

The Woodlands at Greystone Newsletter

April 2025

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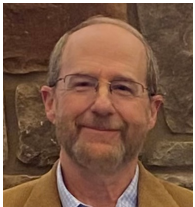


Welcome New Neighbors



March 2025

Henry and Delores Surprenant	904 Eakins Circle
Paula Banavich	910 Eakins Circle
Mary and Steven Brown	973 Eakins Circle
Dale Hartupee	965 Eakins Circle



HOA Board *(Gene Goldman)*

Woodlands HOA Board Secretary

Hello Neighbors!

Welcome to Spring! This time of year, means that the community is preparing for the renewal of the greenery and new plantings, the opening of the sports courts, the pool, and in 2025 the preparation for the transition of the leadership of the Homeowners Association (HOA) Board from the developer to the owners. As was announced during the Homeowners Information and Annual Meeting this past Tuesday, the outcome of the results of the first election for the developer's two seats on the HOA Board will take place at the West Goshen Township building on Monday May 12th. Specifics will be sent to all owners by Sophia Reeves. We have retained ONR, an online electronic voting service to run the election for the Association. Owners will be able to vote on their desktops, laptops, mobile devices, by mail, and in-person. Once the voting is closed, Bill Reiser and I will sit with the winning candidates and orient them to the Board and then the Board will hold its first meeting with the two new members and myself. I will have been your homeowner representative on the developer's board since March 2022 and I will continue on the transition board until March 2026 when my seat comes up for election along with the other two seats for full terms. More on that below. What is important now is who will fill those seats because the transition from a developer board to an owner board is the most important time in a young Association's life.

You will have an opportunity to do a Meet and Greet with the board candidates at a forum at the clubhouse on Wednesday April 21st at 7pm. Candidates will need to file a notice of interest along with a brief resume to be considered and must also be considered an owner in “good standing” (no outstanding fines, all dues and assessments current, etc).

I am aware that unlike the Greystone Association, there are Woodland’s owners who are interested in running for the two upcoming board seats. And I appreciate the messages of concern I have received from some of you about a couple of those folks. What I can say in response is this - you will have a choice just as you do in any election. Because there will be candidates for the two board seats who deserve your vote. They will deserve your vote because they stepped up to help the Board establish the community from early on when I first created owner-led committees. But they didn’t stop there. They reached out to me to ask what else they could do to help or when I reached out to them to ask if they could take on yet another committee or workgroup or special project and they said “yes”! They were fully engaged in the community in a positive way. They didn’t disparage others who stepped up to serve as unpaid volunteers nor did they hold secretive meetings to plan opposition tactics. And they certainly didn’t provide insider knowledge to outside entities.

To be fully transparent, I will not be a candidate for my board seat when my term is up. Four years is a reasonable self-imposed term limit to serve in a board capacity so that others may also serve. It is not a written rule but, in my mind, should be. It does require that owners with the right intentions, financial depth, legal and municipal code interpretation acumen, the ability to communicate with a diverse group of owners, and the commitment to excellence all the while navigating the needs and demands of various stakeholders (governmental, owners, management, vendors, and the community-at-large) step up to serve. The Greystone Association, with their diverse socioeconomic base of owners, has had major challenges recruiting candidates for their HOA board. I had similar challenges recruiting candidates at Highpointe at Shanahan in the Borough of West Chester where I served 8 terms as Board president. Complacency can be complementary to a board indicating that there is trust in the current members but it’s not helpful when a member wants or needs to step down.

The transition process is critical to the future of Woodlands at Greystone. There are key elements to be accomplished that pertain to all transitions but not all will be able to be completed at this time because the community is not yet fully built out. Some of the key elements are:

- Inspection of all documentation including legal, financial, bank statements, contracts, etc. and just as importantly - identifying and obtaining any missing documentation
- Conducting a thorough financial audit
- Conducting a reserve study to evaluate the health of the reserve fund
- Ensure compliance with all state laws, local codes, CCRs, governing documents
- Conducting the HOA Board of Directors 2-seat election and developer hand-off
- Hiring an engineer to inspect the infrastructure including the clubhouse

With all that in mind, and as a way to share my recommendations for qualified board candidates, please consider Glenn Peters who has served Woodlands at Greystone from its inception, first (and continuing) as one of the community Facebook administrators along with his wife Debbie and more recently as the chair of the Landscape Committee along with chairing the Transition Workgroup. The latter two roles have been essential to the functioning of the community as we move toward the final phase 6 of

development. Glenn has provided valuable input to me as a board member and clearly has the characteristics of a future board member as I outlined above. Glenn has my unconditional support for one of the board seats.

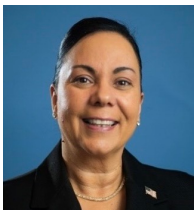
In addition, please consider Rell Winand who has served as the Finance Committee Chair as well as a highly skilled resource to the Board, to Sophia, and to Chuck (CFO for Danella) during budget formulation meetings. Rell's background as a Chief Financial Officer (CFO) has served the Woodlands well. His ability to distill complex Association financial and budget documents and present them on Zoom in plain English during our quarterly Homeowner Information Meetings has been very welcome by our owners. Rell clearly has the characteristics of a future board member and so too has my unconditional support for one of the board seats.

While a current board member issuing endorsements for candidates for upcoming board seats may seem unusual, it is not. What it shows is the importance of the selection of the right candidates at this important time to the smooth transition from the developer's board to the owner's board. When I ran for the owner's representative seat on the developer's board three years ago, I emphasized the importance of my experience with having been involved with a developer-to-owner transition at Highpointe as a key qualification for the position. Now, I am emphasizing the importance of having qualified owners elected to board to work alongside me as we move into the first active phase of the transition process with the groundwork having been laid by Glenn and his workgroup and by Rell with his input into crafting the transition budget and assuring that adequate reserves are available for transition expense contingencies.

These endorsements should not be taken to mean that there are no other owners qualified to be board members. After the transition process has been substantially under way, different sets of qualifications can be considered for the third director's position (my current board seat) that will become vacant in March 2026

Enjoy the warmer weather!

Gene Goldman HOA Board Secretary



Sophia



Jenna

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

Hello Everyone,

Are you all getting excited for the upcoming Executive Board of Directors Election??? We have reached 75% (189) of settled units and it's time to get the ball rolling... As per the declaration, the election usually starts within sixty (60) days from reaching 75% and as you see, the Danella Management team is hitting the ground running to ensure a speedy election. This will allow the community to take control of the board from the developer sooner rather than later. With that said, we are currently working closely with the third-party electronic voting vendor, ONR, to finalize everything and wanted to share some of the locked in timelines as follows:

Email confirmation from unit owners

On April 1, 2025, the Danella Management team will be sending an email out to all unit owners on file to confirm which email they would like to use for voting. Most units have two homeowners and two emails on file. Each unit/household can cast only one vote. We will need to know which email to enter in the ONR system. More details to follow...

Call for candidates

An email will be sent out to all homeowners on April 7, 2025, to see who is interested in running for the HOA Board. Please be on the lookout for this email as the deadline for candidates will be April 16, 2025. More details will be provided once the announcement is made.

There will be two open seats which will replace the two developer seats. The official term for this session is The Transitional Meeting which happens once the community reaches 75% settlements. Gene Goldman, a resident elected by the homeowners at 25% and reappointed by the developer, will remain on the board until the Full Annual Election Meeting in 2026 whereas, the full election will be held for all three Director positions. After the electoral votes are finalized in 2026, candidates with the highest and second highest votes will both serve two-year terms, and the candidate with the third highest votes will serve a one-year term.

Candidate Bios for Review

On April 18, 2025, there will be another announcement emailed out to the community homeowners with a list of all candidates running for the Board along with their Bio's for your review. You will have the entire weekend to review, discuss with any other homeowner that may reside in your home, write down some questions you might have and get ready to meet the candidates.

Meet and Greet Candidates

April 21, 2025, at 7:00pm at the Woodlands Clubhouse, you will have the opportunity to meet the candidates that are running for the board seats and ask each of them questions.

Election Voting Tutorial Refresher

On April 23, 2025, there will be a zoom refresher training offered to those that would like a refresher of the voting process from start to finish.

Election Voting Kick-Off

On April 25, 2025, the electronic voting will commence. There will be one vote per unit. Voting will continue through May 12, 2025 at 7:00 pm. At 7:01pm on May 12, 2025 the election voting will close, and no more votes will be counted. At that time, ONR will announce each of the running candidates voting results.

Announcements will be forthcoming and include the location for in-person attendance and the zoom link for those that can't attend.

Cheers!

Sophia



Melissa



Karen

NV Homes Sales Team

Melissa Higgins and Karen Helveston

Spring is in the air at The Woodlands, and many of our homeowners are returning from their winter travels! With only about 30 homesites remaining, now is the perfect time to invite your friends—after all, friends make the best neighbors!

Join us at the Model Home on Sunday, April 6th, from 1 PM to 3 PM for our Spring Fling! Enjoy an afternoon of mingling with neighbors and welcoming future homeowners. We can't wait to see you there



Landscape & Grounds (Glenn Peters)

LandscapeWoodlands55@gmail.com

Spring is here and the initial landscape services are underway. Danella sent an email with a schedule of the services in late March and that schedule is available on the Woodlands Website under the Landscape and Grounds committee section. Please check the schedule when planning any yard services (e.g. seeding). Please remember to submit an ARC request if you plan to plant any trees or make any other exterior alteration (e.g. flower beds, patio).

Shearon will be conducting inspections of the curbs in the community for any snowplow damage. If you notice any damage, please send an email to Danella or the Landscape email so we can advise Shearon. landscapewoodlands55@gmail.com

We were able to have Danella adjust their turf treatment schedule to provide some Pet Safe Zones while the community lawns and most common areas are treated. Please refer to the Schedule and Activities document in the Landscape section of the website for a map of those zones. Shearon will treat those zones one week after the general turf application.

Once the mowing season arrives, we will put the target mowing dates on the website schedule document and update as we are informed of changes.

Transition Working Group Update

The Transition Working Group has made significant progress in organizing efforts in support of the transition from a Developer Board to a Homeowner Board. Regular communications will begin in early April and will include informational emails and in-person meetings at the clubhouse. Stay tuned.



Architectural Review (Dave Prilutski)

ARCWoodlands55@gmail.com

This month I have several items of note.

First, we had a question about privacy fences on decks such as those you see employed in the Twin homes. The HOA Board ruled they are not allowed in The Woodlands.

Second, we had a question regarding hot tubs. Hot tubs are permitted on a patio. Per Township rules, a fence is not required but a locking cover is. When the hot tub is not in use, the cover should be on and locked.

And finally, clarification of rules that apply for construction projects:

- The homeowner's driveway or Limited Common Element is the primary staging location for vendor supplies and equipment.
- If the driveway is fully occupied by vendor supplies and equipment the homeowners can park their vehicle(s) in a guest parking spot or at the clubhouse for the duration of the construction project.
- Homeowners must use their driveway, side of home next to homeowner's foundation or rear of their home for vendor materials (e.g. mulch, rock, dirt, material). These materials are not allowed to be in the street at any time and must be covered when left overnight to avoid blowing away during high winds.
- Porta Potties must be located up near the garage in the driveway and should be emptied weekly.
- Dumpsters should be placed in the driveway or in front of the home where the project is being worked. If placed in the street, they must not interfere with other homeowners or pedestrians right of way.
- All debris must be cleaned up at the end of the workday and material properly covered, and all vendor vehicles, including trailers, must be removed at the end of day or contained in the homeowner's driveway.
- Vendors are not allowed to park in the overflow parking areas.
- Inspection of work areas will be conducted by the management company.



Facilities (Anne Stanley)

FacilitiesWoodlands55@gmail.com

Spring is here! With the early warm weather, it's been good to see folks out on the pickleball courts already.

We're in the process of making a few improvements to the clubhouse.

- 1) We will be adding a requested dimmer switch in the Yoga Room as well as adding outlets to the kitchen.
- 2) We'll also be providing a new kitchen cabinet which will provide additional storage and counterspace. Cabinet and countertop details will be finalized shortly, and the project is estimated to take 2-3 months. More information will be provided when we are closer to installation.

Regarding preparation for summer - we met recently with the Pool vendor who will be performing the hot tub repair and also prepping the pool and hot tub in advance of the Memorial weekend pool opening (Saturday 5/24). If you are new to the community, please review the clubhouse documents on the Facilities webpage for details regarding clubhouse, pool and hot tub usage. Dave Bertsch is finishing implementing a pulley solution for the umbrellas which should make opening and closing easier for all of us - thanks Dave!

Also - thanks to Jack Courtenay and Mike Beatty who have helped make some improvements and repairs in the Fitness Room and clubhouse.

Please send clubhouse, courts, and other facilities inquiries to the Facilities mailbox: FacilitiesWoodlands55@gmail.com



Parking (Cristina Kincade)

ParkingWoodlands55@gmail.com

Gates Update

The Parking committee has advised the Board to delay the activation of the community gates until ongoing construction is completed. This recommendation is based on concerns over potential damage caused by construction vehicles, as evidenced by the Bollinger gate already sustaining damage to the motor casing-even without the arm attached. Any damage caused by these vehicles would be the HOA's responsibility to repair, and since we have not yet selected a maintenance company to manage such repairs, we cannot activate the gates at this time. Once construction is complete and a maintenance provider is in place, the gates will be activated. We appreciate your patience and understanding as we work to ensure the long-term functionality and security of our community.

Parking in Community Reminder

We would like to remind all residents to follow the community's parking rules as outlined in our Rules and Regulations. Each residence has four designated parking spaces- two in the garage and two in the driveway, which should be utilized first. If additional parking is needed, residents and their guests may use the overflow and clubhouse parking areas. Please note that per the conditional use approval from West Goshen Township, on-street parking is prohibited in our community. However, off-street parking spaces have been provided for residents and guests. Additionally, residents should not use overflow parking as a permanent or extended parking space for their vehicles. These parking spaces are limited and should be primarily for guest parking, with occasional resident use as needed. We appreciate everyone's cooperation in ensuring fair and proper use of our community's resources.

Overflow Signpost Removal

A vendor has been selected and the signposts in overflow spaces will be removed in the coming weeks.



Finance (Rell Winand)

FinanceWoodlands55@gmail.com

The February 2025 Financials have been issued and reflect the following:

For year-to-date February 2025, the HOA had expenses in excess of revenue totaling \$33,958. The budget has expenses in excess of revenue of \$65,174. The result is an overall positive variance to the budget of \$31,216.

Details as follows:

Income Statement

- Revenue is a positive variance to budget by \$2,167 due to HOA fees in excess of budget.
- Clubhouse and Pool expenses are a positive variance to the budget of \$12,883.
- Contracts expense is a positive variance to budget of \$1,770 as no contract expense was incurred year to date.
- General and Administrative is showing an unfavorable variance to budget of \$20.
- Maintenance and Grounds reflect a favorable variance to the budget of \$11,247 primarily due to a favorable snow removal variance to budget.
- Professional fees expense is \$2,710 less than the budget.
- Utilities expense reflect a favorable balance to the budget of \$459.

Balance Sheet

- Operating cash balance \$9,160
- Reserve Funds cash balance \$187,750
- Accounts Receivable balance \$19,484 of which, \$18,000 has been collected in March.



Events (Linda McElvenny)

EventsWoodlands55@gmail.com

Announcements

Neighbors Helping Neighbors:

Kathy Betchley and Leslie Powers have offered to coordinate a group connecting a neighbor who needs assistance with meals, rides, errands, companionship and other basic needs with volunteers who are willing to help with that need.

1. If you are interested in helping, please email Kathy (kathybetchley@gmail.com) with your name, phone numbers and email. She will add you to a database on our Sign-Up Genius account. All requests will be emailed to the people on the database.

2. Anyone who has a need or knows of someone who is requesting help can contact Kathy Betchley at kathybetchley@gmail.com or 615-618-7797. The request will be emailed to all volunteers who will be able to sign up via our Sign Up Genius.

Spring Bocce League

Let's roll! Join us for our inaugural spring bocce league. This is a great opportunity to meet neighbors, learn the basics of bocce and have fun! All levels welcome. Each team will play a match once a week starting early May for six weeks. Use the link below to sign up with a teammate by April 15. Once we have the signups, a schedule will be created, and a kick-off meeting will be held.

[Bocce Sign Up Link](#)

Ladies Golf

Ladies golf will resume in May. Anyone interested, please contact Annette Erickson at annettee@comcast.net.

Water Aerobics

Back by popular demand, water aerobics will be held at the clubhouse pool on Fridays from 10:00 - 11:00 am starting 5/30. Mark your calendar, dust off your bathing suit and join us!

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 Facebook Event or by sending an email to Event Organizer or EventsWoodlands55@gmail.com.

Happy Hour – Fri 4/4 @ 5:00 pm

Join your neighbors for our monthly Happy Hour! Bring an appetizer or dessert to share, and BYOB. Please RSVP so we know how many to expect.

Fashion Secrets & More for Women (speaker) - Mon 4/7 @ 11:00 am

Meet Anita Gabler, originally from Philadelphia, author of *Palm Beach Fashion Secrets and More*. She will speak about fashion including latest styles, trends, skin care secrets, perfume and accessories. Refreshments will be provided. Please RSVP on Facebook event or to Eileen Huston (484-888-9047 or c4030@comcast.net)

Introduction to Pickleball - Sun 4/13 @ 1:00 pm

Are you interested in an Introduction to Pickleball? Stop by to learn or review the basics from your neighbors and meet other beginners to practice. Bring a paddle (if you have one) and water.

Community Coffee – Wed 4/16 @ 9:30 am

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

Book Club - Thu 5/8 @ 7:00 pm

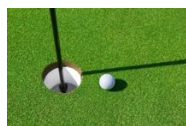
The book is *Lady Tan's Circle of Women* by Lisa See. Please RSVP on the Facebook event or email Anna Bertsch at ambertsch@aol.com. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski (emprilutski@gmail.com).

Dine Around (9 Prime, West Chester) - Tue 5/20 @ 6:00 pm

Event is currently full. Please contact Phyllis Dunn (dunn.phyllis@gmail.com) to be added to waitlist.

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



We now have over 20 members. There are 2 tables of play every **Wednesday night 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 welcome.

Nine & Dine Ladies Golf



Who is interested in a casual golf outing followed by lunch? Outings will begin again in May. 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 **9:00am**. 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 \$40 for four classes.

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

Karen & Jeff Lowinger

1406 Gorky Lane



Where are you from?

Jeff is from South Jersey. He grew up in Mount Laurel and went to college at Rutgers University. Karen is from Pittsburgh. She grew up in Penn Hills and went to college at Penn State University.

Do you have children/grandchildren? Are they local?

We have 3 children and 3 grandchildren: Laura (35), Jessica (33) and Michael (31). Laura lives near Pittsburgh and has 2 daughters Joy (3) and Eden (1). Jessica lives in Cherry Hill, NJ and has 1 daughter Leila (2). Michael lives in Philadelphia and is getting married in May 2025.

What is/was your career?

Jeff is working full-time at Neology as the COO. The company specializes in global transportation technology and is based in Carlsbad, CA. We also have a home in San Diego where we spend some time. Karen retired 10 years ago after 31 years at Boeing where she started as an Industrial Engineer on the V-22 Osprey Program.

What are your hobbies?

We both golf and like to travel. Our next trip is to the Canadian Rockies in August. Karen also enjoys playing mahjong and pickleball with the ladies at The Woodlands. We both love spending time and walking our cavapoo named Bella.

Why did you choose The Woodlands at Greystone?

We chose The Woodlands because of the location to our children and families in PA and NJ. It's very convenient that we can lock and leave our home when we are traveling and not have to worry about anything. We also liked the idea that we are among many wonderful and interesting people in our age bracket. Plus, the West Chester area is beautiful and has a lot to offer.

Last Month in Photos

St Patty's Day Party



Lunch Bunch

