

# The Woodlands at Greystone Newsletter

September 2024

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## Welcome New Neighbors

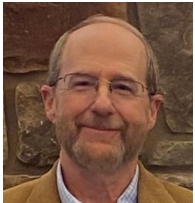


### August Settlements

Dot Conner, 1029 Bollinger Lane

Chris Tereskiewicz / Angel Franzini, 1021 Bollinger Lane

Lorraine and Michael Bernotsky, 902 Eakins Circle



## HOA Board (Gene Goldman)

Woodlands HOA Board Secretary

### **Joint Statement from Glenn Peters, Landscape Committee Chair, and Gene Goldman on Implementation of the Woodlands Land Development Plan:**

While we understand the impact that the location of public and private trails in Woodlands can have on homeowners, we also recognize that the Land Development Plan (LDP) has been readily available to prospective home buyers since the inception of development. Copies have been available for review in the NV sales office since the first day lots were put up for sale back in November 2019. The developer is bound to comply with the West Goshen Township-approved LDP for the community. The LDP shows the exact, Township-approved location for the trails. Unfortunately, it is not uncommon for the execution of the LDP by contractors to result in mistakes. However, the developer is obligated to make the final placement of hardscape and softscape materials match the approved LDP. Regardless of potential rework costs, or homeowner disruption, the developer will have to make the result match the plan. The HOA has no ability to suggest, request, or require the developer to do anything but complete the infrastructure so as to conform to the approved LDP.

As communicated regularly, including at the July Homeowner Information Zoom Meeting, the Woodland HOA is still majority governed by the developer. Even if the homeowners had majority control of the HOA we would not be able to direct any actions that deviate from the Land Development Plan without complying with all Township-mandated actions required to gain such approval. During the July Zoom meeting, it was brought up that homeowners can formulate a petition to demand a response to homeowner requests. While this is true under the Pennsylvania UCA Act, it is merely a requirement that the HOA, developer, or builder respond to such a petition. It does **not** imply that any target of a petition need to act to address the petition request; it only requires a formal acknowledgement.

### Propane Transportation Charge Increase

The Greenleaf invoices for propane gas use from July-August went out by email Monday. For those Woodlands owners who closed on their homes prior to June 20, 2023, the *transportation and distribution charges* line item on the invoice increased from \$1.17 per gallon to \$1.44 per gallon, an increase of 23%. The *administrative fee (customer charge)* increased from \$9.50 per billing cycle to \$11.67, also a 23% increase. Woodlands owners who closed on their homes after June 20, 2023 were already paying higher *transportation and customer charges* as per the first amendment to the Gas Delivery and Equipment Agreement enacted in 2023. The original Gas Agreement was signed on June 20, 2019 and fixed the *transportation and customer charges* for an initial 5-year term which ended on the first day of the sixth year of the agreement, June 21, 2024. The increases in the *transportation and customer charges* was calculated based on the accumulated increase in the annual CPI for All Urban Consumers (CPI-U) during the 5-year fixed period and thereafter to be adjusted by the CPI-U index annually.

### Free Electronics and Shredding Event

Sen. Carolyn Comitta and Rep. Christina Sappey along with PennDOT are holding a free Electronics and Shredding Event on Saturday September 7th from 10AM - 1PM. Location and details are at the link >>>

[Free Electronics + Shredding Event](#)

### As Steve Jobs used to say during the annual unveiling of new Apple products, *One More Thing...*

I thought this would be of interest since many Woodlands owners sold a home when they moved here. The lawsuit that upended the real estate agency commission process also reached a \$418 million settlement on behalf of home sellers. According to a NYT article, under the settlement, homeowners who sold homes in the **last seven years** could be eligible for a piece of a consolidated class-action payout. Depending on how many homeowners file claims by the deadline of May 9, 2025, that could mean tens of millions of Americans sharing that pot of money. Here is how to file a claim to recover a portion of the buyer's commission you paid as a seller of a home >>> [Real Estate Commission Litigation](#). You will need to locate a copy of your sales document showing the commission paid to the buyer's agent. You can file the claim online or mail in the document by printing out a claim form here >>> [Real Estate Commission Claim Form](#)

Happy End of Summer! Gene Goldman, HOA Board Secretary

#### GAS DELIVERY & EQUIPMENT AGREEMENT

THIS GAS DELIVERY & EQUIPMENT AGREEMENT (the "Agreement") is entered into this 20th day of June, 2019, by and between Greenleaf Propane, LLC, a Delaware limited liability company ("Initial Propane Supplier"), Layline Infrastructure, LLC, a Delaware limited liability company ("Facilities Provider") and Woodlands at Greystone Community Association, Inc., a Pennsylvania non-profit corporation ("Association"), each hereinafter referred to from time to time as "Party" or collectively as "Parties".

6. For the first five (5) Agreement Years, the "Transportation and Distribution Charge" shall not exceed One and 17/100 Dollars (\$1.17) per gallon.

7. Beginning with the sixth (6<sup>th</sup>) Agreement Year, the Customer Charge shall be adjusted on the first (1<sup>st</sup>) day of each Agreement Year by the Percentage Increase in the Index. The term "Index" shall mean the Consumer Price Index for All Urban Consumers (CPI-U), U. S. City Average-All Items (1982-1984=100), published by the Bureau of Labor Statistics of the United States Department of Labor. If the Index shall cease to be published, there shall be substituted therefore a price index (or combination of indices, with such adjustments as may be required to afford compatibility), published by the Bureau of Labor Statistics or its successor government agency, which is intended to be representative of substantially similar changes in the cost of living. "Percentage Increase" shall mean the percentage equal to a fraction (i) the numerator of which shall be the change in the Index from the third full calendar month preceding the first (1<sup>st</sup>) day of the first (1<sup>st</sup>) Agreement Year to the third full calendar month preceding the first (1<sup>st</sup>) day of the current Agreement Year, and (ii) the fraction's denominator shall be the Index for the third full calendar month preceding the first (1<sup>st</sup>) day of the first (1<sup>st</sup>) Agreement Year.

8. Beginning with the sixth (6<sup>th</sup>) Agreement Year, the Transportation and Distribution Charge shall be adjusted on the first (1<sup>st</sup>) day of each Agreement Year by the Percentage Increase in the Index.



Holly



Karen

## NV Homes Sales Team

*Holly Pack and Karen Helveston*

Hello and Happy September! We are excited to welcome Fall, with all its beautiful colors. We are planning for a busy next few months, as we release our final phase of the community next month! Looking forward to seeing you all at the upcoming events! Holly and Karen



Sophia



Jenna

## Property Manager *(Sophia Reeves)* Assistant Property Manager *(Jenna Cauley)*

As a friendly reminder the HOA Management office will be closed on **Labor Day** and will resume normal business hours on **Tuesday, 3 SEP 2024**.

### SAVE THE DATE

for the next homeowner's information meeting which will be held on **15 OCT at 7 PM via zoom**.

Topic: Woodlands Homeowners Information Meeting

When: Oct 15, 2024, at 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86419635648?pwd=lbwBDiwsUV25Tu0sgblkNrcJe2jb4W.1>

Meeting ID: 864 1963 5648

Passcode: 291389

Call in: (305) 224-1968 enter meeting ID and press # then # again to join

**Settlements:** Currently, there are a total of 166 out of 252 with an average of 3-4 homes being sold monthly with a projection of 179 by 31 DEC 2024. Please note once we reach 189 (75%) settlements which will be sometime in mid-May/June 2025, the transition election will begin and there will be two open positions available for homeowners to be elected to the new Executive Board of Directors.

Have an awesome Labor Day from both Sophia and Jenna

Cheers!



## Architectural Review (Dave Prilutski)

[ARC@woodlands55.org](mailto:ARC@woodlands55.org)

As previously stated, any work done by a contractor on the external portion of your home and property requires submission of a certificate of insurance (COI) for that contractor.

We are changing the process for submitting the COI for **projects that do not involve exterior alterations**. When the work is simply maintenance, such as driveway sealcoating, we will accept an email with the COI or reference to a COI on file. When group projects are being performed, like the recent sealcoating of 16 neighbors, we will accept one email listing all the involved homes along with the COI. Send the email to me at [ARC@woodlands55.org](mailto:ARC@woodlands55.org). I will then confirm a valid COI is provided and notify Sophia. Sophia will record the project and issue the HOA approval letter. The proposed work must wait until you receive the approval from Sophia confirming a valid COI has been submitted.

Examples of work that would fall under this process when a contractor is used includes: driveway sealcoating, touch up painting (same color), power washing, landscape maintenance such as mulching, weeding, roof & siding repair. If performed by the homeowner, prior approval is not required.

This does not change the process for exterior alterations such as handrails and patios. Those still require completion of the Exterior Alteration Request form with supporting documentation as described on the community website.



## Facilities (Anne Stanley)

[Facilities@woodlands55.org](mailto:Facilities@woodlands55.org)

Due to the cooler temperatures earlier in August, the Committee voted to turn the pool heater on mid-month. The heater will remain on through Sunday, September 15<sup>th</sup> per the allocated propane budget. The pool will close on September 30<sup>th</sup>. The last day to use the pool is September 29<sup>th</sup>.

The Fitness and Yoga room fans have been purchased and the electrician is being scheduled to install them in the next few weeks. Once the fans are installed, we will remove the personal fans and put them in the Lost and Found in the Copy Room. In the meantime, if you wish to collect your personal fan, please feel free to do so.

We are hoping to schedule the pickleball court lining in the fall. Sophia has been working with the potential vendors to see who is available to meet our requested schedule. In addition, Dave has been refining the previous measurements along with the proposed court configuration.

Also, we received our Ping Pong table refund and will be evaluating replacement options for the Game Room.

Lastly, the team has been looking at Amenity Boss for potential Facilities use. We will be using it to conduct a 'trial' to see if it meets our needs.



## Finance *(Rell Winand)*

The July Financials have been published and reflect the following relative to the Year to Date (YTD) budget:

### Income Statement

- Revenue is higher than budget by \$25,592.00 reflecting home settlements in excess of budget.
- Clubhouse and Pool expenses are below budget by \$27,548.00 reflecting security fobs not yet purchased, lower utility expenses, clubhouse cleaning and court maintenance.
- Contracts expense has a positive variance to budget of \$2,266.00.
- General and Administrative is showing a small favorable variance to budget of \$518.00 reflecting favorable variances in office expense and social activities partially offset by an unfavorable variance in miscellaneous G&A.
- Maintenance and Grounds reflect the overage to budget due to snow removal, but landscape and trash expenses are less than budgeted through July.
- Professional fees are in line with the budget.
- Utilities reflect a favorable balance of \$4,470.00.

### Balance Sheet

- Operating cash balance \$76,881.61
- Reserve Funds cash balance \$147,707.05
- Accounts Receivable balance \$6,614.24.00 from a June balance of \$26,455.38.



## Parking *(Cristina Kincade)*

*[parking@woodlands55.org](mailto:parking@woodlands55.org)*

### Committee Objective

To develop and maintain a reasonable solution to existing parking issues within the community in consultation with the Executive Board and HOA Management.

### Update

The HOA Board approved the Parking and Streets Committee Charter and we now have five volunteers to complete the committee. Since August, we have held two meetings and you can review the Charter in the Danella HOA portal. Please note the Board is reviewing the minutes from both meetings which will soon be uploaded to the portal once approved. Additionally, the committee will be working on installing barriers at the entrance of Trail 24 and Aram Ave which will include Woodlands 55+ Residents only signage (like Trail 26) once materials are received.





## Landscape & Grounds (Glenn Peters)

[Landscape@woodlands55.org](mailto:Landscape@woodlands55.org)

### Landscape & Grounds

The weather has been up and down, but the majority of the community turf has fared well. Shearon has adjusted their schedule and mowing height to keep the community looking good without stressing the grass. We have received confirmation that the developer will improve the Gorky Propane tank farm further using the landscape plan our committee developed. We have been monitoring the community for any additional infestations and so far, we have been clear. We are reviewing the street trees and determining if we can include some additional pruning in the fall to shape the trees and remove dead branches.

### Transition Workgroup

Our team has been out surveying the community to provide the developer an inventory of dead or missing trees. We are using the Land Development Plan (large prints you may have seen in the sales office) but the developer advised these are approximate plans and the developer has the flexibility to adjust the plan without needing approval. The developer is required to install a set number of trees but where they ultimately end up may not match the plans we have. Our approach is to advise the developer of missing trees by phase, show locations where variations are significant, and provide details on the dead trees. The developer will be putting tree orders in for fall planting, and we are working to see if we can influence the number and placement. We are also working with the developer to address areas where the turf is poor. Overseeding is being planned for the fall.

If you have and questions or comments, please contact us at [Landscape@woodlands55.org](mailto:Landscape@woodlands55.org)



## Events (Linda McElvenny)

[events@woodlands55.org](mailto:events@woodlands55.org)

The Events Committee Quarterly Meeting will be held on Mon 9/23 at 7 pm. We will be reviewing new procedures for requesting an event as well as planning events for October, November and December. **All are welcome!**

### Breakfast Club - Thu 9/5 @ 8:30 am at Aldo's Restaurant & Grill

Join us for breakfast at Aldo's Restaurant & Grill (formerly Olive Tree) 104 Turner Lane, West Chester. RSVP is required for all homeowners by Tue 9/3.

### Happy Hour - Fri 9/6 @ 5 pm

Join your neighbors for our monthly Happy Hour! Something special this month: Sandy and Dave Huppman have offered to pick up BBQ Dinners for those interested. Dinners consist of ribs, chicken, pulled pork, mac n' cheese and cornbread and will be served buffet style. Price is \$25 per person. Money due at the Happy Hour. Questions: Call Sandy at 610-368-3600.

PLEASE NOTE: This is an optional addition to our regular happy hour. No worries if you don't want the dinner - Come and join your neighbors - BYOB!

**Ladies Nine & Dine - Tue 9/10 @ 9:30 am**

There are two golf outings planned in September. The first golf outing is being planned for Tue 9/10h at Spring Hollow Golf Club hopefully @ 9:30 or 10:00 am. All levels of golf are welcome. The cost is \$46.00 for golf and cart rental. The next outing will be on Thu, 9/26 at a course of our choosing. Please respond to Annette Erickson at [annettee@comcast.net](mailto:annettee@comcast.net) or 610-212-2360 with any questions or concerns and let me know if you would like to play on Tue 9/10.

**Community Coffee Hour - Wed 9/11 @ 9:30 am**

Join us at the Clubhouse to enjoy a cup of coffee or tea and chat with your neighbors.

**Book Club - Thu 9/12 @ 7 pm**

The book is The Measure by Nikki Erlick. The meeting is held at the Clubhouse. Please RSVP on the Facebook Event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com). If new, and you would like more information, please contact Anna Bertsch or Eileen Prilutski ([emprilutski@gmail.com](mailto:emprilutski@gmail.com)).

**Pickleball Palooza - Tue 9/17 @ 5:30-7:30 pm (rain date Thu 9/19)**

Get ready for an evening of fun, food, and friendly competition at our Pickleball Palooza. Whether you're a seasoned player or just starting out, this event is designed for all skill levels. We will be mixing things up with a combination of exciting pickleball matches and delicious food. Bring your paddle, favorite appetizer or dessert and drink of choice. If pickleball isn't your thing, feel free to stop by to watch the matches and socialize with neighbors! For questions, contact Tina Cunningham at [tinamcunningham@hotmail.com](mailto:tinamcunningham@hotmail.com) or 484-252-1162

**Lunch & Learn: Spinal Health - Wed 9/18 @ 12-1 pm**

Join us to learn about the importance of good spinal health and some strategies for preventing back pain. There will be a 30-minute presentation by Dr. Jason Kistler of Align Chiropractic in Frazer. A lunch of pizza, chicken Caesar salad and dessert will be provided by Bravo Pizza. There is no charge for the event, but it is limited to 25 people. RSVP for all homeowners is required.

**Dine Around at Osteria Ama (West Chester) - Tue 9/24 @ 6 pm (Sold Out)**

We will be dining at Osteria Ama, West Chester, (a traditional Italian restaurant) located in The Commons at Thornbury, 34 Street Road, the intersection of rt. 926 and rt. 202.

The Chef has agreed to add more diners for the evening. There will now be a price fix of \$60 per person. This includes a time to socialize before dinner and appetizers will be served. You will have a choice of two salads, 5 entrees, dessert, coffee & soda. Tip is not included. BYOB and separate checks. You will receive an email confirming you made the "cut" and are not on the waitlist. Those who are on the waitlist will also be notified and will be "moved up" when someone cancels. It is more important this time to get our attendance count correct so please let me know via text 484-678-4357 if you have cancel. Carpooling is always advised but there seems to be plenty of parking. As always, please honor your commitment. If you have questions just reach out to Phyllis Dunn.

**Announcing Holiday Progressive Dinner - Tue 12/10 @ 5 pm**

Save the Date! Attendees will meet at our clubhouse at 5 pm to enjoy appetizers and BYOB drinks. At 6 pm we will divide into parties of 8 and enjoy dinner at an assigned home. Your chef and fellow diners will not be known until you draw a name from "The Hat" as you leave for your dinner destination at 6 pm. After dinner, approximately 8 pm, we will all come back to the Clubhouse to be greeted with a Holiday Cookie table as our dessert. Our goal will be to find 10 Chefs who are willing to cook a simple dinner for 8. This allows for 80 people to attend. If we have more than 80 people sign up we will be looking for more Chefs! For those attendees who have not signed up to be a Chef, we would like you to sign up to bring an appetizer or 2 dozen Holiday Cookies. We will start "sign ups" in late September through our Facebook page.

- \* For those of you with food allergies, we have no way of accommodating everyone's needs, so if you anticipate a problem, please don't stay at home, just pack a bagged "dinner" and join us. Questions or concerns just reach out to Phyllis Dunn at [dunn.phyllis@gmail.com](mailto:dunn.phyllis@gmail.com) or text 484-678-4357.

# Ongoing Activities at The Woodlands

## Men's Golf Group



The men's golf group plays **Wednesday mornings** from Spring until Fall. It was a great first year for The Woodlands Golf Group and we hope more resident golfers join us. If you are interested in joining, please contact Dave Bertsch at [David.bertsch@verizon.net](mailto:David.bertsch@verizon.net) or (484) 948-8721.

## Water Aerobics



Join us at the pool for water aerobics every **Friday at 10:00am** during July & August and September. Cost is \$50 for 5 classes or \$12 for drop-in. No equipment needed and all levels welcome.

## Poker Group



The poker group meets **Wednesday at 6:30pm** in the game room at the clubhouse. Sign up to play by Tuesday prior to each play date. Email Dennis Huston at [denniswc@comcast.net](mailto:denniswc@comcast.net)

## Mahjongg



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 meets Tuesdays from 1-3pm and is currently full. Group #2 meets **Thursdays from 10am-12pm**. If you would like to join the Thursday group, email Lorraine Moran at [moran1103@verizon.net](mailto:moran1103@verizon.net).

## Nine & Dine Ladies Golf



Who is interested in a casual golf outing followed by lunch? Contact Annette Erickson at [annettee@comcast.net](mailto:annettee@comcast.net) or 610-212-2360.

## Pickleball Round Robin



Pickleball Round Robins every **Monday 8:00 – 9:30am plus Tuesday and Thursday 6:30 – 8:00 pm**. Meet at the courts. All levels welcome! No sign up required. We will rotate in if necessary. Weather permitting! May 21 through Sept 26

## Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

## Walking Wednesday



The walking group meets outside the clubhouse on **Wednesday mornings**, weather permitting. Timing dependent upon the weather. Contact [events@woodlands55.org](mailto:events@woodlands55.org) for more information and to be added to text distribution list.

**Note:** Walking Wednesday will meet at 8:30 am at the clubhouse starting 9/4.



# Get to Know Your Neighbors

*We are featuring homeowners willing to be profiled by street sections. We are now asking residents on Gorky Lane. Janet Melton will be reaching out to ask if you are willing to be part of this feature.*

## Bonnie & Bob Dodge

1420 Gorky Lane



### Where are you from?

Bob and I were born in Sunbury, Pa. We married in 1975 and have lived in Mechanicsburg, Pa., Geneva, Illinois, Danbury, CT and West Chester, Pa. with transfers with UPS. Bob worked for United Parcel Service for 34 years and retired in 2006. Bonnie worked with many Custom Home Builders as an office manager and also a full-time mom. We became full time residents of Palm Coast, Florida in 2016 after building a new home in the Hammocks, after owning a condo in Daytona Beach Shores.

### Do you have children/ grandchildren?

We have two beautiful daughters; our Julie lives here in West Chester and is a MRI technician at Penn Hospital here in West Chester. She has 3 of our precious grandchildren, ages 14,11, and 9. One of the main

reasons we moved into the Woodlands. Our other daughter Janelle, lives in Land o' Lakes, Florida with our other 2 precious grandchildren ages 17 & 14 who we see while in Florida for the winter. We have the best of both worlds.

### What are your hobbies?

Bob enjoys working on keeping our home's grounds neat and trimmed. He also enjoys playing golf and one of his favorite things is walking his best buddy, our 4-legged dog, Rocky. He also enjoys spending time working with finding out our history of our families on Ancestry.com. Bob is a great storyteller with stories from the past. Bonnie loves playing Pickleball, Mahjong, and spending time with friends and family. She also loves her walks on the beach and sitting watching the sunrise and sunsets at the beach in Palm Coast. Bonnie enjoys both fitness centers here in Pa. and Florida.

### Why do you like about living in The Woodlands at Greystone?

Bob and Bonnie enjoy our wonderful neighborhood here in the Woodlands with great neighbors. We also enjoy the social events here in the spring and summer in the Woodlands and meeting new people every day. Also, being close to our daughter and grandchildren is a PLUS!