

The Woodlands at Greystone Newsletter

October 2024

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Welcome New Neighbors



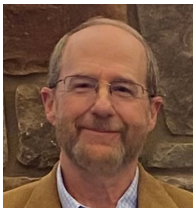
September 2024

Veronica and Greg Chandler, 1023 Bollinger Lane

Joe and Eileen Eckert, 900 Eakins Circle

Joel and Michelle Welde, 956 Eakins Circle

Bob and Cathy Stouffer, 990 Eakins Circle



HOA Board (Gene Goldman)

Woodlands HOA Board Secretary

The HOA Board held the 3rd Quarter Meeting on September 23rd. Some highlights:

- The Q2 Board Minutes were approved and released for publication.
- There is a current surplus from landscape and ground maintenance operations that can offset a significant portion of the carry forward of the 1st Quarter snow invoices. YTD revenue is as projected. We will have a more detailed view of the year end projections at the Q4 Board meeting scheduled for November 19th.
- There may be a short delay in the switch from Mascaro to Republic trash and recycling service. Mascaro has protested their contract non-renewal, but our Board has rejected their claim. The delayed recycle pickup this past Friday was added to our long list of service issues. Sophia and Jenna will keep owners informed on the date of the trash and recycle bin swap dates.
- I pointed out to Bill Reiser, HOA Board and RLD President, the absence of a Woodlands insignia signs on the stone monument at the Bollinger entrance. At one point, I thought it was simply a delayed plan for mounting it given the construction traffic at the entrance, but several owners queried me about the plans for putting one there, so I added it as an agenda item for this meeting

in case the plan was for the HOA to pay for the cost of obtaining the metal insignia sign. Bill assured me that it was merely an oversight and would not be an HOA responsibility, so I closed it as an agenda item. Bill will work with Ray to obtain a quote for fabrication and installation of a sign to match the G-Woodlands sign at the Sculthorpe entrance.

- NPDES permit status - this is the permit necessary to change meadow plantings at Gorky/Kincade and Kincade/Sculthorpe to sod. The application is made by the developer to the conservation district. The developer is supportive of the change but has not yet received a response on the permit request. He will ask for an update and Sophia will report back to owners with that update.
- The Developer and West Goshen Township Park officials walked the Greystone trails that are planned for addition to the WGT park system on July 9th. A final punch list was issued to RLD which has completed all noted repairs to date. It is now up to WGT to accept as final the status of the trails and common infrastructure such as parking lots as complete for those areas to be opened to the public. When that happens, there will be a dedication ceremony, and the contractor/developer bonds will be returned to RLD. This is apart from his obligations to complete development in Woodlands.
- From time to time the HOA Board approved updates to the Woodlands Rules and Regulations. Now that there are owner-led committees that advise the Board in areas covered by the rules and regulations, committee chairs were asked to submit proposed updates. Sophia and Jenna, with the assistance of Dave Prilutski, compiled the draft updates into one document and submitted it to the HOA Board for review and approval. The Board voted unanimously to approve the updated Woodlands Rules and Regulations to become effective as of October 1, 2024.
 - The section with the most significant changes is Parking. Since the new Parking Committee was established, they have done an excellent job balancing the competing priorities of what's best for owners, adhering to the Conditional Use Approval guidelines set forth by West Goshen Township, and fair use of guest parking, a limited community resource. When Cristina Kincade, committee chair, came to me with the committee's recommendation to non-renew Parking Boss, we discussed alternatives, and I asked her to work with her committee to draft the updated parking rules for the Rules and Regulations. Parking Boss is simply an administrative tool that would have automated Sophia's tracking of vehicles in the community. It can be done manually and now that Jenna is on-board as her assistant, that task will fall to her.
- Cristina's contribution to this edition newsletter is an important read. By way of background, when I first became a Board member, I took several issues to the West Goshen Township solicitor in an attempt to bring greater clarity and resolve those issues in our favor. Notably, in addition to the public/private status of trails 25 and 26, I also asked about exempting Woodlands streets from the on-street parking ban as published in the Conditional Use Approval under condition #51. Trail 26 was resolved in our favor (it became private to Woodlands owners only), trail 25 remained public but fenced off from most Woodlands owners except for two locked gates that the developer was convinced to add, and the no street parking exemption was turned away as non-negotiable. The Board president was unwilling to fund a lawsuit, so the issue was put aside.

That's all!

Happy Fall!

Gene Goldman HOA Board Secretary



Holly

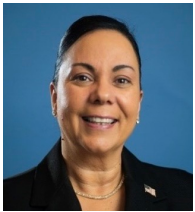


Karen

NV Homes Sales Team

Holly Pack and Karen Helveston

Hello and Happy Fall! What a beautiful time of year for our community. We are awaiting the final phase home sites, to be released in late November. Also, be sure to RSVP for our two October Events, the Fall Fest and the Pop-Up Farmer's Market! See you there! Holly and Karen



Sophia



Jenna

Property Manager *(Sophia Reeves)*

Assistant Property Manager (Jenna Cauley)

Fall is here and there are many updates to share as follows:

Upcoming Homeowners Meeting

15 OCT at 7pm: Save the date. Zoom information with agenda will be sent out prior to meeting.

Transponders

Although, the gates will not be in operation until Spring 2025, the management team will begin issuing transponders sometime in early November to those that have turned in the vehicle information forms. We just recently mailed out forms to those homeowners who did not turn in their information.

Guest Parking Request

The management team will commence with inspection and tagging of vehicles that park longer than 72 hours and have not received email approval from Property Management. If you need a guest permit, please email Jenna at jcauley@danellarealty.com and cc sreeves@danellarealty.com, just in case one of us is out of office.

Trash and Recycle

The HOA management team has confirmed that the new trash and recycling totes will be delivered by Republic Services on 18 OCT and the new pick-up days will be every Tuesday with one bulk item on the last Tuesday of each month. As Gene mentioned, there might be some challenges with JP Mascaro picking up the old totes and do ask that you leave them out to the curb on the last pick-up which is also the 18th of OCT, and they have until 31 OCT to remove their equipment. We appreciate your cooperation and patience during this transition.

Exterior Projects

As a friendly reminder, you must receive HOA Board approval before doing any outside projects.

Please visit woodlands55.org for the HOA team schedule, events and much more. Remember, both Jenna and I are here to assist you with HOA related needs.

Cheers! Sophia and Jenna



Architectural Review (Dave Prilutski)

ARC@woodlands55.org

There will be an updated Rules & Regulations issued this week. There are significant changes to the parking section as Cristina describes below. Other than parking the other significant changes are as follows:

- Generators can only be installed in the Limited Common Element. The earlier version also allowed installation on the side of the home.
- Deck railing and skirting must be white vinyl. The earlier version said the color could be white or PVC colored to match the deck.

In addition to those changes, we have added clarification in several sections. Earlier versions said certain work required HOA Board approval. For many of those areas we have clarified what the Board will approve.

Call for Volunteer. We are looking for one new member for the Architectural Review Committee. The position reviews homeowner projects, such as patios, to help homeowners meet the HOA Rules & Regulations and provide the appropriate documentation. You will typically review one project a month. We are expanding the committee to help with coverage during periods when members are away. If interested, please contact me at daveprilut@gmail.com or (484) 678-9919 for more information.



Facilities (Anne Stanley)

Facilities@woodlands55.org

Hopefully you already saw the email about the pool closure. The Hot Tub is still not working but Sophia is helping to ensure that the Hot Tub repairs are completed this year, prior to winterizing. In addition, the team will be working to clean, protect and store the furniture as well - thanks to Dave Bertsch and the team for getting this done!

Those of you who spend time on the courts know that we have a windy community. Unfortunately, we experienced some fence damage as a result and Dave is working with the prior courts vendor to help make repairs. In addition, we've ordered the new pickleball nets, and slats for the existing pickleball court and hope that will improve the conditions. We are working with the line painting vendor to get a date - stay tuned!

One of the projects we have on our list this year is to provide another set of kitchen cabinets and an electrical outlet to provide more storage and additional counterspace for events. Dave is busy evaluating options for both cabinetry and countertops, and we are hopeful that this can be completed this year.

To the late evening Game Room participants and the early morning Fitness enthusiasts we are glad you're able to take advantage of the facilities and we respectfully request that you make sure lights are turned off when you exit.

Thanks for helping to keep our clubhouse tidy and a great place to be!



Finance (Rell Winand)

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

Income Statement

- **Revenue** is a positive variance to budget by \$34,398 reflecting home settlements in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$10,447 primarily reflecting lower clubhouse cleaning, utility expenses, clubhouse cleaning and court maintenance.
- **Contracts** expense has a minor negative variance to budget of \$726.
- **General and Administrative** is showing a favorable variance to budget of \$1,143 reflecting favorable variances in office expense and social activities expense partially offset by an unfavorable variance in miscellaneous G&A.
- **Maintenance and Grounds** reflect a negative variance to budget of \$71,564 due to snow removal. Landscape and trash expenses are a positive variance to budget, partially offsetting the effect of the snow removal budget overage.
- **Professional fees** are in line with the budget.
- **Utilities** reflect a favorable balance of \$5,365.

Balance Sheet

- Operating cash balance \$85,870.
- Reserve Funds cash balance \$153,719.
- Accounts Receivable balance \$18,576 from a July balance of \$6,614.



Parking (Cristina Kincade)

parking@woodlands55.org

- An updated Rules and Regulations will be distributed this week. The violation fee structure and towing policy is in the Parking Section along with rules regarding overflow and clubhouse guest parking use by guests and residents.
- The Parking Committee unanimously recommended to the Board not to renew the Parking Boss app for 2025. The Board voted and approved the committee's recommendation.

- In place of the Parking Boss app the following steps will be implemented once the Towing Company's information is posted at both entrances of the Woodlands:
 - o **step 1** - all resident vehicles are to be registered with management company (this was supposed to be done at closings) The purpose of this is to prevent unnecessary towing of resident vehicles. If the HOA knows who to contact towing may be avoided.
 - o **step 2** - management company has created a spreadsheet with this information. Sophia and Jenna can add, and update as needed (homeowners are to email management company any additions, updates, or changes to vehicle information).
 - o **step 3** - if a resident needs to get HOA approval (these situations are outlined in the Rules & Regulations) they are to email Sophia and Jenna requesting approval – once they receive approval, nothing needs to be printed or attached to the vehicle as the request/approval will be on record with management company.
 - o **step 4** – management and enforcement of violations will be done by the management company during normal business hours from 9am-5pm Mon-Fri or when anonymously reported by homeowner(s) **(date/time stamped photos must be submitted via email to management company)**. Enforcement of violations may include: contacting homeowner to correct violation, tagging vehicles in violation, fining vehicles in violation , towing vehicles in violation.
 - o **step 5** - upon implementation, after 90 days the parking committee will meet with management company to review the above procedures and number of violations to see what if any adjustments need to be made.
- The West Goshen Township Fire Code requires 20 feet of street width for the passage of emergency vehicles. The Woodlands streets are marked as **private streets** since they do not meet the 32' minimum width standard for **public streets**. Woodlands' streets are 24' wide due to having sidewalks on both sides of the street. Vehicles parked on those streets will narrow the passageway to under 20' thus the Conditional Use Approval prohibition for on-street parking. However, once The Woodlands community is **100% developed**, there may be an opportunity to challenge that original no-parking designation. Since this would be a legal proceeding before a judge and the Township supervisors, the HOA would need to pay the Township a \$2000 application fee and incur expenses to hire a municipal litigation attorney to represent the HOA to make this challenge. Prior to this happening, there would need to be a Woodlands vote with 80% of homeowners approving this request.
- The committee will be meeting with security and gate vendors over the next few months to present options and cost to the new Homeowner Board not the Developer Board for the following items:
 - o security cameras at both gates to monitor vehicle and pedestrian traffic entering
 - o gate maintenance and potential upgrades to keypads for guest and vendor entry
 - o low voltage lighting for the medians at both entrances.



Landscape & Grounds (Glenn Peters)

Landscape@woodlands55.org

Landscape Committee

After an extended dry spell, we have finally had some rain and the common areas turf is gradually recovering. We get questions sometimes as to why Shearon is mowing during dry spells and it is primarily because we have areas with irrigation, homeowners with sprinklers, and a need to maintain beds, weeds, and edging. We have pushed off planned mowing a few times this summer and will continue to do so as needed. There always is the chance we might need to mow into late November so skipping a few helps to not overrun our budget.

Shearon is beginning the fall transition and will be applying fertilizer, weed, and pest control over the next few weeks. They will also be updating the flower beds along Aram Ave and in front of our community entrances.

As Gene mentioned there will be some updates to the Rules and Regulations and we have adjusted some front garden statuary standards. There are multiple bird-baths and statues in the community and the previous 12 inch height rule was hard to meet. Please review the new rules and contact us for options to help address any element that might exceed the rules as we have some suggestions to offer. Please contact us at Landscape@woodlands55.org.

Transition Working Group Update

We continue to have productive discussions with the developer regarding trees, trails, basins, and turf. While we have achieved some commitments to address all three, we also are learning there are overlaps or gaps regarding what the developer is responsible for and what NV is responsible for. We are arranging meetings with both the developer and NV to discuss primarily trees per the NV plot plan. As updated in the last newsletter, the developer is not responsible for all trees represented on the NV provided plot plans. NV also advises that if requests were not submitted within the warranty period they are not required to address. Obviously, this puts homeowners in the middle and we are working to get both parties to step up where needed. As we get further updates, we may send out some emails to engage homeowners as needed.



Events (Linda McElvenny)

events@woodlands55.org

The following are the upcoming events which are held in the Woodlands clubhouse unless otherwise noted. All events 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 Facebook Event or by sending an email to Event Organizer or events@woodlands55.org.

- **Breakfast Club** (Aldo's Restaurant & Grill) - Thurs 10/3 @ 8:30 am
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 10/1.
- **Happy Hour** – Fri 10/4 @ 5 pm
Please join your neighbors for our October Happy Hour! No need to bring any food this month. Appetizers and desserts will be provided by our HOA. Just BYOB and your smiling faces! Please RSVP so we know how many to expect and how much food to provide.
- **Family Fall Fest** (NV sponsored) - Sun 10/6 @ 1-3 pm
Celebrate the start of Fall with the season's favorites including apple cider, fall themed mini desserts, mini pumpkins for the kids to decorate and mini mums for the adults to take home. Please RSVP to Holly a count of adults and children by 10/4 (hpack@nvhomes.com or 610-484-5932).
- **Pop Up Farmers Market** - (NV sales office) - Tue 10/22 @ 10-12 pm
We are excited to have this amazing event again! We will have coffee, juices and light breakfast in the Sales Center, then head out to the parking lot to fill a bag with delicious fruit, veggies and plants! Contact Holly for more information or to RSVP by 10/18 (hpack@nvhomes.com or 610-484-5932).
- **Halloween House Crawl** – Sat 10/26 @ 5 pm
Join us for the 3rd Annual Halloween House Crawl! Host homes will set up on their driveways and provide Specialty Drinks. All other attendees will provide the food and other refreshments. Costumes are definitely encouraged, and event is outside so dress accordingly. RSVP on Facebook Event or to Debbie Duffy (debduffy03@gmail.com). Rain date Sun 10/27.
- **Wine Tasting** - Sat 11/9 @ 4-6 pm
Our next wine tasting will be featuring sparkling wines just in time for the holidays. Please RSVP to Joanne Ritchie or Facebook Event by Oct 19 so we can determine how much wine and pairing we need. We will follow up for wine and pairing contributions.
- **Lunch Bunch** - We are looking to start a lunch bunch for people who would occasionally like to go out for lunch. If you are interested, please email events@woodlands55.org.
- **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 by selecting a name from "The Hat". 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. 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" soon. Questions or concerns just reach out to Phyllis Dunn at dunn.phyllis@gmail.com or 484-678-4357.
- **Community Outreach Project - November**
With the winter holidays approaching, the Events Committee is offering an opportunity to give back to our surrounding community. Carole Cavanaugh is a Court Appointed Special Advocate (CASA) for abused and neglected children in Chester and Delaware Counties, and we would like to help make the holiday season a bit brighter for the youth they serve. Many of the youth CASA serves are in residential or group homes, psychiatric treatment facilities or foster homes and their holiday celebrations are limited. Often the older youth (aged 12-18) is overlooked so that is the

greatest need. Therefore, the Events Committee has decided to collect gift cards in denominations of no greater than \$25 to be distributed to the older youth that CASA serves. Suggested vendors are Amazon, Target, Walmart, Wawa, Dick's, or think of what your older grandkids would like! A box to collect the gift cards will be placed in the clubhouse during the month of November. That will give CASA time to distribute the cards during the month of December. If you would prefer to make a donation, a check to CASA with "CASA Cares" noted on the bottom would also be appreciated. To learn more about CASA go to: <https://www.delcocasa.org/>. Thank you in advance for your generosity.

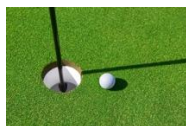
Coming Soon!

The Events Committee met on 9/23 and here are some events we are planning. Stay tuned for details!

- Community Travel
- Ladies Night Out
- CPR Training
- Murder Mystery Night
- Casino Night
- Bocce League

Ongoing Activities at The Woodlands

Men's Golf Group



The men's golf group plays **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 Group



Poker group meets every **Wednesday at 6:30 pm** on the lower floor of the clubhouse. We now have enough players to seat 2 tables. All new players are welcome. If interested, email Dennis Huston at denniswc@comcast.net.

Pickleball Round Robin



Scheduled round robins have ended for the season. Feel free to make your own groups and continue playing. Scheduled round robins will resume in the spring.

Water Aerobics



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

Nine & Dine Ladies Golf



Who is interested in a casual golf outing followed by lunch? 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. Currently we are meeting at 8:30 am. For more information contact events@woodlands55.org and to be added to the text distribution list.

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.

Mahjongg



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, email Lorraine Moran at moran1103@verizon.net.

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.

Sandy & Dave Huppman

1420 Gorky Lane



Where are you from?

Never left far from our Delco roots. Sandy was born and raised in Collingdale while Dave was born in Upland and moved in high school to Essington. We married in 1983 and moved into our home of 39 years in Ridley Township. Sandy attended Collingdale High School and remains active in the Alumni there. Dave graduated from St. James High School, in Chester and later Drexel University. Dave retired from Steamfitters LU 420 in 2019 but continues to work full time as a Project Manager for an Industrial General Contractor. Sandy worked at Franklin Mint until we started a family. She now spends most days babysitting and enjoying our granddaughters.

Do you have children/ grandchildren?

We raised three sons (all in their 30's) who live in the Philadelphia area. We are further blessed with two beautiful granddaughters (ages 2 ½ years and 10 months).

What are your hobbies?

We have been traveling a lot, and plan to kick it up a notch next year when we are fully retired. Dave has plenty of hobbies, including golf, home improvement

projects, helping the kids and bicycling. Sandy enjoys cross stitch and Sudoku and hiking. We both like watching Philly sports and spending time with our family.

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

Having lived the same house for all of our married life, the move did not come without some nervousness. After 2 years, we are pleased to say it was a great move. We value the friendships we have fell into as well as great neighbors. We enjoy the social aspects and try to get involved as much as possible. The pool and clubhouse are exceptional. We really like the events including Happy Hours, Dine Arouds, Wine Tastings and the fact that future growth in inevitable.

Last Month in Photos

Labor Day Pool Party



Pickleball Palooza



Men's Golf Group



Dine Around



Breakfast Club



Mah jongg



Lunch & Learn

