

# The Woodlands at Greystone Newsletter

January 2024

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## Welcome New Neighbors



### December 2024

Ruth and Scott Spielman, 1109 Bollinger Lane

Joe and Kathleen Carobine, 1011 Bollinger Lane



## Message from the Editors

(Janet Melton & Dave Prilutski)

We are changing the committee email addresses. Originally the addresses we have been using (@woodlands55.org) were free or inexpensive. However, our introductory period has ended, and it would cost \$600 a year to maintain these email addresses. As a result, we are canceling those email addresses and replacing them with free gmail accounts as listed below.

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

[FinanceWoodlands55@gmail.com](mailto:FinanceWoodlands55@gmail.com)

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

[FacilitiesWoodlands55@gmail.com](mailto:FacilitiesWoodlands55@gmail.com)

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

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



Holly

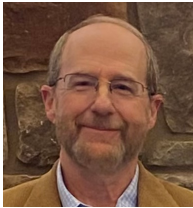


Karen

## NV Homes Sales Team

*Holly Pack and Karen Helveston*

Hello and Happy Healthy New Year! We are up and running with our final phase, with deliveries in mid-summer. If you know anyone thinking of a move to The Woodlands, tell them to come and visit us!  
Holly and Karen



## HOA Board (*Gene Goldman*)

*Woodlands HOA Board Secretary*

Happy Holidays and Happy New Year to All!  
From William Reiser and Gene Goldman



Sophia



Jenna

## Property Manager (*Sophia Reeves*)

*Assistant Property Manager (Jenna Cauley)*

Happy New Year Everyone! Hope you all enjoyed family time and made some New Year resolutions. Just sending some friendly reminders:

### **Holiday Decorations and Trees**

Please remember to remove all decorations by January 15<sup>th</sup>. If you bought any live trees, please note that Republic Services has offered to pick them up the week of January 6<sup>th</sup>. An announcement will be made once a pick-up date is confirmed.

### **Warranty Reminder**

Please remember to reach out to myself or Jenna for any HOA related questions as we are always here to assist. Additionally, don't forget to document any warranty items on the [myNVhome.com](https://myNVhome.com) for any settlements under one year for everything including exterior grading issues. Remember, you have up to two years for interior plumbing and ten years for the structure of your home which we confirmed does not include felts or shingles, only wood structure.



## Architectural Review (Dave Prilutski)

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

In 2024 ARC processed 196 requests encompassing 216 projects (some requests included more than one project). Of those requests, 125 qualified for expedited handling and the remaining 71 were sent to the HOA Board for approval. I have posted a list of all the projects in the ARC section of the website. The projects with the highest number of requests and the contractors most frequently used are shown below. The Landscaping category includes everything from maintenance and replacing shrubs in the NV plantings to new trees and new landscaping areas on the side or rear of home.

Project	Number	Top 3 Contractors
Misc. Landscaping	39	Burkholder Bros, Froio's Lawn & Landscape, CKC Landscaping
Bird/Vent Guards	34	Eagle Contracting
Handrails	28	Eagle Contracting, A&R Iron Works, Brookover Landscaping
Driveway Sealcoating	22	Ross Paving, Duroseal Inc, Hay Sealcoating
Patio	18	Burkholder Bros, Froio's Lawn & Landscape, CKC Landscaping
Screen Porch	9	Eagle Contracting, R5 Construction, O'Hara Hands Inc
Deck Expansion	8	8 different contractors
Irrigation	7	Sir Sprinkler, Froio's Lawn & Landscape



## Landscape & Grounds (Glenn Peters)

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

Hope everyone had a great holiday and didn't miss a white Christmas too much. Shearon completed their final cleanup and fertilizer treatment in December so, other than snow, we won't have any activities until closer to spring. The Landscape Committee will work over the winter with Shearon to develop some plans for this year including a phased approach to turf treatment to reduce impacts on pets. We will also look to see how our budget holds for any options to address the Aram Ave center islands (tall grasses) revisions.

### Transition Working Group

Just a note that I will be looking for some additional people to help with the next tasks in the transition planning efforts. A few folks have reached out but if you are interested, please email me at [LandscapeWoodlands55@gmail.com](mailto:LandscapeWoodlands55@gmail.com). The developer held off on some tree and shrub efforts in the fall due to the lack of rain and will resume efforts in the spring. Our working group plans to start reviewing existing contracts and developing actions to renegotiate or change providers where there can be an advantage for the community. We will also develop suggestions on how the HOA board and Committees can be organized to ensure the appropriate rotational board and committee leadership (i.e., term limits).



## Facilities (Anne Stanley)

*FacilitiesWoodlands55@gmail.com*

Winter is here! Thanks to the volunteers (Paul Cohen, Paul Cavanaugh, Fred Brandt, Dave Huppman and Dave Bertsch) who helped to remove the windscreens on the tennis court and store the portable pickleball net. The tennis court net is planned to be 'released' per the vendor's recommendation for the winter. When this is completed, if you want to play, you'll need to re-tighten the net, and re-release it when finished.

We have had several inquiries regarding renting rooms and having guests in the clubhouse for various activities, so here's an update on the status. We have deferred addressing rentals and more recently, a guest policy within the Clubhouse Rules document and on the website for the near-term. This was done for several reasons.

- 1) We want to continue to monitor clubhouse use and event attendance as we grow to our full community so that we have a good basis for which to address adding guest attendees or considering rentals.
- 2) We want to have full community input on the topic since to date we have received opposing responses.
- 3) We want to be consistent with regard to how these topics are addressed; to avoid confusion and to provide a common response to a variety of requests. Trying to achieve this goal quickly became very complicated.
- 4) We didn't want to establish a policy that would become problematic as we become fully occupied and potentially have to be rescinded.

In the meantime, Sophia researched the current liquor rider to our insurance policy and confirmed that guests are not covered and would hence be a liability during our BYOB events (unless of course in the future we decide to request guest coverage, and insurance carrier allows HOA to modify the insurance policy to do so).

We will continue monitoring clubhouse and facilities utilization and event attendance. This includes use of the new reservation process that was included in the latest Clubhouse Rules (which was emailed in December and will be mailed in January).

We will also keep addressing these topics but intend to have full community input to ensure that what is put in place reflects not only the desires of all residents, but also addresses fair utilization of all the available facilities to all residents.

Thanks to all the committee members for their continued support.

Happy New Year everyone!



## Finance *(Rell Winand)*

*FinanceWoodlands55@gmail.com*

The **November 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 \$68,527 reflecting home settlements in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$23,078 primarily reflecting lower clubhouse cleaning, utility expenses, court maintenance, security system and clubhouse water and sewer.
- **Contracts** expense has a positive variance to budget of \$1,113.
- **General and Administrative** is showing a favorable variance to budget of \$2,208 reflecting office expense and social activities expense less than budget, partially offset by an unfavorable variance in miscellaneous G&A.
- **Maintenance and Grounds** reflect a negative variance to the budget of \$61,931 primarily due to a negative variance snow removal of \$85,813 and trash removal of \$5,186, partially offset by favorable maintenance grounds expense of \$28,843.
- **Month to date** maintenance and grounds was a favorable variance of \$41,602.
- **Professional fees** are in line with the budget.
- **Utilities** reflect a favorable variance to budget of \$6,195.

**In summary**, the YTD financials reflect an excess of revenue over expense of \$6,816 versus the budget of \$31,856 excess of expense over revenue. The result is a favorable variance of \$38,672 to the budget.

### **Balance Sheet**

- Operating cash balance \$131,636.
- Reserve Funds cash balance \$171,921.
- Accounts Receivable balance is \$4,165 as compared to an October balance of \$9,211.



## Events (Linda McElvenny)

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

### Thank you Woodlands Community!

Carole Cavanaugh delivered over \$2,300 in gift cards and checks to CASA Youth Advocates, Inc. Delaware County and Chester County. Your generosity will certainly brighten the holidays for many older youth and teens who are served by CASA. Executive Director Leigh Anne McKelvey (shown in picture) extends her thanks and is very grateful to our community for your kind and generous support. A big thank you to Carole Cavanaugh for organizing this amazing service project!



**The Events Committee Quarterly General Meeting** will be held on Tuesday 1/14/25 at 7 pm in the clubhouse. We will review the 2025 Events Calendar with a focus on the first quarter (Jan, Feb, Mar). Everyone is welcome!

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 the event organizer or [EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com)

### Happy Hour - Fri 1/3 @ 5 pm

Kick off the New Year with your Woodlands' neighbors at the First Happy Hour of 2025! BYOB and an appetizer or dessert to share.

### Breakfast Club (Aldo's Restaurant & Grill) - Thurs 1/9 @ 8:30 am

Join us for breakfast at Aldo's Restaurant & Grill, 104 Turner Lane, West Chester. RSVP is required for all homeowners by Tuesday, January 7<sup>th</sup>.

### Book Club – Thu 1/9 @ 7 pm

The book for January is And Then There Were None by Agatha Christie. Please RSVP on the Facebook Event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com). The March meeting is on March 13<sup>th</sup>, the book is The Frozen River by Ariel Lawhon. If you are new, and you would like more information, please contact Anna Bertsch or Eileen Prilutski ([emprilutski@gmail.com](mailto:emprilutski@gmail.com)).

### Community Coffee - Wed 1/13 @ 9:30 am

Join us for an informal gathering to enjoy a cup of coffee or tea and chat with your neighbors.

### Sunday Brunch - Sun 1/19 @ 11 am

Please join us for a Sunday Brunch. Sign up to bring your favorite brunch item to share! BYOB! Please RSVP by January 17<sup>th</sup>. <https://www.signupgenius.com/go/20F084CAEA62DA3FC1-54131682-sunday>



**Lunch Bunch** (Main Line Tavern, Paoli) - *Fri 1/24 @ 12 pm*

Join us for our monthly Lunch Bunch outing. Please RSVP by Friday January 17<sup>th</sup> so we can make a reservation. Men are welcome! Meet at the restaurant or carpool.

**Dine Around** (Mercato Ristorante and Bar, Newtown Square) - *Mon 2/3 @ 6pm*

Save the date! More details and sign up on the Woodlands Facebook page.

**“Souper Bowl” Pregame Happy Hour** - *Fri 2/7 @ 5 pm*

Join us as we pregame for the big game with some comfort food. Dress in team gear. Sign up for your contribution using the link below.

<https://www.signupgenius.com/go/20F084CAEA62DA3FC1-54133155-souper>

**Woodlands Annapolis Maryland Bus Trip** – *Mon 4/28 @ 8 am*

Join us on our first Woodlands bus trip as we travel to Annapolis. Spend the day with your Woodlands’ friends as we board the bus at the clubhouse at 8 am and arrive in Annapolis by 10:15 am. Included is a 90-minute walking tour of the US Naval Academy. Also included is a 40-minute harbor cruise. Enjoy lunch on your own and time to wander this beautiful Chesapeake Bay area. We will depart from Annapolis at 4pm.

Price is between \$109 - \$131 per person depending on bus capacity. Bus driver tip and tax is already included in the above price.

If you would like to attend, please respond on the Woodlands Facebook page or contact Joanne Ritchie at [joanne.m.ritchie@gmail.com](mailto:joanne.m.ritchie@gmail.com). Let her know how many will be in your party. PLEASE REPLY TO HER NO LATER THAN JANUARY 23<sup>RD</sup>. WE ARE NOT ACCEPTING PAYMENT UNTIL FEBRUARY. Once the first bus is filled, we will start a waitlist.

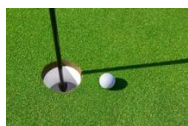
The February newsletter will contain more information on payment collection. The cost is non-refundable, but you are able to sell your seats to others who may want to attend and are waitlisted. We will have liability waivers for signing when your check is received.

**Mahjong**

The Tuesday afternoon Mahjong group will resume playing on Tuesday 1/7/25.

# 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)

## 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 10:00am 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? Outings will begin again in the Spring. 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 **9:00am**. 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 in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

## 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

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.

## Diane and Tom Treacy

1408 Gorky Lane



### Where are you from?

Diane is from Abington, PA and Tom is from Plainview, Long Island, NY. Forty years ago, they settled in Westtown, PA. They have lived in the Woodlands for two and a half years.

### What was your careers?

Diane was the V.P. of Development for Delaware Planned Parenthood. Prior to that she was the Executive Director of the Delaware Mental Health Association. She also worked for the State of Delaware as an administrator in the Division of Vocational Rehabilitation. She was a statewide advocate for the passage of the Americans with Disabilities Act.

Tom was The President and owner of the Antonelli Institute, a two-year technical college. Prior to that he worked as a high school counselor and as a Licensed Psychologist teaching in Villanova's Graduate School.

### What are your hobbies?

Tom enjoys walking, photography, tennis and going to Villanova Football games. Diane enjoys walking with our Chinese Crested dog (Wilbur), reading and watching shows on Netflix. They both enjoy traveling on Smithsonian-Ponant Mediterranean cruises

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

Tom met privately with President Richard Nixon in the Oval Office in connection with a project for service members in Vietnam. Diane was invited to the Rose Garden for the signing of the Americans with Disabilities Act under President George W. Bush.

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

We knew the area, liked the design of the homes and community, and the socialization opportunities offered at the Woodlands. We were ready for the amenities of a 55+ community.



# Last Month in Photos

## Progressive Dinner



## The Woodlands Book Club Coffee & Book Exchange



## Holiday Happy Hour



## Holiday Wreath Making



## Lunch Bunch

