped up and volunteered for these positions.

The alarm panel project for the village has been completed. New alarm panels and keypads have been installed. We remind all that it is the homeowner's responsibility to have additional smoke detectors installed as required by the East Goshen Township. It is also the homeowner's responsibility to obtain the final certification of occupancy from the Township when the work is complete.

Last, but not least, as an early reminder to all residents, especially those residents who have other homes and spend a significant time away, please be sure you have your contact information up-to-date with CSK Management.

Please continue to follow the CDC guidelines regarding COVID-19.

Questions, concerns and comments should be directed to CSK Management.

Have a great 4th of July holiday. Stay safe and healthy.

It is an honor and a privilege to serve you.

The Robynwood Council

Thought from the Council and Juan Carlos Arzola

"We are all here to give"

From the Master Association

- **Community Center Expansion**

Community Center expansion planning continues.

- **COVID-19**

All state mandated COVID-19 restrictions have been lifted as of May 31st. Face coverings are still required for those not yet vaccinated.

- **Pet Rules**

New pet rules will be voted on at the next Master Association meeting. The Master Association is requesting that all villages adopt these rules.

COMMITTEE REPORTS

Finance Committee

Finance Committee reports are done on a quarterly basis. Please see the May newsletter for the last update.

Maintenance Committee

There are no large maintenance issues currently and small maintenance jobs are being resolved as contractor's time becomes available. Most of you have probably seen the new Robynwood Village sign at the entrance to lower Robynwood, and it is a huge improvement! Middle Robynwood will have a new sign at that entrance shortly.

As a reminder, please be sure to remove any items stored under raised decks such as old construction materials, empty containers, unused grills, etc. Let's all do our part to make Robynwood a great place to live!

The primary Maintenance Committee contact for each Robynwood section is:

Upper – Don Owens

Middle – Tony Scavo

Lower – Greg Cox

Maintenance Committee (continued)

Light poles that require a ladder to change the bulb, please call CSK Management so they can put in a work order to handle the situation.

Trash Room Outside Lamp Replacement

Listed below are the volunteers to contact if a light is burned out:

1267 – 1280	Ray Regan
1281 – 1307	Bob Kope
1308 – 1328	Evan Lenk

Landscaping Committee

Nothing new to report, but please water annuals and perennials during dry spells if you are able.

Social Committee

The Social Committee will begin evaluating the changing COVID restrictions. Stay tuned for upcoming activities. Hopefully we can get together soon. Stay safe and healthy.

Real Estate Update for Robynwood and the Mill: Mariangela Hlis, Weichert Realtors West Chester, Source Bright MLS

Currently there are 10 “Active” listings in Hershey’s Mill. Prices are ranging from \$294,000 to \$598,000. There are 7 homes “Under Contract/Pending” and 9 homes have settled in the last 30 days. Settled homes range from \$246,000 to \$602,700.

Currently, 1314 is on the market for \$505,000. 1317 Robynwood is “Pending” and will settle on July 9, 2021.

Inventory in the Mill is extremely low but increasing. It is definitely a Seller’s market.

Other Information

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.

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 2 p.m. All open Council meetings are cancelled until further notice due to Covid restrictions.

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 rewarding and giving back to the Village.

The Robynwood Council

President, John Hlis
Vice President, Ed Prout
Treasurer, John Taylor
Secretary, Pat Patterson
Member-at-Large, Don Qwens

Maintenance/Building Committee

Don Owens , Chair

Ed Prout
Bill Patterson
Greg Cox
Tony Scavo
John Hlis

Finance Committee

Mike Reinking, Chair

Larry Appalucci
John Hlis
Eileen Raffaele
John Taylor

Landscape Committee

Diane Lenk, Chair

Sue and Dave Arnold
Evan Lenk
Tony Scavo

Social Committee

Mariangela Hlis, Chair

Trish Doran, Co-Chair

Lin Prout

Special Projects

Ed Prout, Chair

Monthly Newsletter

Mariangela Hlis, Editor

Lin Prout, Co-Editor

CSK Management

1012 West 9th Avenue, Suite 10
King of Prussia, PA 19406
Janet Burgess, Manager
610-337-3500