

The Woodlands at Greystone Newsletter

November 2025

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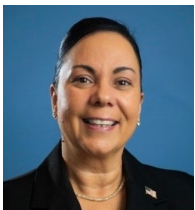


Welcome New Neighbors

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



Munnely Jr. 911 Eakins Circle
Kramer 921 Eakins Circle
Feldman 928 Eakins Circle
Giovanisci 936 Eakins Circle



Sophia



Jenna

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

Great news! The last lot has been sold!

Just a friendly reminder to mark your calendars for the next Homeowners Meeting which will be held in person at the clubhouse or via Zoom. Please find the meeting and Zoom information below:

- 11/18/25 at 7:00 pm
- Join Zoom Meeting
<https://us02web.zoom.us/j/81109455141?pwd=M9ssbtMVCweCsXTpvcTQJFfvsmxFe.1>
- Meeting ID: 811 0945 5141
- Passcode: 902991
- Call in by phone: (646) 931-3860 add meeting ID and press ##.



Shearon decorated the clubhouse entrance

Community website: <https://woodlands55.org/>

Food Drive for West Chester Food Cupboard

Our Neighbors at Greystone are hosting their 4th Annual West Chester Food Drive supporting the West Chester Food Cupboard (<https://westchesterfoodcupboard.org/>). They have invited us to join them. They ask residents to purge their pantries or purchase from a list of recommended items (see *flier in clubhouse*) and **leave their donations on their porch for pick up on 11/24 by 9:00am**. Drop offs can be made during normal business hours in the lobby of CrossFit at 917 Old Fern Hill Rd until 11/24/25.



HOA Board (Rell Winand)

BoardWoodlands55@gmail.com

During September and October, the Finance Committee has had meetings with all the committees and Sophia Reeves to prepare the 2026 operating budget before submission to the Board of Directors. I also met with Joe Jensen, chair of the Finance Committee and Sophia to discuss and review the budget prior to Board submission.

In mid-October, the Board received the budget from the Finance Committee to review and approve. After much discussion the Board approved the budget. Details will be provided at the November 18th HOA meeting.

Total revenues are equal to total expenses of \$1,271,332. The monthly HOA Fee will be \$405 per month, an increase of 4.6%.

In previous budgets, the two largest unknowns were HOA fee revenue due to home sales timing and snow removal expenses. In the 2026 budget, only snow removal expenses remain the largest unknown expense. Snow removal expenses increased to \$200,000 from \$170,000 to reflect the increase in homes from winter 2025.

Landscape expense increased in 2026 versus 2025 due to increases in common ground to maintain, basins to maintain and the increase in homes completed.

To ensure that the Reserve is properly funded to meet future needs, the Reserve Contribution has increased from 10% of monthly HOA fees to 15% of HOA fees. In addition, interest income due to invested cash is budgeted to be more than \$10,000. In late October, a six-month \$50,000 Certificate of Deposit was purchased with an interest rate of 3.75%. Total Reserve Cash invested cash is \$250,000.

The Board has also approved transferring the 2024 Operating Fund Balance of \$96,548 and any 2025 Operating Fund Balance (currently estimated to be \$50,000) to the Reserve Fund. The 2026 one-time anticipated Transition Expenses of \$113,000 are not part of the Operating Budget and will be offset against the Reserve Fund.

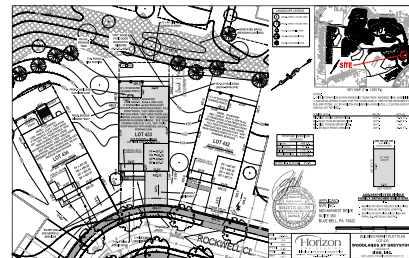
The Board thanks Joe Jensen, the Finance Committee and Sophia Reeves for their hard work and dedication in the preparation of the 2026 Operating Budget.



Architectural Review (Dave Prilutski)

ARCWoodlands55@gmail.com

Last month I recommended you get your plot plan from NV sales if you do not have it in your files. The NV sales office is now closed but Jenna has a contact at NV and can obtain it for you. Eileen and my plot plan is shown on the right if you are unsure of what a plot plan looks like. Contact Jenna if you do not have yours.



While speaking of Jenna, she can help you submit an ARC request. If you bring your documents to her, she can scan the plot plan and supporting documentation, help you fill out the request form and then submit the request to ARC for review.

On a separate note, we hope to have more information regarding West Goshen Township and patio walls, as described in the email last week, at the November homeowner meeting.



Facilities (Mike Price)

FacilitiesWoodlands55@gmail.com

Good news! The elevator is back in working order.

Bocce balls - Now that the fall league is over, the ball sets have been relocated to the Fitness Room closet.

Lost and Found - Please check with Sophia or Jenna if you are missing sunglasses or readers. We have a handful that can be reclaimed in the Copy Room.

Sunroom Library - For our Sunroom users, book readers and puzzle solvers, the library and puzzles have recently been organized. Laura Franchi has offered to assist in keeping the library in order and has provided a basket next to the bookshelf for returned or donated books. Laura will label the books and ensure they are organized alphabetically by author. The labels will allow us to keep track of how long books have been on shelves. If we need to remove books to make room for new ones, we will donate books not being used to Chester County Library for their book sale. For our “puzzlers”, extra puzzles are located in the Conference Room closet and have been moved to the middle shelf to make them more easily accessible. If you would like to borrow a puzzle, there is a sign-out sheet on the puzzle shelf. If puzzle pieces are lost or the puzzle is incomplete, feel free to keep it or throw it away. We will also consider donating puzzles if necessary. A moveable puzzle table has recently been purchased and is set up in the Sunroom.

Chair and table carts have been purchased for the existing tables and chairs. This will help our storage room organization and prevent further damage to the wall insulation.

Thanks to Dave Huppmann for his help in sealing the asphalt adjacent to the cement apron located near the clubhouse entrance. This will prevent future heaving during the winter.

Thanks to Mike Beatty who is working to see if we can install additional gates in the pickleball and tennis courts.



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

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

Overview

Year to date September 2025, the HOA had revenue in excess of the forecast by \$76,452. The expenses were under the forecast by \$29,947. The result is a positive year to date variance of \$106,399 compared to the budget.

Income Statement

- Revenue is a positive variance to budget by \$76,452 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 \$26,544 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$3,523 due to timing for the HVAC maintenance.
- General and Administrative have a small unfavorable variance of \$833.
- Maintenance and Grounds reflect a favorable variance to budget of \$11,807 due primarily to lower snow removal expenses in the first quarter and higher landscaping expenses over the summer.
- Professional Fees expenses have an unfavorable variance of \$15,425 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$4,332.

Balance Sheet

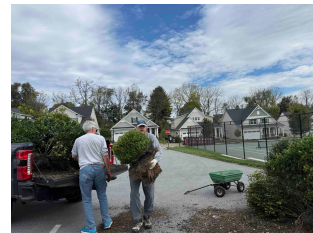
- Operating cash balance is \$137,490.
- Invested operating cash is \$90,566.
- Reserve Funds cash balance is \$243,451.
- Accounts Receivable balance is \$10,644.



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

October has been a busy month for the Landscape Committee. We were able to acquire roughly 50 shrubs from the NV model homes and negotiated with Shearon for a fair price to install them around the neighborhood. A shout out to Tom Chambers and Glenn Peters



for helping to transfer the plants to the clubhouse parking lot and to the rest of the committee for helping to keep them watered. The vast majority of them were used to replace poor or dead plants. You will see these plants at the Bollinger and Sculthorpe entrances and the transformer at the Sculthorpe entrance. The rest were used around the clubhouse and pool. We opted not to use these plants around the new propane farms as we have worked closely with the developer and Greenleaf Propane to get additional plantings.

Please be patient with the rest of the developer's landscaping. We are told the trees are coming in either late fall or early spring. I have already seen sod being placed on the inner hill of Eakins (if you live where the sod has been put down, please water if possible). I believe the developer has also put down some mushroom soil on the parks along Eakins as well.

Our goose group is moving forward with ways to deter the geese. There was a meeting with a representative from the US Wildlife Services and I understand it went well.

Our committee has been kicking around the idea of starting a gardening group. It would more than likely fall under the Social Committee but with ties to the Landscape committee. I am not sure of how it will all work yet, but I see members helping other homeowners with gardening questions, holding "best front yard" competitions, arranging for some gardening lectures, and providing input on beautification projects throughout the neighborhood. Please send me an email at landscapewoodlands55@gmail.com, so I can gauge the level of interest in the neighborhood.

Finally, we have 10 red flags for each homeowner to use around their property. They are for small reseeding projects and to use if you don't want your front planting bed pruned. Please pick up your flags from Sophia or Jenna.



Streets, Parking and Gates *(John Paradise)*

SPGWoodlands55@gmail.com

On 10/24/25, we met with Shearon with two board members in attendance to discuss the upcoming snow season procedures. During the meeting a map was provided to Shearon to outline the route the crews will follow during snow clearing. We confirmed that Shearon will provide a total of two crews on-site during snow clearing. Communications during all winter weather events will include the HOA Board, SPG chair and Sophia from start to finish. The committee will be meeting again on 11/10 to finalize the Winter Weather Event Guidelines and once changes are approved by the HOA Board, it will be uploaded to the website. If you have any questions, please email spgwoodlands55@gmail.com.



Transition *(Sharon Fitzgerald)*

TransitionWoodlands55@gmail.com

A Big Thank You to Our Homeowners!

A heartfelt thank-you to everyone who joined our Transition Committee's homeowner education sessions on 10/21 and 10/23! We were thrilled by the strong turnout and enthusiasm. It is inspiring to see how dedicated our community is to making The Woodlands at Greystone the very best it can be.

Our next step is already underway. Our wonderful team of volunteers is preparing to work with homeowners to help identify and document any common area deficiencies. By gathering this information in a consistent way, we can ensure that all items are properly reported to the developer, builder, and township according to ownership responsibilities. Together, we are laying the groundwork for a smooth and successful transition.

If you have any questions about completing the common area deficiency forms, please reach out to us at transitionwoodlands55@gmail.com, or connect with Jenna, Sophia, or any member of our volunteer team. We are happy to help!

As we continue moving forward, the Transition Committee is also developing Requests for Proposals (RFPs) under Board direction and conducting research to support the Board on key issues and risks.

Thank you again to everyone who is partnering with us to make this transition a success. Your engagement and teamwork are what make The Woodlands at Greystone such a special place to live!



Social (Linda McElvenny)

SocialWoodlands55@gmail.com

Announcements:

Bocce 2025 season is complete! Thank you to everyone who participated in the fall league. We had 24 teams of four players plus substitutes. The draft was a success, and everyone was happy to meet and play with different neighbors. Watch for details about the spring 2026 league.

Happy Hour Change - Starting in January 2026, Happy Hour will be held on the second Friday of each month. The November and December Happy Hour events for 2025 will remain on the first Friday. Please mark your calendars accordingly.

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.

- **Meals** - Provide meals and cheer to neighbors when they most need it. Contact Tina Cunningham (484-252-1162) Tinamcunningham@hotmail.com or Jodi Hurowitz (610-405-9634) Jodi.a.hurowitz@gmail.com.
- **Hospitality Group** - Coordinate rides and errands. Provide help with bringing in trash totes, mail or packages, watering plants, walking pets and other basic needs.
Contact Kathy Betchley (615-618-7797) Kathybetchley@gmail.com
or Leslie Powers (484-432-9367) Leslie.powers227@gmail.com.
- **Tech Support Group** - Help with technical problems involving your computer, phone, TV, WIFI, audio system and minor electrical assistance. Send your email request to TechGroupW55@gmail.com or you can call or text John Kamps (lead person) at 610-442-8400. Please give us your phone number and address and a description of the issue you are having.
- **Home Help Group** - Help you decide whether to hire a pro and help with easy fixes such as hanging pictures, climbing a ladder, light lifting and/or moving items, changing batteries and other small needs. Contact TBD (let us know if you are interested in leading this).
- **Specialties** - Individuals who are willing to share their expertise with neighbors free of charge.
 - Interior/Exterior Design Consulting- Contact Marie Shirlow (610-715-8911) Marieshirlow1942@gmail.com.

Pumpkins 4 Goats Collection - Pumpkins and gourds will be collected 11/19-21 at the clubhouse. Signs will designate where to drop off pumpkins. Pumpkins will be delivered to farms on 11/22.

Toning Tuesday - We have a new ongoing event! Every Tuesday starting 11/4 from 9:00 - 9:45 am, new resident Linda Hunt, who is a certified group fitness instructor, will be offering complimentary classes in the yoga room featuring light cardio, strength, and core. It will be a fun, energizing workout designed for all levels. No signup required. Please bring your own weights and a mat. There are limited weights available in the fitness room.

Walking Wednesday - Time will change to 9:00 am starting on 11/5. Meet outside the clubhouse.

Woodlands Winter Challenge - Looking for something to do this winter? Interested in ping pong, pool, shuffleboard or all three? Get out of the house, meet your neighbors and have some fun. Games will begin in January. We are looking for people to organize. If you are interested in helping or playing, contact Linda McElvenny Lmcelvenny@verizon.net

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.

Scam & Security Presentation - Wed 11/5 @ 4:00-6:00 pm

Join the West Goshen Township Police Department for a presentation and conversation about common scams targeting seniors and what you can do to keep you and your family safe. All homeowners must RSVP to ensure we have enough handouts and chairs for everyone.

Lunch Bunch (Fork & Bottle, Malvern) - Thu 11/6 @ 12:30 pm

Lunch Bunch is back! Come join your neighbors for lunch at the Fork and Bottle restaurant inside the Desmond Hotel in Malvern. RSVP required by Mon 11/3 on the Facebook event or contact Sue Schweitzer sueschweitzer53@gmail.com or Harriet Gaudiosi-Scoleri hgaudiosi@verizon.net with any questions or to RSVP.

Happy Hour - Fri 11/7 @ 5:00 pm

Join your neighbors for a fun evening at our monthly Happy Hour. Please bring a food item such as an appetizer or dessert to share. As usual, it is BYOB. Please respond by 11/3 on the Facebook event or by contacting Pat Auriemma patauriemma@yahoo.com or Anette Karlsson amk9099@gmail.com, so we know how many to expect.

Book Club - Thu 11/13 @ 7:00 pm

The book for November is *How to Read a Book* by Monica Wood. 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. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski at emprilutski@gmail.com.

Casino Night - Sat 11/15 @ 6:00 - 9:00 pm

Casino Night is fast approaching! The event is full with a waitlist. For all who have registered to attend, you will be receiving an email confirmation in the next week with details regarding the evening. **Please read it carefully.** If anyone's plans have changed and you are not able to attend, please contact Judy Malkus at Jmalkus106@aol.com as soon as possible as we have an extensive wait list.

We will need volunteers to help relocate furniture on the upper floor of the clubhouse. We will meet at 10:00 am on 11/15. The process should be completed in approximately 1 hour. If you can help, please contact Judy Malkus at Jmalkus106@aol.com.

Breakfast Club (Aldo's, West Chester) - Thu 11/20 @ 9:00 am

The Breakfast Club is back! Join your neighbors for breakfast at Aldo's in West Chester. Please RSVP by Mon 11/17 on the Facebook event or contact Sue Schweitzer, sueschweitzer53@gmail.com or Harriet Gaudiosi-Scoleri, hgaudiosi@verizon.net with any questions or to RSVP.

Winter Holiday Wreath Making Workshop - Mon 12/1 @ 1:00 pm

Join us to create your own holiday or winter wreath. Our neighbor, Maryellen Ahern, will bring materials and get us started. Bring a glue gun and pruning scissors. The group is limited to 20. The cost for materials is approximately \$35. Please RSVP by Mon 11/24 on the Facebook event or to Maryellen Ahern thetwodocs@me.com.

Holiday Progressive Dinner - Tue 12/9 @ 5:00 pm

Join us for our second Holiday Progressive Dinner. Attendees will meet at the clubhouse at 5:00 pm to enjoy appetizers and BYOB drinks. At 6:00 pm we will divide into parties of eight and enjoy dinner at an assigned home. Your chef and fellow diners will not be known until you draw a name from “the hat” as you leave for your dinner destination at 6:00 pm. After dinner, approximately 8:30 pm, we will all come back to the clubhouse to enjoy holiday cookies as our dessert.

The deadline for sign-up is 12/1. There is more information and sign-up links on the Facebook Event. If you still have questions, contact Phyllis Dunn at 484-678-4357.

P.S. We still need chefs who can host our hungry, happy crew!



Marc

Workgroup

Communications (Marc Rubinger)

In early October, the workgroup met with two potential “best fit” software vendors for full demonstrations of their HOA systems. The vendors were provided with our priorities in advance and in detail, so these demos were specifically targeted to our needs.

Within a week, the workgroup presented its findings and recommendation to the Board. Committee chairs were provided access for their areas (e.g. Facilities, ARC). Throughout, we stayed in touch with the two vendor finalists. Our preferred software vendor “sweetened” their offer and in late October, we agreed to proceed with the implementation and use of a new system for our community from HOA Start (hoastart.com).

We plan to use November and December for planning and to begin installing the system for The Woodlands in January. We will implement the system in phases, likely finishing late in 2026. Once we begin implementation work, we will provide monthly updates regarding progress and available help for new users.

Ongoing Activities at The Woodlands

Group Fitness



On **Tuesdays from 9:00 - 9:45 am**, resident Linda Hunt, who is a certified group fitness instructor, will be offering complimentary classes in the yoga room featuring light cardio, strength, and core. It will be a fun, energizing workout designed for all levels. No signup required, Please bring your own weights and a mat. There are limited weights available in the fitness room.

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.

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



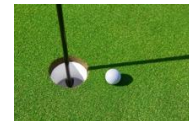
The walking group meets outside the clubhouse on Wednesday mornings, weather permitting. Timing depends on the weather. We currently meet at **9:00am**. For more information and to be added to text distribution list please contact us at SocialWoodlands55@gmail.com

Mahjong



There are currently 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.

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

John and Mary Paradise

1302 Kincade Lane



Where are you from?

John and Mary both grew up in Havertown and have been married for 45 years. We previously lived in Elverson, Skippack and Chester Springs.

Do you have children/ grandchildren?

Are they local?

We have two daughters. One lives locally and the other lives in Connecticut. Our two wonderful grandkids (ages 11 and 15) are in Connecticut, so we go there often for birthdays, school events and to see them grow up way too quickly.

What is/was your career?

John worked as a Supply Chain Manager for both Philadelphia Electric Company (Exelon) and Septa. He commuted every week for several years to The Exelon office in Chicago.

Mary worked as an Environmental Graphic Designer/Illustrator (super fun job).

What are your hobbies?

Since retirement John has taken up golf and has become a pretty good cook. He makes dinner almost every night. Mary draws and paints almost every day and loves taking additional classes. Mary loves connecting to the art community here in West Chester.

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

Without a doubt, meeting so many wonderful neighbors!

Last Month in Photos

Men's Golf Scramble



Dine Around



Community Coffee



Halloween Crawl



Bocce League

