

The Woodlands at Greystone Newsletter

February 2026

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Message from the Editors

(Janet Melton & Dave Prilutski)

If you would like something included in the newsletter, please contact CommunicationsWoodlands55@gmail.com by the 26th of the prior month.

Welcome New Neighbors

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

Welcome Neighbor!



Chmielewski	914 Eakins Circle
Dzedzy	913 Eakins Circle
Murphy	926 Eakins Circle
Gong	929 Eakins Circle



Vincent



Glenn



Rell

HOA Board *BoardWoodlands55@gmail.com*

President (Vincent DiMarco)

Vice President (Glenn Peters)

Secretary/Treasurer (Rell Winand)

What a start to the year! Thank you for your cooperation during the recent snowstorm.

It is too early to determine whether snow removal expenses will exceed the budgeted amount. The Board will continue to monitor costs closely and will revise the budget if necessary.

The call for candidates for the upcoming Board election has been distributed. Please keep the following key dates in mind:

- **Candidate Data Sheets due:** February 13
- **Meet the Candidates:** February 26 at 7:00 PM
- **Voting period:** March 2 through March 18 (closes at 7:00 PM)

Lastly, the Board has approved a new **Rear Yard Outdoor Lighting Policy**. Details are available on the community website and on the Danella portal.

Thank you for your continued involvement in our community.



Sophia



Jenna

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

The Full Annual Election is underway and the Board of Directors has officially placed a “**Call for Candidates**” which will come via USPS mail. If you are interested in running for one of the three (3) open board seats, please complete the candidate form that you receive or stop into the clubhouse and pick one up at the information station. Please note all forms along with a photo **must be received by 5:00 pm on 2/13/2026**. After this date, we will be sending another announcement for homeowners to come out and meet each candidate in person and for those that are away, you will be able to join via zoom.

Settlements: As of the end of January, we have 236 settlements out of 252 homes and confirmed all homes are projected to be fully built out as of June 2026. After June construction we will still be going through the final stages of inspections. The township engineer indicates that everything should be finalized during the late fall of 2026. Final inspections include township engineers, the conservation district and NPDES for basins, trails, Aram Ave, trees, dams/ponds, public parking lots and roadways. If you have any questions regarding these items, please email the Transition Committee.

Exterior Projects: As spring approaches (which is just around the corner 😊), we want to remind everyone that prior to doing any outside projects, you need to please email Jenna at jcauley@danellarealty.com and Sophia at sreeves@danellarealty.com. We will assist you with getting all of your documentation in order prior to sending it to the ARC Committee.

Cheers! Sophia and Jenna



Architectural Review *(Dave Bland)*

ARCWoodlands55@gmail.com

As the newly appointed chair of the Architectural Review Committee (ARC), I want to start by thanking Dave Prilutski for his exceptional leadership and all he has done for our community. I truly appreciate his dedication and the positive impact he's made. I look forward to building on the foundation Dave has laid and carrying forward the high standards he established for the ARC.

2025 ARC Activity Overview

The year 2025 proved to be an active one for the ARC. The committee processed a total of 275 requests, which encompassed 320 individual projects, as some submissions included more than one project. Of these, 147 requests qualified for expedited approval, while the remaining 128 were forwarded to the HOA Board for further consideration and approval.

Most Requested Projects and Contractors

Below is a summary of the project types with the greatest number of requests, along with the contractors most frequently engaged for each:

Project	Number	Contractors
Landscaping	75	Froio's, Burkholder, Mattia, Shearon
Bird Guards	51	Eagle
Seal Coating	48	Hay Sealcoating, Ross, Bill Keating
Handrails	33	Eagle, various others
Patio	22	LGM Contractors, CKC Landscaping, JC Landscaping
Deck	18	Eagle, various others
Screen in Porch	14	Eagle, various others
Irrigation	12	Froio's, Burkholder

Landscaping projects included maintenance, tree and shrub replacement, the creation of landscaping beds, installation of stone borders, and edging.

Additional Requests

Other requests submitted to the ARC covered a wide range of exterior improvements and maintenance, such as exterior lighting, deck skirting, fireplaces, flag brackets, snow guards, storm doors, gates, shades, retractable awnings, hot tubs, and various types of exterior maintenance including painting, pressure washing, roof repairs, and stone repairs.

ARC Committee Members

The Architectural Review Committee (ARC) continues to support residents with a variety of exterior improvement and maintenance requests, including landscaping, lighting, and structural updates. To ensure your projects are processed smoothly, please feel free to contact any of our current committee members for guidance or assistance with ARC submissions:

- David Bland, Larry Stewart, Steve Johnsen, Jack Schweitzer, Pete Schofield, Donna Bresler

If you have questions or need help preparing your ARC request, reach out to any of us. We're here to help make your improvements successful.



Facilities (Mike Price)

FacilitiesWoodlands55@gmail.com

Facilities met this month to discuss upcoming projects. In addition, there have been some recent purchases and repairs to keep things operational.

Pool Contract - Facilities will be working with the HOA Board to finalize the Pool contract award for the upcoming season.

Projects, Purchases and Repairs:

- **Clubhouse Interior** – We are looking into replacing the back and side doors that enter the upper deck with a combination of new side doors and back windows to prevent future water leaks and floor damage. We purchased a leaf blower recently to blow away excess salt from the front entrance and minimize tracking salt onto the floor. A file cabinet was acquired for storage of current manuals and other documentation and we will be organizing and cleaning up the storage rooms.
- **Clubhouse Exterior** - Facilities will be coordinating with Landscape and Re-design to install additional lighting in the front of the clubhouse. Bird spikes will be added to the front entrance columns to prevent future nests and other bird spike repairs will be made. Vendors and quotes are being obtained to seal coat and paint the parking lot.
- **Fitness Area** - A parabolic mirror was installed to provide visibility of the entrance to those using the ellipticals and a leak in the Women's Locker Room was isolated and repaired. A sign-up sheet is in the Fitness Room asking residents to indicate interest in acquiring a leg machine.
- **Downstairs Storage Area** - Facilities is working on the proposed Conference Room which will include a re-partitioning of the current downstairs storage area and doors to the alcove area.
- **Pool Area** - Spring repairs will include tile repair around the 'waterfall', fixing leakage from the pool heater and repairing bird spikes. Vendors and quotes are being collected to power wash the Pool Deck.

Lost and Found - There are still reading glasses in the Sunroom. We will be dispositioning the current Lost and Found items at the end of the month.



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

I hope everyone is staying warm. I am looking forward to seeing grass again. This is the slow time for us, but we have kept busy working on new guidelines for homeowner landscaping. This will be a work in progress, and our plan is to provide these guidelines to the new Board, probably in April. I hope to get a calendar posted in March with dates of all Shearon landscape activities for the year. These will all be approximate as dates can easily change one way or another by a couple of weeks.



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

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

Overview

The snowstorms in December had a negative impact to our December and 2025 year to date under run. However, the HOA still ended the year with a positive under run for the year. Year to date December 2025, the HOA had revenue in excess of the forecast by \$128,071. The year-to-date expenses exceeded the forecast by \$176,580. This included two major events. The snowstorms in December cost the HOA \$97,004. The other major event included the expensing of the prior years' operating fund balance of \$96,548 to the reserve fund balance. This results in the reserve fund's balance increasing by \$96,548 while the operating fund's balance decreased by \$96,548. Excluding this non-operating expense, the result is a positive year to date revenue in excess of expense of \$48,039 as reflected by the operating fund balance on the balance sheet.

Income Statement

- Revenue is a positive variance to budget by \$128,071 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 \$34,600 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$3,811 due to timing for the HVAC maintenance.
- General and Administrative have an unfavorable variance of \$5,804 due to the purchase of HOA Start.
- Maintenance and Grounds reflect an unfavorable variance to budget of \$85,811 due primarily to snow removal expenses in December and higher landscaping expenses.
- Professional Fees expenses have an unfavorable variance of \$32,175 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$5,348.
- Reserve expenses were higher due to the transfer of \$96,548 from the operating fund to the reserve fund.

Balance Sheet

- Operating cash balance is \$191,349.
- Invested operating cash is \$45,562.
- Reserve Funds cash balance is \$312,979.
- Operating Fund balance for 2025 is \$48,039.
- Reserve Fund balance is \$362,196.



Streets, Parking and Gates *(John Paradise)*

SPGWoodlands55@gmail.com

Thank you to everyone who submitted the snow event survey from 1/17 to 1/18 snow event.

On behalf of the committee, we wanted to share following:

There was a total of 29 surveys received out of 230 homes. With 6 questions on the survey we received 174 responses. Over 87% of the respondents were either satisfied or very satisfied with snow clearing efforts.

Please see the below survey results:

- 5 Very Satisfied 110
- 4 Satisfied 43
- 3 Neutral 14
- 2 Somewhat dissatisfied 5
- 1 Very dissatisfied 3

The most noted comments of challenges:

- De-icing on entire front porch which will be addressed during the snow discussion with Shearon to only apply at the front egress door and down steps

The full committee will continue to meet monthly during snow season and we will meet with Shearon shortly after each major storm with one of our board members to discuss the results and how Shearon can improve.

Looking forward to spring and if you have any questions or concerns, please email

spgwoodlands55@gmail.com



Transition *(Sharon Fitzgerald)*

TransitionWoodlands55@gmail.com

The Transition Committee has been very active, and we are grateful for the strong support from our team of volunteers and engaged homeowners.

To date, 172 Common Area Deficiency Forms have been submitted, representing 62 homeowners, or approximately 26% of settled homes. This level of participation is helping us build a clear and comprehensive picture of common area needs across the community.

The most frequently observed items include:

- **34%** – Trees (missing, dead, or in need of attention)
- **23%** – Concrete (cracking, spalling, or damaged)
- **9%** – Sod/Grass (dead or damaged areas).

To make participation easy, the team will continue hosting open houses at the clubhouse kitchen area on Mondays in February at 9:30 a.m. Homeowners are welcome to stop by with photos of any concerns and their plot plan, and volunteers will be happy to complete the deficiency form on their behalf. Throughout February, our volunteer team will continue outreach to homeowners, encouraging participation and helping capture input across the community.

The Transition Committee is also collaborating closely with the Board to develop a short list of qualified vendors in support of several drafted RFPs, including Financial Audit, Tree Services, Transition and Reserve Study, and Stormwater Management. These RFPs are currently under legal review as part of the process.

In addition, the Transition Committee continues to proactively identify and communicate certificates of insurance items to the Board and our management company, helping ensure that vendor coverage requirements are properly addressed.

Thank you for helping move our community forward!



Social (Linda McElvenny)
SocialWoodlands55@gmail.com

Announcements:

Needlework Club - The newly formed Needlework Club had its first meeting on Monday, 1/16/26. Present were Jen MacFarland, Mikie Miller, and Fran Lisowski. We enjoyed sharing what we were working on and what we want to work on. Future meetings will be held on the third Monday of each month with the next meeting to be held on Monday, 2/9/26 from 9:30 am -12:00 pm at the home of Jen MacFarland, 932 Eakins Circle. All are welcome! Even if you have never done handwork, come and learn! Bring a project to work on and/or a past project to share with the group, or come with questions on how to get started! Please email Jen at jmacfarland222@gmail.com and let her know you will be there. See you then!

Community Outreach Comfort Food Collection - Be a “souper” neighbor and help us fill the cupboards with nonperishable comfort foods - soup, Mac’n cheese, chili, etc. Donations will be collected at the clubhouse and Happy Hour February 9-13. Donations will be sent to our friends at the West Chester Food Cupboard.

Social Committee General Meeting - The next meeting will be held Tue 3/10 @ 7:00 pm in the clubhouse. All residents are welcome to attend. We will be discussing events for April, May and June.

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.

Dine Around (Fellini’s Cafe) - Tue 2/3 @ 5:30 pm

Grab your “Hunka Hunka Burning Love” and join us. We will enjoy an hour of mingling with friends with BYOB. Then we will be seated at 6:30 pm to order from a \$65 prix fixe menu which includes the gratuity. As a special treat an Elvis impersonator will entertain us and a “whole lot of shaking going

on” might happen on the dance floor! Sign up on our Facebook event or contact Phyllis Dunn by texting at 484-678-4357. The deadline for sign-up is 2/1.

Happy Hour - Fri 2/13 @ 5:00 pm

Join your neighbors for our monthly Happy Hour where we will have some great soups, chili, and lots of comfort food. Please use this link below to sign up for your contribution for the evening. Don't let the categories dampen your creativity. Bring your favorite item to share or something on the list. As always, it is BYOB. Please RSVP by 2/10 so we know how many to expect.

https://docs.google.com/spreadsheets/d/1soBks_9JqOBepa_Jga6q09y2OWbh7Ujp0PO5ztWAsM/e/dit?usp=sharing

Lunch Bunch (Oriental Pearl) - Tues 2/17 @ 12:00 pm

Come celebrate Chinese New Year with us! Please direct any questions to Harriet Gaudiosi-Scoleri at hgaudiosi@verizon.net. Kindly RSVP by Friday, 2/13 on Facebook Event or to Harriet.

Bunco - Fri 2/20 @ 6:00 pm

We will be launching our first Bunco night on 2/20. Bunco is a dice game we will be playing with 32 people in groups of 6 at each table. It is a lot like Yahtzee, and you can learn more by watching this [video](#). Come alone or as a couple, we will do a blind draw for partners. \$10 buy in for the jackpot. BYOB and an appetizer. Each person must fill out this [form](#) to be counted. Limit of 32, all others will go on a waiting list. If you have questions, contact Christine Polywacz polywacz1109@gmail.com or Juli Bennett bennettjuli@gmail.com.

Wine Tasting Dinner - Sat 2/21 @ 6:00-8:00 pm

The French Wine Tasting paired with a French dinner will be held in the clubhouse. Reservations are closed but we have a waitlist in case of cancellations. Contact Joanne Ritchie joanne.m.ritchie@gmail.com for more information.

Breakfast Club (Aldo's) - Thu 2/26 @ 9:00 am

The Breakfast Club will meet again at Aldo's Restaurant and Grill in West Chester. Come out and join us for a delicious breakfast! Contact Harriet Gaudiosi-Scoleri at hgaudiosi@verizon.net with any questions. Kindly RSVP by 2/24 on the Facebook event or to Harriet.

Book Club - Thu 3/12 @ 7:00 pm

For 3/12/26 the book is *Theo of Golden* by Allen Levi. For 5/14/26 the book is *Ordinary Grace* by William Kent Krueger. 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 at emprilutski@gmail.com.

Mahj & Mingle - Sun 4/12 @ 2:00-5:00 pm

Join us for an afternoon of Mahjong. Details to follow. Contact Debbie Feldman (dgfeldman@comcast.net) for more information.

Phillies Game Bus Trip - Thu 4/30 @ 10:45 am - 5:30 pm (approx)

Join your neighbors to watch a Phillies game at Citizen Bank Park. The game starts at 1:05 pm and is a “walk the bases” event. Seats are in section 108 along the first base line. The bus will pick us up and drop us off at the clubhouse. Time and other details TBD. Cost between \$115-\$120 includes game ticket, bus transportation and gratuities. Limited to 50 people. If you are interested, contact Linda McElvenny Lmcelvenny@verizon.net and details will be forwarded as soon as they are available.



Marc

Workgroup

Communications *(Marc Rubinger)*

As planned, January was devoted to testing, learning and loading base data into the new portal. In addition to our core workgroup, we invited several members of other committees to help us test and configure the portal. They were oriented and trained to use the portal mid-month and began contributing immediately with lots of helpful feedback.

One key feature for you to be aware of is our community directory. The goal is to have everyone listed in the portal directory, so we can find each other or perhaps look up someone's spouse's name after briefly meeting them at Happy Hour. Last month, we loaded into the portal all resident data we had in the PDF directory that has been sent to all of us quarterly by Sophia and Jenna. We are missing quite a few names, mostly couples who only gave one contact name to NVR and people who did not provide an email or a phone.

In the new system, each of us is identified uniquely by an email address. So ideally, we will want everyone to provide us with an email address to link to their name and street address. Please remember though, that you control whether or not the portal displays your email and/or phone number. Just because these are in the system does not mean they are automatically displayed - that is your decision. Sometime in February, we will reach out and ask that everyone check their directory data for accuracy and that is also when we hope to receive missing email addresses and phone numbers.

The system will contain data for our vehicles. This is required because the portal data will be used later in 2026 for gate access into the community. We will also ask you to check whether we have correct data about your car(s) or truck(s). That information is simple: License Plate, Make, Model, Color.

Ongoing Activities at The Woodlands

Group Fitness



There are two options for group fitness in the yoga room. All levels welcome!

- **Tuesdays from 9:00-9:45 am.**
Resident Linda Hunt, a certified group fitness instructor, offers complimentary classes featuring light cardio, strength, and core.
- **Saturdays from 10-10:45 am.**
Monique Bertrando, a certified personal trainer offers small group functional strength training class.
Cost is \$20 payable to the instructor.

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

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. **First class is free for first timers!**

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. All levels are welcome. No equipment needed.

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 SocialWoodlands55@gmail.com

Mahjong



There are currently four groups which meet in the clubhouse game room.

- Mondays from 1:00 pm-3:00 pm. Contact Debbie Feldman at dgfeldman@comcast.net.
- Tuesdays from 1:00-3:00 pm. Contact Phyllis Schamber at pschamber@peoplepc.com.
- Wednesdays from 10:00 am-12:00 pm. This is good for beginners. Contact Sue Thimm at thethimms@comcast.net.
- Thursdays from 10:00 am-12:00 pm. Contact Lorraine Moran at Moran1103@verizon.net.

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.

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.

Get to Know Your Neighbors

Mike and Nancy Beatty

1193 Sculthorpe Drive



Where are you from?

We were both raised in the Philadelphia suburbs. We spent our married life in Montgomery County before moving here to the Woodlands.

Do you have children/ grandchildren? Are they local?

We have a daughter who lives in Lancaster, PA, a son who lives in West Chester, PA and two delightful grand dogs.

What is/was your career?

Mike was in commercial real estate financing and continues doing consulting work in the industry on a part-time basis. Nancy recently retired from medical billing from a family practice in Bucks County.

What are your hobbies?

We both enjoy golfing and biking – and of course watching sports.

What TV show are you watching on streaming services now?

We are watching Vera through our recent subscription to BritBox.

Are you a concert/theater attendee? What shows have you seen recently?

We have attended various shows (movies, concerts, comedy shows) at the Uptown Theatre in West Chester.

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

We were drawn to the floor plan and the amenities that the Woodlands community offered. We also liked the wooded walking trails, and the neighborhood's proximity to the West Chester borough.

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

We are enjoying the opportunities to explore Chester County. Our adult children live close by and we are happy being members of a very welcoming and active community.

Last Month in Photos – page 1

Lunch Bunch



Breakfast Club



January Happy Hour



Last Month in Photos – page 2

Trivia Night

