

The Woodlands at Greystone Newsletter

September 2025

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Welcome New Neighbors

(we were unable to obtain the first names of the new homeowners)

Matheson	937 Eakins Cir
Donegan	940 Eakins Cir
Grimm	942 Eakins Cir
Sheehan	1145 Sculthorpe



HOA Board *(Vincent DeMarco)*

BoardWoodlands55@gmail.com

Thank you to all of our continuing and new committee members who responded so enthusiastically to our recent call for volunteers. Your dedication and involvement are vital to our community's success.

The Board has officially approved new charters for all committees and a new Code of Ethics. Finance Committee representatives and Board members have been assigned accordingly, and we are pleased to announce that John Paradise has been appointed as the new chair of the Streets, Parking, and Gates Committee.

An updated committee membership directory is now available on the Woodlands website, the Danella portal and posted in the clubhouse.

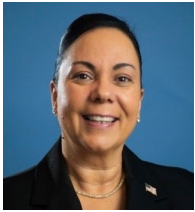
We are pleased to share that both the Clubhouse Redesign Workgroup and the Communications Workgroup are now up and running.

As part of the clubhouse improvements, the Facilities Committee will soon begin removing the existing fireplace. If feasible, the electronic fireplace insert will be preserved for possible future use.

The Communications Workgroup is currently focused on defining requirements and identifying possible solutions for a single communication platform to better serve our community.

In addition, we are in the early stages of forming two new groups: a Gates Workgroup and a Pond and Goose Workgroup.

Have a Happy Labor Day!



Sophia



Jenna

Property Manager *(Sophia Reeves)*

Assistant Property Manager *(Jenna Cauley)*

Happy September Everyone! Please be mindful that school is back in session and the bus stop is located at the bottom of Aram Avenue next to Phillips Drive. Please be alert since the bus might block trucks and cause some traffic delays.

Some updates (repeated from my earlier email):

- **Greystone Elementary School Aram Avenue Run Event:** As a friendly reminder, the elementary school is having an event on 9/26 between the hours of 5:00 -7:00 pm. If it rains, they will hold the event on 10/3. Please note, the Pottstown Pike entrance and exit will most likely be blocked as the children's route is from the Aram Ave school entrance, along Aram Ave to Bernstein Lane circle and back. We ask that you mark your calendar and use the Phoenixville Pike entrance during these hours.
- **Total Settlements:** As of the end August, 214 out of 252 have been closed. The last home is projected to close at the end of June 2026.
- **Developer (RLD) and Builder (NVR) Updates:** You might see some people walking around with tri-pod cameras, stakes or equipment which we confirmed are to mark coordinates and location of homes, streets and landscape for both RLD/NVR. This will continue until the end of construction. This will most likely not happen until late fall 2025.
- **Trails and Public Parking Lots:** Confirmed with RLD that this project has been pushed until late spring 2026
- **Pool Season:** The final swim day is Tuesday, 9/30. Pool closing will commence the first week of October.

As always, if you have any HOA related questions or needs, please email Jenna or me as we are always here to lend a helping hand. Cheers!



Architectural Review *(Dave Prilutski)*

ARCWoodlands55@gmail.com

As a reminder, the Exterior Alteration Request form homeowners sign when requesting approval of their project includes the following request for a photo of the finished project:

VI. POST CONSTRUCTION HOA BOARD/ARC REVIEW

After completion of construction, the Unit Owner must send photos of entire project to ARCWoodlands55@gmail.com for review and to confirm work was aligned with the approved ARC request.

Section 12a of the HOA Rules & Regulations states that *"Front door and shutter colors can be changed but only to colors used by NV Homes for the community"*. NV has introduced a number of new colors for

the final phase of The Woodlands. A list of approved colors is available as a download in the ARC section of the community website.

The HOA board recently clarified rules related to landscaping in the community.

- Trees will only be approved in the Limited Common Element. No longer will trees be approved in the Common Area for homes that back up to Aram nor will trees be approved in the 4' flowerbed zone along the side of homes, decks and patios.
- The maximum mature height for new shrubbery is 4 feet in the 4' flowerbed zone.
- Trees are allowed in the LCE with the following guidelines:
 - Trees / shrubs must be planted so that their canopies will not overlap when fully mature.
 - Planting trees in rows, clusters, or patterns that will cause the mature canopies to overlap is prohibited.

The detailed Tree Planting Policy as it relates to spacing requirements is available in the ARC section of the community website.



Facilities (Mike Price)

FacilitiesWoodlands55@gmail.com

The team has been working to implement some improvements to both the clubhouse and courts. Thanks to their efforts you will notice:

- Game room doors (leading to the pool) are now able to be 'released' during social events that occur both inside and on the pool deck. We thought we had a solution previously but discovered some nuances that have now been addressed. No need to use fobs to enter or exit the clubhouse from/to the pool area during these times. However, we request that the doors remain closed and not be propped open.
- The pool gate has been modified to ensure that it securely closes. There were issues with it not closing properly, and now this has been rectified. Please be sure to use your fobs when entering or exiting the pool area.
- The bocce court lines will be repainted in time for the upcoming fall league!
- There will be a 'protective' table-top used to cover the shuffleboard so that during social events bottles, glasses and other items will not cause any damage. Thanks to our newest member, Paul Cavanaugh, for providing a creative solution to help address this issue!

Our committee thanks Dave Bertsch and Anne Stanley for stepping up as Vice Chair and Operations Manager, respectively.



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

The **July 2025** Financials have been issued and reflect the following information:

Overview

Year to date July 2025, the HOA had revenue in excess of the forecast by \$48,387. The expenses were under the forecast by \$40,981. The result is a positive year to date variance of \$89,368 compared to the budget.

Income Statement

- Revenue is a positive variance to budget by \$48,387 due to HOA fees higher than the budget and timing on the working capital contribution from home closings.
- Clubhouse and pool expenses have a positive variance of \$23,451 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$1,753 due to timing for the HVAC.
- General and Administrative have a small unfavorable variance of \$1,214.
- Maintenance and Grounds reflect a favorable variance to budget of \$22,294 due primarily to lower snow removal expenses in the first quarter.
- Professional Fees expenses have a small unfavorable variance of \$8,356 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$3,053.

Balance Sheet

- Checking account cash balance is \$109,873.
- Invested operating cash is \$90,180.
- Reserve Funds cash balance is \$227,189.
- Accounts Receivable balance is \$10,956.



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

Our committee has been very busy over the past month. We are still working on a concise document to provide you with your responsibilities and guidance for what you can do in your Limited Common Element (LCE). A new workgroup has been formed to research pond aeration and render the Woodlands pond area inhospitable to Canada Geese. Hopefully, they will have a game plan before the geese come back next spring.

As a reminder to everyone, it is the responsibility of the homeowner to water not only the street trees but also the common area trees adjoining your LCE. The weather has been very dry recently and we have a lot of new trees.

The Board has been working on planting guidelines for the Woodlands and you will see more information under Dave Prilutski's Architectural Review section. We are also working on a tree/shrub reference sheet to help speed up the process for ARC approvals.

As we move into the fall, you can expect another lawn treatment and fall pruning.



Streets, Parking and Gates (John Paradise)

SPGWoodlands55@gmail.com

I would like to first say thank you to Sandy, Frank and Michael for their ongoing commitment. Also, I would like to welcome our newest member, Larry Dowdy, to the team. A warm thank you to Cristina Kincade for all her hard work and leadership with the committee.

Some of the immediate items that the team will be discussing for upcoming winter season are as follows:

- Develop and maintain winter expectations for the snow vendor and clarifying unit owner responsibility
- Develop a plan with the snow removal vendor on how to reduce environmental impacts from snow remediation efforts
- 2026 Budget – striping overflow parking areas and selecting a vendor for maintenance of gates
- 5 Year Plan - sidewalks, curbs and street evaluation

I look forward to serving the community by establishing a team environment to improve the quality and outcome of results. In the meantime, if you have questions, please email spgwoodlands55@gmail.com



Transition *(Sharon Fitzgerald)*

TransitionWoodlands55@gmail.com

Transition Committee Update

The Woodlands at Greystone Transition Committee is dedicated to assisting the Board in ensuring a smooth, transparent transition of control from RLD Greystone, LLC to the Unit Owners. This is a pivotal moment in our community's history, and we need your involvement to ensure we get it right.

What We've Been Doing:

Over the past several months, our team has been busy reviewing Association documents, and identifying key risks related to existing contracts. We have shared these findings with the Transition Board and made thoughtful recommendations to address the road ahead.

What's Next:

We are getting ready to launch an initiative, the Homeowner Feedback Process. This will help us collect valuable insights and identify potential deficiencies in our community assets (a.k.a. the punch list process). It is your chance to help ensure that any incomplete or unresolved obligations are addressed before we take full ownership.

Why Your Input Matters:

This is your community! The Transition Committee is here to support your voice in the transition process. By working together, we can:

- Ensure all assets are up to standard.
- Highlight issues that need immediate attention.
- Set up a clear roadmap for the future of our community.

How You Can Help:

We will need homeowner assistance once we get Board approval. This will include participating in educational sessions where we'll walk you through the process and show you how you can contribute to identifying and documenting any outstanding issues.

Stay tuned for more information!

If you have any questions, comments, or ideas, we'd love to hear from you. Feel free to reach out to us at transitionwoodlands55@gmail.com.



Social (Linda McElvenny)

SocialWoodlands55@gmail.com

Announcements:

Social Events Guest Policy

The board recently approved the following policy for social events.

For all social events, each unit is allowed to register up to two people (two residents or one resident plus one guest). For events with attendance limits, if there is space available 48 hours before the event, a resident may register a third attendee at the discretion of the event organizer. RSVPs are required for all attendees.

- Units with three or more members in a household will only be allowed to register two people until 48 hours in advance.
- Medical aides do not count as attendees.

Social Committee Quarterly Meeting

Our next general meeting will be held on Wed 9/24 at 7:00 pm. We will be planning events and activities for October, November and December. **All are welcome!**

Help Wanted!

Do you like to take photos? We are looking for people to take photos at events for the newsletter. Please reach out if you are interested.

Walking Wednesday

Walking Wednesday will be at 8:30 am starting in September.

Fall Bocce League

We are excited that 22 teams of four are participating in the fall bocce league at Woodlands. The league will run from 9/15 – 10/16. Games are Mondays, Tuesdays, and Thursdays at 3:30 pm and 5:00 pm. Come to watch a game and cheer on your neighbors!

Neighbors Helping Neighbors

Neighbors Helping Neighbors uses Signup Genius to connect Woodlands residents who have a need (meals, rides, errands, companionship and other basic needs) with a group of neighbors willing to help when they can. If you or a neighbor needs assistance with anything, contact Kathy Betchley at kathybetchley@gmail.com or Leslie Powers at leslie.powers227@gmail.com. We have a group of neighborhood volunteers who are ready and willing to help. If you would like to be added to the distribution list to receive requests for needs, please contact Kathy or Leslie.

Arts & Crafts Showcase

Are you one of the many talented people in the Woodlands working on various arts and crafts projects? Are you interested in having a chance to display your projects to the community? We are considering hosting an arts and crafts showcase in the winter and currently assessing whether there is interest. Any type of arts and crafts project is welcome, (e.g. crocheting, drawing, knitting, needlework, metalworking, painting, photography, pottery, quilting, scrapbooking, sewing, woodworking). If you are interested in sharing your talent or attending an event such as this, please contact Anette Karlsson at amk9099@gmail.com.

Halloween House Crawl

It is time to start thinking about the yearly Halloween House Crawl. In light of the expansion of our community, we are thinking a “street crawl” may be more in line now. With that in mind, we would need 3-4 houses within close proximity to each other to “host” the event for the community. Hosts are responsible for setting up outside and providing specialty drinks. Attendees would sign up to cover other drinks, water, appetizers, desserts, and paper products. If you have any questions or are interested in hosting, please contact Debbie Duffy (debduffy03@gmail.com). The event will be held Saturday, 10/25 starting at 5:00 pm.

Ladies Nine and Dine Golf

Golfing dates for September are 9/9, 9/16, 9/23, and 9/30. We will be playing at Spring Hollow Golf Club. Please check the Woodland’s Facebook page for updates. Please notify Annette Erickson (610-212-2360) at least three days before the scheduled golf day if you will be playing so we know how many to register for a tee time.

Pumpkin Collection

Just a reminder as we turn to decorating our homes for fall that Vic and Laura Franchi will be collecting pumpkins again in November to bring to a local goat farm. It provides our neighborhood with a way to dispose of pumpkins and gives the goats a delicious treat.

Upcoming Events:

The following are the upcoming events which are held in the Woodlands clubhouse unless otherwise noted. All events in the clubhouse are BYOB. **RSVP is required for all homeowners. If couples are attending, both parties need to RSVP for an accurate headcount.** You may RSVP on the Facebook Event or by sending an email to SocialWoodlands55@gmail.com.

Happy Hour - Fri 9/5 @ 5:00 pm

Join your neighbors for a fun evening around the pool at our monthly Happy Hour. Please bring a food item such as appetizers, sides, or desserts to share. As usual, it is BYOB but remember...no glass in the pool area. Please respond by 9/1, so we know how many to expect. Next month we will move upstairs in the clubhouse.

Book Club - Thu 9/11 @ 7:00 pm

The book is *The Secret Life of Sunflowers* by Marta Molnar. Please RSVP on the Facebook event or email Anna Bertsch at ambertsch@aol.com. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski (emprilutski@gmail.com).

Winery Trip (Wayvine Winery, Nottingham) - Fri 9/12 @ 3:00-9:00 pm

The trip is currently sold out, wait list only. The trip is limited to 30 people. The cost of \$93 includes wine tasting with a sommelier, walking tour of the vineyard (wear comfortable shoes), wood fired pizzas, dessert, transportation and driver gratuity. There will be live music. The bus will pick us up at the clubhouse at 2:45 pm and will leave the winery at 8:00 pm returning at approximately 9:00 pm.

Dine Around - Tue 10/7 @ 5:00 pm

Mark your calendars for a festive evening as we head to the charming and historic General Warren Tavern (9 Old Lancaster Road, Malvern, PA) for our next Woodlands Dine Around. We will kick things off at 5:00 pm with happy hour on the lovely Springhouse Terrace-a perfect spot to mingle, sip, and enjoy the autumn air. Then at 6:00 pm, we will head upstairs for a delicious three-course dinner.

You will choose from a prix fixe menu featuring five first course items, five entrees, and five desserts, all for \$82 per person (separate checks), PLUS, gratuity and any alcoholic drinks. Soft drinks, coffee, tea and tax are included.

Grab your neighbors, bring your appetite, and join the fun! Sign up on our Facebook page or email Phyllis Dunn at dunn.phyllis@gmail.com by 10/1.

Casino Night - Sat 11/15 @ 6:00 pm - 9:00 pm

A casino company will set up and manage a variety of game tables including Blackjack, Craps, Roulette and Texas Hold 'Em. The cost per person will be \$60, non-refundable. This will cover three hours of fun, entertainment, prizes and light bites. BYOB. Participants will arrive at the clubhouse between 5:30 - 5:45 pm to receive their wristband and \$1,000 in casino chips. Gaming will begin at 6:00 pm and the evening will culminate with a raffle for prizes.

Attendance will be limited to 70 participants due to space constraints. **Reservations for this event will be held at the clubhouse on Saturday, 9/6, Wednesday, 9/10 and Saturday, 9/13 from 3:00-5:00 pm.** Additional dates will be added if needed. **All reservations will require full payment in CASH for each participant.** We will be looking for volunteers to sign up for set up and tear down involving relocating the furniture in the clubhouse. If you have any questions, contact Judy Malkus at Jmalkus106@aol.com.



Marc



Bruce

Workgroups

Communication (*Marc Rubinger*)

The HOA Board has asked the Communication workgroup to explore moving from multiple platforms (Facebook, Website, Newsletter, Danella Portal) to a single secure platform system with some or all of the following features:

- Event registration and management system
- ARC request management
- Court and Clubhouse reservation system
- Calendar
- Payment portal
- Document storage
- Administrative role
- Mobile App

The group plans to make its recommendations to the Board by late fall.

Clubhouse Redesign *(Bruce Hurowitz)*

At the request of the Board, a new workgroup was formed to analyze our current clubhouse and surrounding areas and make recommendations for improvements. On 8/15, an organizing meeting was held to discuss many different topics. Below is a summary of our discussions.

Immediate:

1. The Board has approved the fireplace being removed, and the electric firebox will be stored in a safe area for possible reuse. The removal is being handled by the Facilities Committee and Sophia will email the residents when scheduled for removal.
2. Cost estimates are being obtained for some possible accent painting in the clubhouse.
3. Pillows, bolsters, etc. are being researched and priced out.
4. The storage room on the lower level across from the Fitness Room is being considered for a meeting room that can accommodate larger groups. The area is being surveyed, and a drawing will be created for evaluation and cost estimating.
5. Recommending a new movable puzzle table with much more functionality than existing one.

Medium Range:

1. The group will assemble survey questions for the clubhouse.
2. Design options are being worked on to improve the upstairs spaces.
3. Interior design improvements would be part of the overall effort.
4. Shade structures for the outer perimeter of the pool deck are being considered.

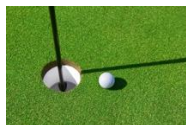
Long Range Plan:

1. There were discussions on a long-range plan for the clubhouse.

I am assisted by a great group of talented residents and in coordination with the Facilities Committee.

Ongoing Activities at The Woodlands

Men's Golf



Men's golf play **Wednesday mornings** from spring until fall. We have a great group and hope more resident golfers will join us. For more information, please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Poker



We now have over 20 members. There are 2 tables of play most **Wednesday nights at 6:30pm** in the clubhouse. All are welcome! Contact Dennis Huston with any questions (484) 888-9048 or at denniswc@comcast.net

Water Aerobics



Water aerobics will be held at the clubhouse pool on **Fridays at 10:00am during pool season**. Cost is \$50 for 5 classes or \$12 for drop-in. No equipment needed and all levels are welcome.

Nine & Dine Ladies Golf



Who is interested in a casual golf outing followed by lunch? If interested in joining us, contact Annette Erickson at annettee@comcast.net or (610) 212-2360.

Walking Wednesday



The walking group meets outside the clubhouse on Wednesday mornings, weather permitting. Timing depends on the weather. We currently meet at **8:30am**. For more information and to be added to text distribution list please contact us at EventsWoodlands55@gmail.com.

Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in the lower level of the clubhouse. Cost is \$60 for four classes payable to the instructor.

Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 meets **Tuesdays from 1:00-3:00pm** and is currently full. Group #2 meets **Thursdays from 10:00am-12:00pm**. If you would like to join the Thursday group, please email Lorraine Moran at Moran1103@Verizon.net.

Get to Know Your Neighbors

Scott and Karen Whittington

1114 Sculthorpe Drive



Where are you from?

We have been living in the West Chester area for over 25 years.

Do you have children/ grandchildren?

Are they local?

We have a blended family with five children ranging in age from 24-37 years old. Karen has three children and Scott has two. The children are scattered around the country in CO, VT, CT and two children in West Chester. Two of our children are married and each have a 1-year-old child. We have a grandson and granddaughter (who is local).

What is/was your career?

Karen is still working full time as a Clinical Nurse Educator at Riddle and has worked at Main Line Health in various campuses/roles for over sixteen years. Scott is still working as a manufacturer rep for a couple of small businesses where he coordinates the sales of Environmental Haz Mat products.

Fun Fact?

We met on a blind date and were married in Key Largo on the beach three years later.

What are your hobbies?

We enjoy camping in our trailer that we haul to many different state and beach area parks. We also enjoy cruising and traveling to see our children.

Why did you choose The Woodlands as the location for your new home?

We selected the Woodlands to move to as we were looking to downsize and liked the proximity to downtown West Chester. We love to walk into town for dinner.

What do you like most about living in the Woodlands at Greystone?

We most enjoy the trails and amazing neighbors we have here in the Woodlands. We look forward to becoming more involved in the community once Karen retires.

Last Month in Photos

Demo Day Pickleball



Ice Cream Social

