

# The Woodlands at Greystone Newsletter

June 2025

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## Welcome New Neighbors



### May 2025

Michelle & Mike Albon	1424 Gorky Lane
Harriett Gaudiosi Scoleri	987 Eakins Circle
Holly and Mike Brady	975 Eakins Circle
Tom and Cheryl Smith	903 Eakins Circle
Holly and Tom Burt	1100 Sculthorpe Drive

## Message from the Editors *(Dave Prilutski & Janet Melton)*

On behalf of the Woodlands residents, we would like to thank Gene for his three years of service and dedication as our HOA Board representative. His drive to organize us into the various committees has allowed our community to grow and flourish. Gene's extensive work behind the scenes with the developer, township and Danella Management has resulted in numerous achievements for the good of our neighborhood. Thank you for your service, Gene.



Glenn



Rell



Vincent

## HOA Board

*(Glenn Peters, Rell Winand, Vincent DeMarco)*

Glenn Peters, Rell Winand and Vincent DeMarco were elected to the Transition Board of Directors at a meeting held on May 28<sup>th</sup>. Vincent will serve as President, Glenn as Vice-President and Rell as Treasurer/Secretary.



## Outgoing HOA Board Member *(Gene Goldman)*

Hello Neighbors,

I thought it appropriate to write one last column for the newsletter to express my appreciation to my friends and neighbors for the messages of support I received before the election and especially for the many thank yous for my service I received after. I also wanted to take the opportunity to add my public congratulations to Glenn, Rell, and Vincent as a show of unity and support following the private message I sent to them after the votes were tallied. I am confident that this board will be more than capable of beginning the transition process that will start Woodlands on the path to complete independence from both developer and builder constraints.

It all comes down to homeowners stepping up, volunteering, making a positive difference, keeping Woodlands a great place to live. None of what I was able to accomplish in my time on the board would have been possible without homeowners stepping up to join committees, serve as chairs, take on roles on workgroups, etc. That's how an Association grows and thrives.

Thank you for allowing me the privilege of serving you for these past three years.

As one of my neighbors wrote to me a few days ago, "see you in the 'hood!"

Gene



*Sophia*



*Jenna*

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

Summer is almost here:-)

With the new transition board voted in, we would like to congratulate Glenn Peters, Rell Winand, and Vincent DeMarco. The board will be meeting to discuss the way forward so lookout for some upcoming announcements.

A special "Thank You" to those that took the time to vote.

Remember, now that the pool is open all adult and children guest(s) will be required to have waivers on file. Please drop off to the management office and if we're not in, please slide under door. All waivers are good for one year.

Cheers!



## Architectural Review (Dave Prilutski)

[ARCWoodlands55@gmail.com](mailto:ARCWoodlands55@gmail.com)

A recent patio project ran into difficulties with West Goshen Township. The Township building codes state:

- *The minimum distance between any two single-family detached dwelling units shall be maintained side wall to side wall: 15 feet.*

With that criteria some homes in The Woodlands are only 18' side wall to side wall from a neighbor. This complies with the code.

A second code related to patios states:

- *A deck, patio, terrace or unroofed porch shall be located a minimum distance of 25 feet from the side wall of any dwelling unit other than the dwelling unit to which it is attached.*

What recently occurred is the Township refused a permit for a patio for a unit that was 18' from the neighbor on the basis that the patio would be closer than 25' from the neighboring side wall. The Township indicated they have started the process to amend the code. It will likely be July before the code is amended.



## Parking (Cristina Kincade)

[ParkingWoodlands55@gmail.com](mailto:ParkingWoodlands55@gmail.com)

There are no new updates from the Parking Committee this month. As always, please continue to follow the community's parking rules, which can be found in the **Rules and Regulations** document. If you have any questions or concerns, feel free to reach out to the committee at [parkingwoodlands55@gmail.com](mailto:parkingwoodlands55@gmail.com)



## Facilities (Anne Stanley)

*FacilitiesWoodlands55@gmail.com*

It was a cooler than normal Memorial Day weekend, but we had some welcome sunshine, and the pool opening happened without incident! Thanks to the hard work of the entire Facilities team, many projects were completed to help make the opening a success as well as making this one of our most productive months!! Feel free to thank the team members for all their work and on-going support. Great job team!

- Mike Price worked to repair sensors that were preventing our EVR (Energy Recovery Ventilator) from working. Mike discovered that it wasn't working, helped diagnose the problem and then installed new sensors as well! We hope that this will make our HVAC system more efficient. In addition, Mike has found an app to help monitor the temps and automate the thermostat changes. Dave Huppman will also assist with the monitoring when needed. Hopefully with their oversight and adjustments the clubhouse temps will be comfortable for all our well attended events.
- Dave Bertsch, Dave Huppman and Mike Price helped to power wash the deck prior to the pool opening. This was a great team effort that can really be appreciated when seeing the before and after photos!!
- Dave Bertsch and Terry Hanlon updated our umbrellas to make them easier to open and extended the closure ties to work with the modifications. No longer need to stand on the tables to try to open them!
- Jack Courtenay painted the scratched pool furniture. However, we noticed at the Pool Party some new scratches had surfaced. Unfortunately, this will likely be an annual task.
- Dave Huppman added new bird spikes to the windowsills, and as of yesterday, there were no nests - yay!!
- Mike Price worked with the pool vendor to ensure the hot tub was repaired and added some additional weatherproofing to some of the outside equipment to avoid water penetration and potential failures.
- Mike Beatty helped to mark some 'sunken' cement areas near the Bocce courts until a permanent fix can be made. Please watch your step!
- Dave Huppman was able to relocate and repurpose the previous conference room cabinet in the downstairs alcove for storage use on the lower level. We'll be adding game and other clubhouse supplies for ease of access.
- Dave Bertsch coordinated with multiple vendors for the new kitchen cabinet, countertop and electrical outlets. A partial delivery was made but adjustments are in progress and the job is planned to be completed in June.

Hot Tub users - please be advised, the timer for the hot tub should be left to "time out" rather than turning it backwards. The emergency stop is just that and should never be used to control the hot tub operation as it also turns off the circulating pump and heater.

Finally - we're happy that so many of you can frequent and use the clubhouse and the court amenities. We respectfully request that you treat the assets like they're your own so that we can continue to enjoy them for years to come. Thanks for the help!



## Finance *(Rell Winand)*

*FinanceWoodlands55@gmail.com*

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

### **Overview**

Year to date April 2025, the HOA had revenue in excess of expenses totaling \$5,159. The budget shows expenses in excess of revenue of \$72,848. The result is an overall positive variance to the budget of \$78,007.

Details as follows:

### **Income Statement**

- Revenue is a positive variance to budget by \$16,438 due to HOA fees in excess of budget.
- Clubhouse and Pool expenses are a positive variance to the budget of \$27,726. This positive variance is primarily due to lower expenses to budget for supplies, pool and security system.
- Contracts expense is a positive variance to budget of \$3,540 as minimal contracts expense was incurred year to date.
- General and Administrative is showing an unfavorable variance to budget of \$264.
- Maintenance and Grounds reflect a favorable variance to the budget of \$23,036 primarily due to a favorable snow removal variance to budget of \$20,464.
- Professional fees expense is a favorable variance to the budget of \$5,900 as no expenses have been incurred for legal and audit fees.
- Utilities expenses reflect a favorable variance to the budget of \$1,722.

### **Balance Sheet**

- Operating cash balance \$157,526.
- Reserve Funds cash balance \$203,537.
- Accounts Receivable balance is \$18,292, however, over \$16,000 has been recently billed to NV.



## Landscape & Grounds (Glenn Peters)

[LandscapeWoodlands55@gmail.com](mailto:LandscapeWoodlands55@gmail.com)

Spring has been cool and wet. Did I mention wet? This has offered some positives and negatives. On the positive the weather and turf treatments have allowed many established areas, and some headed that way, to thrive. On the negative it has complicated areas that are freshly sodded or seeded. This weather pattern has also complicated the mowing efforts, and we have had to make some tough calls to mow when wetter than we would prefer. However, in consultation with turf care professionals, the calls and results are within guidelines. Turf in the spring surge can take a tough treatment and rebound just fine. Later when the surge is over the treatment needs to consider potential serious damage.

We realize there is quite a difference in the turf in the older phases of the development versus the new phases. The drought late last year allowed weeds and scrub grasses to take hold better than the turf-forming grasses that provide the appearance we all want. All we can suggest is a little patience while the treatments, remediation efforts, and hopefully the weather helps as it did in the early phases. We will continue to make requests for additional turf remediation as we did last year by the developer. Recently the developer did remediate areas along Aram (below the clubhouse) that did not establish late last year.

We are aware that some of the common areas in the newer phases look bad and we are making requests to the developer for action. Please understand we do not get any information on the developer plans of actions, and we do not have any ability to force them to take action. Also, a reminder, Shearon Landscape only performs our mowing and is not responsible for the developer activities. The developer uses Shearon Construction and Earthcare for any land development activities.

We are also aware of many common area issues reported by homeowners. There will be a process provided shortly where homeowners can log issues in common areas to be managed by the newly formed Transition Board. Feel free to reach out to the committee at [landscapewoodlands55@gmail.com](mailto:landscapewoodlands55@gmail.com)



## Events (Linda McElvenny)

[EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com)

### **Reminders:**

As we move into the summer season, I want to review a few things.

- Events such as happy hour and pool parties will be held in the lower level and pool deck area during the summer months. Please do not use shuffleboard table, ping pong table or pool table to place drinks or food.
- All events are BYOB. Alcohol cannot be provided due to HOA liability.
- No glass around the pool area and no food within four feet of the pool.

- It is very important that you and your partner both RSVP especially for events where we are ordering food. This is critical to planning a successful event. You may RSVP on the Facebook event, by contacting the events organizer or emailing [EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com).
- We always need help with set-up and clean-up. If you are around when we start to clean up, please help. It doesn't mean the event is over, but we like to clean up when there are people around to help. Clean up includes making sure all tables and chairs are put away and taking the trash and recyclables out to the bins outside the kitchen door.

### **Announcements:**

The next general **Events Committee Meeting** will be Thu 6/12 @ 7:00 pm in the clubhouse. We will be planning events for July, August and September. All are welcome and we need your help if we are going to continue to offer a variety of events!

### **Bocce League**

The spring bocce league is underway. We have 32 teams participating, having fun and making good use of the bocce courts. Playoffs are scheduled for the week of June 16. Spectators are welcome! Stay tuned for details.

### **Neighbors Helping Neighbors**

Neighbors Helping Neighbors uses Signup Genius to connect Woodlands community members 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](mailto:kathybetchley@gmail.com) or Leslie Powers at [leslie.powers227@gmail.com](mailto: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.

### **Service Project**

Thank you to Christine Polywacz for coordinating this service project and thank you to everyone who donated!



## **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 Event Organizer or [EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com).

### **Ladies Golf - Tue 6/3 Time TBD**

The first game of The Ladies Golf League was rained out! The next date will be Tuesday, June 3rd. Hopefully Mr. Sunshine will appear. We will be alternating weekdays to accommodate player's availability. Please check our Facebook page for the latest information. If interested, contact Annette Erickson at [annettee@comcast.net](mailto:annettee@comcast.net).

### **Happy Hour – Fri 6/6 @ 5:00 pm**

Join your neighbors for our monthly Happy Hour! The pool will be open by then, so we will be at the lower level. This time, Froio's Landscaping is sponsoring us. They will bring hoagies and water! Someone from Froio's will be on hand if anyone has questions. You may still bring an appetizer or dessert to share if you would like. As usual, it is BYOB.

### **Wine Tasting - Sat 6/14 @ 4:00-6:00 pm**

SIGN-UP IS CLOSED BUT THERE IS A WAITLIST. The next wine tasting will feature wines from Sicily. Steve Decina, a certified Sommelier and his wife, who are the owners of Off the Beaten Cask, will present the wines and provide details about the wines and regions. The cost is \$55 per person which covers the cost of both white and red wines along with Steve's professional services. Pairings will be included. Attendance is limited to 40 participants. You can pay with cash or Venmo to @Joanne-Ritchie-6. Contact Joanne Ritchie ([joanne.m.ritchie@gmail.com](mailto:joanne.m.ritchie@gmail.com)) to be added to the wait list.

### **Community Coffee – Wed 6/18 @ 9:30 pm**

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

### **Book Club - Thu 7/10 @ 7:00 pm**

The book is *The Story She Left Behind* by Patti Callahan Henry. Please RSVP on the Facebook event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com). If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski ([emprilutski@gmail.com](mailto:emprilutski@gmail.com)).

### **Ladies Night at the Pool - Tue 7/29 @ 7:00 pm**

Save the date. Details to follow.

# 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](mailto: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](mailto: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. If interested in joining us, contact Annette Erickson at [annettee@comcast.net](mailto: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](mailto: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](mailto:Moran1103@Verizon.net).

# Get to Know Your Neighbors

## Gigi Latta

1407 Gorky Lane



### Where are you from?

Most of my childhood was spent in the Washington, DC area although we moved back and forth between DC and southern California. However, I have called West Chester my home since 1979.

### Do you have children/grandchildren?

#### Are they local?

I have three wonderful children and five wonderful grandchildren (soon to be six). The older two grandchildren live about one mile away and the younger two (soon to be three) live about a mile away in the other direction. My middle grandchild lives in the Philippines, but we still manage to see each other relatively often.

### What are your hobbies?

I love to play pickleball and have found it an easy and pleasant way to make friends in the community. I appreciate the welcoming nature of my neighbors at the Woodlands. I also love to travel and explore new places, especially with my grandchildren. I am a voracious reader (mostly literary fiction) so I enjoy our Woodlands book group.

### Fun fact about you most people would not know.

I studied Thai Classical Dancing when I spent my sixth-grade year living in Thailand. I attended the International School of Bangkok during the evacuation of Saigon and studied dancing at the Royal Dance Academy.

# Last Month in Photos



## Luau Pool Party



## Lunch Bunch

