

# The Woodlands at Greystone Newsletter

## January 2026

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## Welcome New Neighbors

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

### Welcome Neighbor!



Urban 946 Eakins Circle  
 Reidenbach 948 Eakins Circle  
 Friedman 964 Eakins Circle



Sophia



Jenna

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

WOW! Time has flown by so quickly! I cannot believe I have been here almost four years and Jenna almost two. We appreciate your feedback during the last resident survey and can not wait to serve you again in 2026.

As most of you know, the Full Annual Election is coming up in March. This was mentioned during the last homeowners' meeting. I want to remind everyone that there will be a "Call for Candidates" announcement via email and mailing coming your way around January 26th. During this time, unit owners will have the opportunity to run for one of three open seats on the board. Please be on the lookout for more information and feel free to contact me if you have any questions.

Cheers!



Vincent



Glenn



Rell

## HOA Board *BoardWoodlands55@gmail.com*

*President (Vincent DiMarco)*

*Vice President (Glenn Peters)*

*Secretary/Treasurer (Rell Winand)*

Happy New Year! We hope everyone had a great holiday season enjoying time with family and friends.

The recent spate of snow and ice ate into our 2025 budget surplus, but we anticipate we will still end the year with a positive variance.

The proposed RFPs for various transition studies are with an outside attorney, and we expect to start our solicitation process in January.

Keep Warm.



## Facilities *(Mike Price)*

*FacilitiesWoodlands55@gmail.com*

It has been a cold December, but Facilities is continuing to work on improvements and repairs!

### Clubhouse:

- **Fitness Room** - The team is working to add a rod in the closet for hanging coats while working out. In addition, some mirrors will be added to assist with viewing the room entrance.
- **Great Room:**
  - Facilities worked with the Redesign Workgroup who is addressing the new paint colors for the Great Room. The scheduling of the painting will be sometime in January.
  - Blinds have been ordered for the windows above the back doors and the team is working on providing the needed electrical connections to enable remote control access. Installation of the blinds will occur after the painting is complete.
- **Kitchen** - The closet door handle containing the broom, vacuum, and other cleaning supplies has been replaced and no longer requires a key. This should help with general clean-up and especially post event clean-up.
- **Restrooms** - Hooks have been added to several of the single bathrooms for your convenience. In addition, there will be repairs made to the upstairs women's bathroom to fix the heater. A similar fix was made to the adjacent men's room already.

**Courts:** Court users will now find new gate doors have been added to the courts to allow for ease of movement between the courts.

**Reminders: Fitness room users**, please place the benches against the wall or in the closet to avoid accidents. **Game room users**, please ensure the lights are turned off when exiting as they are not motion sensitive and are only controlled by the wall switch.



## Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

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

### Overview

Year to date November 2025, the HOA had revenue in excess of the forecast by \$109,494. The year-to-date expenses exceeded the forecast by \$66,375. However, this deficit 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 increased 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 \$107,267 as reflected by the operating fund balance, and a positive variance of \$139,667 as compared to the budget.

### Income Statement

- Revenue is a positive variance to budget by \$109,494 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 \$36,317 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$3,158 due to timing for the HVAC maintenance.
- General and Administrative have a small unfavorable variance of \$4,988 due to the start of HOA Start.
- Maintenance and Grounds reflect a favorable variance to budget of \$17,347 due primarily to lower snow removal expenses in the first quarter.
- Professional Fees expenses have an unfavorable variance of \$26,584 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$4,925.
- 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 \$180,335.
- Invested operating cash is \$90,566.
- Reserve Funds cash balance is \$259,278.
- Accounts Receivable balance is \$7,194.
- Operating Fund balance is \$107,226
- Reserve Fund balance is \$354,385



## Landscape & Grounds (Scott Whittington)

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

Happy New Year! There is still a lot going on. The tree trimming has been completed for 2025. We will take a look at Eakins Circle next fall. You may also see us walking around putting tree trunk protectors on some trees that currently do not have them over the next couple of months.

The garden club is moving along. We've identified a garden space next to the pool where it is relatively flat and out of sight. We are still looking for members. Please reach out to me!

I am also looking for some landscaping volunteers, not to be on the committee, but available to help with physical work as needed with tree trimming, tree protectors, potential plantings, etc. Please reach out to me if I can put you on our call list.

Reminder – **Winter weather support** has shifted to the Streets, Parking and Gates Committee. Please contact [SPGWoodlands55@gmail.com](mailto:SPGWoodlands55@gmail.com) regarding snow removal related topics.

Scott ([landscapewoodlands55@gmail.com](mailto:landscapewoodlands55@gmail.com))



## Streets, Parking and Gates (John Paradise)

[SPGWoodlands55@gmail.com](mailto:SPGWoodlands55@gmail.com)

Thank you to everyone that submitted the snow event survey after 12/14-12/15/2025 snow event. On behalf of the committee, we wanted to share following:

- There was a total of 19% out of 226 homes received with more than ½ very satisfied. Please see the below survey results:
  - 5 - Very Satisfied – **142**
  - 4 – Satisfied – **35**
  - 3 – Neutral – **20**
  - 2 – Somewhat dissatisfied – **13**
  - 1 – Very dissatisfied - **6**
- Most noted comments of challenges:
  - Snow removal from driveways after plowing resulting in some homeowners being blocked in and hand shoveling had to commence again.
  - De-icing treatment of roads (rock-salt), sidewalks and steps (calcium) stating Shearon was applying too much.

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

Looking forward to 2026 and if you have any questions or concerns, please email:  
[spgwoodlands55@gmail.com](mailto:spgwoodlands55@gmail.com)



## Transition (Sharon Fitzgerald)

[TransitionWoodlands55@gmail.com](mailto:TransitionWoodlands55@gmail.com)

The Transition Committee now has twelve dedicated homeowner volunteers assisting our community in the development and collection of Common Area Deficiency (CAD) Forms, moving us towards a seamless transition and issues.

### Homeowner Collaboration & Common Area Deficiencies

The team and homeowners have made great progress in gathering deficiency information by going door to door and with community open house sessions at the clubhouse.

- **Result:** We successfully collected 109+ common area deficiencies to date. We've had three open house sessions at the clubhouse to assist homeowners in filling out the CAD forms, and there are more to come. Our team is reviewing the homeowner input for clarification of issues and metrics on necessary community repairs.
- **Top reported issues** include:
  - 32% Trees (missing, damaged),
  - 21% Concrete (sidewalks, aprons),
  - 17% Roads / Gates / Structures / Utilities,
  - 14% Sod / Grass / Landscape,
  - 7% Trails,
  - 6% Stormwater (culverts, drains),
  - 2% N/A (dup and NVR warranty),
  - 1% Courts
- **Next Step:** The team will continue collecting forms and defining metrics. Your involvement is key to this success! We encourage more homeowners to volunteer their time to ensure all forms are completed, providing the most comprehensive picture for the Board. Contact [transitionwoodlands55@gmail.com](mailto:transitionwoodlands55@gmail.com) with any questions or if you would like to volunteer.

### Risk Mitigation

The committee is currently reviewing the updated HOA vendor Certificates of Insurance (COI's) that were a result of a detailed assessment of risks relating to comparing vendor insurance coverage against signed contracts.

- **Result:** This due diligence is mitigating potential community liabilities. The Transition Committee is working towards closing associated risks.

### Transition Planning

The committee received and reviewed the Board's feedback on four Requests for Proposal (RFPs) which included:

These RFPs cover:

- **Tree Assessment:** Arborist review, inventory and planting suitability.
- **Financial Audit:** For the period of the Declarant Board.
- **Transition Engineering & Reserve Study:** Analysis of HOA assets and planning for future capital expenditures.

- **Stormwater Management:** Assessment of community infrastructure.

These RFP documents are currently with Legal for review.



**Social** (Linda McElvenny)

*SocialWoodlands55@gmail.com*

### **Announcements:**

**Canasta** - There are over a dozen people who have shown an interest in playing canasta at the clubhouse. The surprise is that they have all said they do not know how or cannot recall how to play. Donna Galer has compiled a list of all those interested and will reach out sometime in January with plans to do a tutorial. In the meantime, there are a number of sites online which show the basics of canasta. There are many variations of the game, but some central tenets hold true for each of the variations. Watching the videos would be great preparation for playing.

**Happy Hour Change** - Due to the request of a small group of residents, Happy Hour will be held on the second Friday of each month. This will result in us moving around other events so please make note of dates.

**Neighbors Helping Neighbors** - NHN was formed as another way to reach neighbors in need. If you or a neighbor needs help, contact the lead person and they will reach out to their group of volunteers to try and get that help. If you are able to help other neighbors, please contact Kathy Betchley [Kathybetchley@gmail.com](mailto:Kathybetchley@gmail.com)

- **Meals** - Tina Cunningham (484-252-1162) [Tinamcunningham@hotmail.com](mailto:Tinamcunningham@hotmail.com) or Jodi Hurowitz (610-405-9634) [Jodi.a.hurowitz@gmail.com](mailto:Jodi.a.hurowitz@gmail.com).
- **Hospitality Group** - Kathy Betchley (615-618-7797). [Kathybetchley@gmail.com](mailto:Kathybetchley@gmail.com) or Leslie Powers (484-432-9367) [Leslie.powers227@gmail.com](mailto:Leslie.powers227@gmail.com).
- **Tech Support Group** - John Kemps (610-442-8400) [JKemps@ptd.net](mailto:JKemps@ptd.net).
- **Home Help Group** - Lead TBD - contact Kathy Betchley if interested.
- **Interior/Exterior Design Consulting** - Marie Shirlow (610-715-8911) [Marieshirlow1942@gmail.com](mailto:Marieshirlow1942@gmail.com).

**Needlework Group** - Anyone interested in quilting or any other needlework such as knitting/crochet, embroidery/crewel, punch needle, or wool felting? Resident Jenifer MacFarland has offered her talents to work with interested folks to form a group. For more information contact Jenifer at [jmacfarland222@gmail.com](mailto:jmacfarland222@gmail.com).

**Social Committee General Meeting** - The next meeting will be held Tue 1/6 @ 7:00 pm in the clubhouse. Please join us! We need more volunteers and input to continue to offer a wide variety of events and activities. Everyone is welcome!

**Sunroom Library** - If you are looking for something to do or need to get out of the house for a bit, stop by the clubhouse sunroom. Borrow a book from the library or add some pieces to the community puzzle. There are also puzzles available in the conference room closet to sign out and bring home.

### **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](mailto:SocialWoodlands55@gmail.com).

**Book Club - Thu 1/8 @ 7:00 pm**

For 1/8/26 the book is *The Correspondent* by Virginia Evans. For 3/12/26 the book is *Theo of Golden* by Allen Levi. 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 at [emprilutski@gmail.com](mailto:emprilutski@gmail.com).

**Happy Hour - Fri 1/9 @ 5:00 pm**

Join your neighbors for a fun evening at our monthly happy hour. We need two volunteers to help with set-up and more. Please let Anette Karlsson or Pat Auriemma know if you can help. Meet at 1:00 pm in the clubhouse for set-up. Please bring a food item such as appetizers, sides, or desserts to share. As usual, it is BYOB. Please respond by 1/5 on Facebook event or to Anette [amk9099@gmail.com](mailto:amk9099@gmail.com) or Pat [patauriemma@yahoo.com](mailto:patauriemma@yahoo.com) so we know how many to expect.

**Lunch Bunch (Bonefish Grill) - Wed 1/14 @ 12:30 pm**

Come join us for lunch at Bonefish Grill in Exton. The restaurant is offering some lunch specials that day. Kindly RSVP by 1/10 on Facebook event or to Sue Schweitzer [sueschweitzer53@gmail.com](mailto:sueschweitzer53@gmail.com) or Harriet Gaudiosi Scoleri [hgaudiosi@verizon.net](mailto:hgaudiosi@verizon.net).

**Trivia Night - Sat 1/17 @ 5:30 pm**

Join your neighbors for a fun evening of trivia with registration starting at 5:30 pm. Trivia begins at 6:30. There will be 10 tables of 8 individual contestants, randomly chosen at registration. Prizes awarded for 1st, 2nd, and 3rd place teams. Bring a snack or appetizer to share. BYOB Please RSVP by 1/12 on Facebook event or to Dan Dunn [dddunn@gmail.com](mailto:dddunn@gmail.com). Space is limited to 80 participants. We are looking for people to help with setup at noon. Please contact Dan if you are able to help.

**Community Coffee - Wed 1/21 @ 9:30 am**

Join us at the clubhouse to enjoy a cup of coffee or tea and chat with your neighbors. RSVP on Facebook event or to Annie Cohen [anniecohen@aol.com](mailto:anniecohen@aol.com).

**Breakfast Club (Arianna's Gourmet Cafe) - Thu 1/22 @ 9:00 am**

The Breakfast Club will gather at Arianna's Gourmet Cafe in West Chester. Come join us for a delicious breakfast! Kindly RSVP by 1/19 on Facebook event or Sue Schweitzer [sueschweitzer53@gmail.com](mailto:sueschweitzer53@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, 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 at 484-678-4357. The deadline for sign up is 2/1.

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

For this wine tasting, we will be tasting French wines which will be paired with a 3-course meal. Attendance will be limited to 40 people and we will require volunteers to help prepare the meal. If you are able to help, please contact Joanne Ritchie [joanne.m.ritchie@gmail.com](mailto:joanne.m.ritchie@gmail.com) or Geoffrey Moore [geoffreym007@gmail.com](mailto:geoffreym007@gmail.com).

**Phillies Game Bus Trip - Thu 4/30 @ 11:30 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](mailto:Lmcelvenny@verizon.net) and details will be forwarded as soon as they are available.



Marc



Bruce

## Workgroups

### **Communications** (*Marc Rubinger*)

As presented during the November Homeowners' Meeting, in December the Workgroup used a test version of the new system to customize its design for The Woodlands, set up our directory for member loading, experimented using it for calendars and events, and learned how to use it to meet our various needs. Following the holidays, the workgroup will begin pilot testing with the help of several others from our community.

### **Clubhouse Redesign** (*Bruce Hurowitz*)

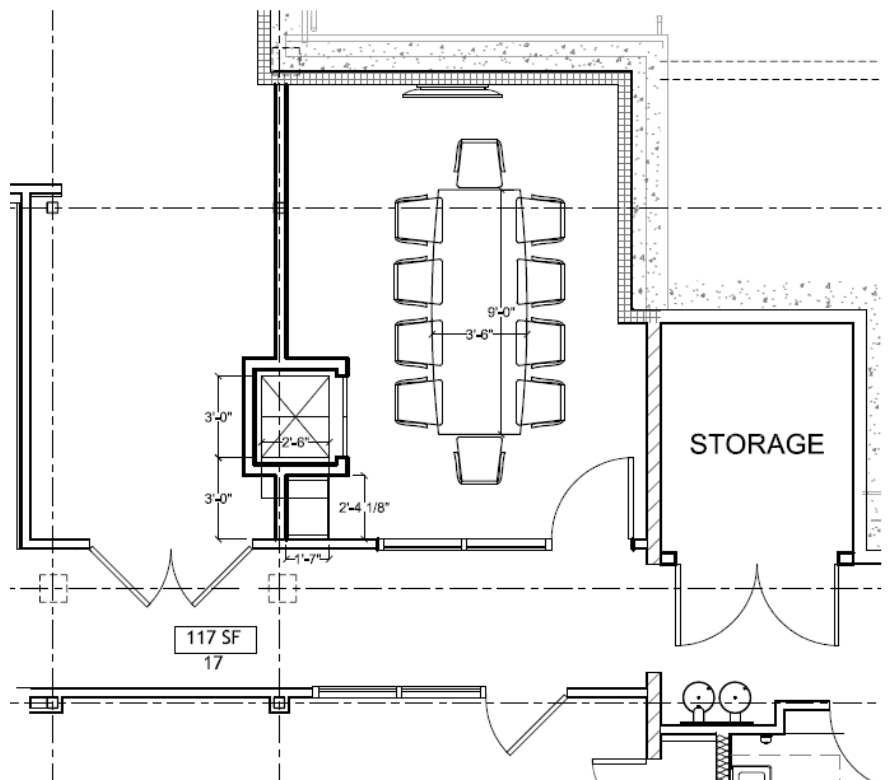
After a slight pause while we waited for the results of the Community Survey, the workgroup is back to work and working on the following initiatives:

We are moving ahead with the clubhouse interior accent painting. Look out for an improved look in January!

We are adding cushions and bolsters to the existing sofas due to their oversized depth. This will greatly improve the comfort.

We have put together the drawings to convert the right half of the lower-level storage room into an enlarged meeting room that can accommodate 12-14 people. In addition, the alcove across from the Men's Locker Room will be enclosed with double doors to create a storage room. Once drawings and specifications are complete, we will solicit bids for construction and furnishings.

Finally, the Board has asked this workgroup to look into any modifications that would better facilitate the rental of the clubhouse that was requested in the recent survey. We will report our findings back to the Board.





# 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](mailto: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.

## 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](mailto: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](mailto:dgfeldman@comcast.net).
- Tuesdays from 1:00-3:00 pm. Contact Phyllis Schamber at [pschamber@peoplepc.com](mailto:pschamber@peoplepc.com).
- Wednesdays from 10:00 am-12:00 pm. This is good for beginners. Contact Sue Thimm at [thethimms@comcast.net](mailto:thethimms@comcast.net).
- Thursdays from 10:00 am-12:00 pm. Contact Lorraine Moran at [Moran1103@verizon.net](mailto: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](mailto: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](mailto:annettee@comcast.net) or (610) 212-2360.

# Get to Know Your Neighbors

**Sharon and Drew Fitzgerald**  
*1109 Sculthorpe Drive*



## **Where are you from?**

Drew hails from the charming village of Florida, New York (yes, it's a real place!) — home to Polka King Jimmy Sturr and the birthplace of Secretary William Henry Seward, the man behind the famous “Seward’s Folly” Alaska purchase. Sharon grew up in Plymouth Meeting, PA, and before settling at The Woodlands at Greystone, we lived in Charlestown Township.

## **What is/was your career?**

Together, Drew and Sharon share an impressive 40-year journey in information technology. Drew worked with companies such as Norcross, SCT, Diamond-Bathurst, SEI Investments, and Trinseo. Sharon served as a senior IT executive at Subaru of America, QVC, Vanguard, and TOTE Group, leading large teams and major technology initiatives. These days, Sharon keeps her leadership spirit alive by teaching leadership at Roxborough High School and serving on the board of St. Peter’s Place, a CHC organization.

## **What are your hobbies?**

Travel is our shared passion! A few years ago, we followed Mary Magdalene’s path through the south of France, and last year explored Ireland’s ancient Druid and Celtic sites. When closer to home, we love relaxing at our home in Chincoteague, Virginia—home of the famous wild ponies — and spending time on the water boating.

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

Drew once volunteered as a firefighter and also played the trumpet, while Sharon worked as a police dispatcher during high school and college.

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

The trails! Drew enjoys them on his mountain bike while Sharon prefers long walks—and both love the friendships and sense of community they have found here.

# Last Month in Photos – page 1

**Holiday  
Wreath  
Making**



**Lunch Bunch**



**Holiday  
Happy  
Hour**



# Progressive Dinner

