



# **Village of Robynwood Newsletter May**

## **2021**

### **From the Council**

Life in the Mill and especially Robynwood evolves as spring turns to summer.

Working on various projects continues in Robynwood and around the Mill. Please see committee reports for their updates.

We continue to follow the CDC updates regarding COVID-19; however, we do see light at the end of the tunnel.

Stay safe and healthy.

It is an honor and a privilege to serve you

**The Robynwood Council**

### **Thought from the Council**

“A STOP SIGN IS NOT A RECOMMENDATION OR SUGGESTION”

### **From the Master Association**

The Master Association continues to review sketch plans for the expansion of the Community Center.

Aqua Pennsylvania plans on replacing mains in and around Hershey’s Mill. Schedules have not been completed, but once they are available, they will be sent out to those who will be affected.

## COMMITTEE REPORTS

### **Finance Committee**

The quarterly meeting of the Finance Committee was held on April 26. We reviewed the year end December 31, 2020 Financial Statements prepared by CSK. The 2020 year was different in so many ways, but our financials were inline with our budget and all reporting appeared proper.

We also reviewed the first quarter March 31, 2021 financials, specifically to determine if our proposed budget for 2021 will be accurate. We noted the overage for snow removal and will continue to track this as the year progresses. All other expenses appeared to coincide with our expectations.

Discussion about the roofing project was updated and all appears to be a go/come autumn.

### **Maintenance Committee**

Our annual maintenance walk around was held on April 27. Overall, our village is in good shape with no major issues found. A number of small issues were noted and will be addressed by the maintenance committee or be assigned to a contractor if needed.

Shutter painting will begin in Lower and Middle Robynwood on or about June 7.

Please remember that empty flower containers outside of homes must be removed and items such as unused grills, building materials, old propane containers, etc. are not permitted to be stored under raised decks. Let's all do our part to keep Robynwood attractive for all our residents.

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.

### **Landscaping Committee**

Hersheys Mill Landscaping recently finished aerating and reseeding numerous areas. These areas are marked with white flags so the mowers will stay away from them to allow the grass to germinate and grow. Please water these areas if you are able to since we are currently experiencing a drought. Also, don't forget to water your annuals and perennials during this dry spell.

### **Social Committee**

The Social Committee will begin evaluating the changing COVID restrictions. Stay tuned for upcoming activities.

Stay safe and healthy.

### **Real Estate Update for Robynwood Village and the Mill: Mariangela Hlis, Realtor, Weichert West Chester- Source Bright MLS**

Currently there are 6 "Active" listings and 1 "Coming Soon" in Hershey's Mill. Prices are ranging from \$215,000 to \$519,000. There are 15 homes "Under Contract/Pending" and 9 homes have settled in the last 30 days. Settled homes range from \$216,000 to \$576,000.

Currently, 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**

**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](http://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 rewarding and giving back to the Village.

### **The Robynwood Council**

President, John Hlis  
Vice President, Ed Prout  
Treasurer, John Taylor  
Secretary, Sheila Kanter  
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**

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

### **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