



Village of Robynwood News

September 2019

From the Council

September weather continues to support us in moving at a fast pace with the remediation in Upper Robynwood. As you drive around, crews are working on the fronts and backs of buildings.

We want to thank the Social Committee for organizing the August Cocktail Party. A fun evening was had by all who attended. Job well done.

We also want to thank Pat Patterson for all she does in preparing the Robynwood Monthly Newsletter. Pat, you do a great job.

The Council and Robynwood residents want to extend to Jim Bellas our very best wishes for a speedy recovery.

As a reminder, our annual meeting will be held in November. There are two openings for council members this year. The Council strongly supports the reelection of Ed Prout and Sheila Kanter but for those interested in throwing their hat into the ring, a resume form will be sent out in October.

Finally, please be sure to read the committee reports in this newsletter which offer updated information on what is happening in Robynwood. Our next council meeting will be on October 21 at the Community Center in the Paoli Room at 3 p.m.

It is an honor and privilege to serve you.

From the Master Association

Residents have received information regarding a new ad hoc technology committee. Anyone interested in joining, please review the email that was sent out by CSK outlining committee responsibilities.

Road repairs have been completed on Chandler Drive and we look forward to a smooth ride around the Mill.

Sunoco continues to drill the pipeline with work anticipated to be completed by the end of 2020.

The Master Association has increased their monthly fee by \$1.98 per month per home.

COMMITTEE REPORTS

Architectural /Building Committee Report

Remediation work is progressing nicely. Competing priorities have slowed work a bit, but we are on schedule for an October 31 completion of Upper Robynwood. The paint color has been selected after several color options were evaluated by members of the Council as well as resident feedback. As a result, painting of Building 14 has begun.

Work on Middle Robynwood will begin in November with a staging area created toward the rear of the Village (near 1300). In summary, we are on schedule from a work and budget perspective. More progress next month.

Finance Committee

There has been a slight change to the Operating Budget for this year. Previous Councils have been funding the Building Remediation Project as an Operating Expense and depositing the special assessment money collected each year directly into the Operating Fund. This is creating an accounting problem since the Finance Committee as well as CSK accounting believes that the Remediation Project is a Capital Expense and should be funded from our Capital Reserve Fund. At the September 16th Robynwood Executive Meeting, Council voted and unanimously approved to change this accounting practice and fund the Remediation Project entirely from the Capital Reserve Fund. This means that the \$5,000/Unit special assessment money (\$310,000 total) that was collected this year will be deposited into the Capital Reserve Fund and the annual Operating Budget changes from the original \$781,200 to \$471,200. This will also make it much easier to document the remediation expenses in a monthly report.

Landscape Committee

Before any changes to the landscaping is done around your home, the HOA has a request form that needs to be filled out & submitted to CSK management. CSK, in turn, will forward it to both the council & landscape committee for review. The homeowner will then be contacted by council letting them know if the changes are approved. Please note, that if you hire HML to do

the work for you, they will take care of filling out all the necessary paper work for you. See attached form at the end of newsletter.

PROTOCOL FOR ALL LANDSCAPING ISSUES:

Please send an email to both CSK & Mike Neale (HML). CSK & Mike will handle the issue & contact the appropriate people, as needed.

The CSK email address is: info@cskmgmt.com (610) 337-3500

Mike Neale's email is: hmland@comcast.net

Maintenance Committee

There are no new items to report this month from the Maintenance Committee.

As a reminder, CSK Management, not a maintenance committee member, should be the first point of contact for all maintenance requests. The maintenance committee will follow up with the homeowner as appropriate.

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

Social Committee

The Social Committee wants to thank Trish Doran and Lin Prout for planning a great "First Robynwood Cocktail Party." We had more than 2/3rds of the Robynwood residents attend. A fun time was had by all. Residents were busy making new friends, noshing on delicious appetizers and just socializing. The Country Club did a wonderful job in making the evening special, as well.

Our Ladies Luncheon is scheduled for Thursday, October 3rd, at McKenzies Brew House in Malvern. See Attached Flyer for all the details.

The Social Committee and the Robynwood Residents wish to welcome Donna and Steve D'Ortone, 1271 Robynwood.

We wish to extend warm wishes to Jim Bellas for a speedy recovery. Jim has not been well for the past few weeks and has spent time in the hospital.

We continue to explore activities for the Village's enjoyment. Please reach out to Trish Doran or Mariangela Hlis if you have any suggestions.

Save the Date: Robynwood Holiday Dinner at the Club, Saturday, December 21.

Real Estate Update for Robynwood and the Mill

Mariangela Hlis- Source Bright MLS

Currently there are 22 "Active" listings ranging in price from \$155,000 to \$575,000. There are 14 homes "Pending" or "Under Contract" and 13 homes have "Settled" in the last 30 days.

Currently "Active": 1288 Robynwood has been "Withdrawn," 1290 Robynwood has gone "Under Contract," 1294 Robynwood has been reduced to \$530,000.

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.

CARESHARERS



Most Hershey's Mill residents do not realize that we have a group of "Mill" volunteers who dedicate some of their time to helping our own (free of charge).

For many years this group of volunteers has been helping residents with getting transportation to their appointments and with small handyman needs.

If you are a resident and have a need, please call us at **610-430-8830** and leave us a message.

Facebook—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 will take place on the 3rd Monday of the month at 3 p.m.. This month's meeting will take place at the Community Center in the Paoli Room on October 21. All residents are invited.

The Annual Meeting has been scheduled for November 13, 2019 at 2 p.m. in the Main Room of the Community Center. Please mark your calendars and plan to attend and participate in this important Robynwood event.

Quote of the Month

“Change is the only constant in life. “

Heraclitus

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
Member at Large, Ed Prout
Treasurer, Larry Appalucci
Vice President, Bob Avin
Secretary, Sheila Kanter

Finance Committee:

Mike Reinking, Chair

Larry Appalucci,
John Hlis
Eileen Raffaele

Architectural/Building Committee:

Bob Avin, Chair

Ed Prout
Bill Patterson
Don Owens
John Hlis

Maintenance Committee:

Don Owens, Chair

John Hlis
Bob Avin
Tony Scavo
Greg Cox

Landscape Committee

Diane Lenk, Chair

Evan Lenk
Tony Scavo
Sue and Dave Arnold
Ann Owens

Social/Decorating Committee:

Mariangela Hlis, Co-Chair

Trish Doran Co-Chair

Xonia Avin
Linda Prout
Tom Prior
Louise Appalucci
Frank Yanni

Monthly Newsletter:

Pat Patterson, Editor

Sheila Kanter

CSK Management, Inc.

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



*This luncheon invitation is for you,
come and share some witches' brew.*

*Thursday, October 03rd @12 noon @
McKenzie's Brew House, Malvern.
Separate checks offered.*

*RSVP by October 01
Lin Prout
linda.prout@comcast.net
484.999.8087
Robynwood Social Committee*



ROBYNWOOD VILLAGE
LANDSCAPE CHANGE REQUEST

Name: _____ House # _____ Date _____

Approval for any proposed change or addition to the landscaping in the Common Area around the homeowners unit must be obtained **BEFORE** work is started.

DESCRIPTIONS AND SPECIFICATIONS: Please provide a concise description and sketch of the requested change on the other side or submit separate page with plans. The plans must include location of the new planting in relation to existing structures and other common elements. The plan must include names of plants to be used with their height and width at maturity. For example: *Juniper "Blue Rug", height 8" width up to six feet.*

Name of Contractor: _____

The contractor must file a **Certificate of Insurance** and signed Responsibility Acknowledgment form with the Managing Agent **BEFORE** work begins, and is responsible for any damage to the Common Areas, buildings, wires, etc. All construction debris is to be removed from Hershey's Mill. The contractor will keep all equipment on paved areas within the Village unless special permission to place it elsewhere is granted through the Managing Agent. If the **homeowner** does the work, **the homeowner must sign the Responsibility Acknowledgment form.**

If approved, as owner of House # _____ I/we agree to be totally responsible for the entire installation, maintenance and upkeep (replacement, insurance, etc.) of the addition requested above. We understand that the Council reserves the right to maintain the proper appearance of this addition and charge us as owner(s) for the expense to correct our failure to do so. This agreement will be made part of any agreement of sale that I/we may enter into on the above mentioned home.

Date: _____ Signature(s): _____

..... Committee and Village Council use Only

Committee Recommendation: _____ Council Disposition: _____ Date: _____

Approval: _____ Approved _____

Disapproval: _____ Disapproved: _____

Date Copy Returned to Homeowner: _____ Final Committee Inspection: Date: _____

cc: Arch/Landscape Committee

RV Form 2 December 2000