



Village of Robynwood Newsletter

March 2022

From the Council

Spring has arrived along with daylight savings time. We are seeing light at the end of the tunnel. The Council is considering having open meetings again.

As we begin the month of April, we will look to CDC guidelines to determine if April will be the first month for an open meeting. The meeting will be subject to the availability of a meeting room. We will advise residents prior to the April meeting. Keep in mind that we continue to follow CDC guidelines regarding COVID and its variants. A decision on the Annual Meeting will be made at a later date subject to the guidelines.

We have openings on the Council. If you have interest in joining the Council, please submit your name and resume to CSK. CSK will in turn submit the resume to the Council for consideration.

As a reminder, all questions, concerns and maintenance issues are to be sent to CSK Management, 610-337-3500. CSK will in turn contact the Council for disposition.

PLEASE BE AWARE OF SPEED LIMITS, ESPECIALLY WITHIN OUR VILLAGE. RESIDENTS WILL BE WALKING AS THE WEATHER GETS WARMER. LET'S ALL STAY SAFE.

Please review the Committee Reports in this newsletter for some exciting information.

The Robynwood Council

From the Master Association

- The Master Association continues to look at drainage issues within Hershey's Mill's common areas.
- Work continues the plans to expand the Community Center. Approval has not been given at this time.

COMMITTEE REPORTS:

Finance Committee March 2022

The Finance Committee met on February 18, 2022 to discuss and evaluate the following issues;
1/ The Committee wanted to make sure that all the roofing costs were accounted for in the financials as of 12/31/21. In addition, we wanted to review our final expenditures and compare them to what we had budgeted for the work.

2/ A review of the January 2022 financials was made to determine if all accrual type expenditures had been included for 2021. Some minor changes were discussed and forwarded to CSK for correction.

3/ A second review of our 2022 Budget that was approved in November 2021 was performed. Based upon the completion of our Total Project (remediation and roofing) we determined that we were under budget for our total project. This then began a discussion on other contingent issues we had anticipated IF we had the available resources. Based upon our discussion and the condition of our reserves it was decided to approve a request for TREE and Shrubbery work anticipated to cost \$ 50,000.

4/ The committee spent some time discussing our near three- year project questioning how and if the process could have been performed better. It was the consensus of the Committee that we were more than satisfied with the completion of the projects both financially and administratively.

5/ Finally we talked about the annual audit of Robynwood Village as of 12/31/21. We will be able to share that report upon completion sometime later in the year.

Thanks to all of our residents for their help in completing such a significant project for our community. We appreciate all that the Board has accomplished and thank them for their work.

Maintenance/Landscape Committee

Many trees throughout Robynwood are badly in need of pruning to ensure continued healthy growth and a more attractive landscape. We have engaged AC Tree Services to prune all trees requiring attention. In addition, we are working with HMLD to identify shrubs that need to be either removed, replaced, or rejuvenated by a severe pruning. We will conduct a Maintenance walk around throughout Robynwood on April 12 to identify maintenance issues requiring attention in 2022.

Maintenance Committee Contacts

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:

1280 Ray Regan

1281-1307 Bob Kope

1308-1328 Evan Lenk

Light poles that require a ladder to change bulbs, please call CSK Management, 610-337-3500. CSK will put a work order in to address the situation.

Social Committee

Let's celebrate! Now that the mandates have eased and everyone is becoming more comfortable, The Robynwood Social Committee is planning a cocktail party at the club for the evening of May 13th. Please see the attached flyer for details. The Social Committee is looking forward to a great turnout. Soon, we plan to resume the popular "Ladies Luncheons".

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

Currently there are 4 "Active" listings and 1 "Coming Soon" in Hershey's Mill. Prices are ranging from \$295,000 to \$520,000. There are 15 homes 'Under Contract/Pending and 16 homes have settled in the last 90 days. Settled homes range from \$200,000 to \$930,000.

Currently, 1275 Robynwood is pending and will settle on April 22, 2022. 1319 Robynwood is pending and will settle on May 3, 2022. Robynwood homes went under contract within 3 days. Robynwood Village has an excellent reputation and buyers are noticing.

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

Important Reminders

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 or past newsletters.

Monthly Council Meetings: Monthly meetings of the Council take place on the 3rd Monday of the month at 3 p.m.

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

Member-at-Large, Don Owens

Maintenance/Building and Landscaping

Committee

Don Owens, Chair

Ed Prout

Greg Cox

Tony Scavo

John Hlis

Finance Committee

Mike Reinking, Chair

Eileen Raffaele

John Taylor

Larry Appalucci

John Hlis

Special Projects

Ed Prout, Chair

Monthly Newsletter

Mariangela Hlis, Editor

Lin Prout, Co-Editor

Social Committee

Mariangela Hlis, Chair

Trish Doran, Co-Chair

Lin Prout

Denise Reinking

Barbara Shoemaker

CSK Management

Janet Burgess, Manager

1012 West 9th Avenue Suite 10

King of Prussia, PA 19406

610-337-3500

Join Robynwood Village for a



Cocktails Party

Friday, May 13

6:00 - 8:00 p.m.

Hershey's Mill Golf Club

Cocktails and Hors d'oeuvres

Cash Bar

\$35.00 Per Person

RSVP by May 06. Please make check payable to village of
Robynwood and drop off to Lin Prout at
1300 Robynwood Lane
Robynwood Social Committee
50/50 Raffle Also!