

Woodlands at Greystone Newsletter

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Welcome to New Neighbors

Welcome to the Neighborhood!



March Settlements:

Annette and Lyle Erickson - 300 Kincade Lane



News from the NV Homes Sales Team

Happy Spring from The Sales Team!

Valarie and I are excited that we are on track to hit 50% SOLD by the end of April! We are planning a community-wide event to celebrate. More details to follow...

Holly

News From the Property Manager (Sophia Reeves)



Spring is finally here and just a friendly reminder before making any exterior modifications outside of your home, you will need to send the completed alteration forms along with documents to the ARC Committee via email arc@woodlandsatgreystone.org.

Courts:

Any repairs to the bocce and tennis courts foundation will be completed by April 30th 2023.

Pool:

Carlton pools is the vendor for the developer and the pool is projected to be completed by April 30th. After this date, American Pool will brush clean and get the pool ready to use on May 27th. Pool rules and signage is being finalized by the committee.

Game room:

The new ping pong table will be arriving the week of May 6th.

Fitness:

Please read the rules on the right side of the entry door and note that the fitness room is for residents only. No guests are permitted. Note there was a light switch installed under the AED medical box and once it's turned on, it will prevent the lights from turning off. Please ensure to turn off the switch when leaving.

Clubhouse access:

The doors are officially locked and approximately 90% of unit owners received fobs. If you still have not received your fob(s), please email me sreeves@danellarealty.com to schedule an appointment.

Outside exterior lights:

The electrician is still working on these repairs and the developer was asked to install solar lights by the back steps to the pool.

Front gates:

This project was pushed until end of development due to the construction trucks needing to use the Bollinger access gate.

Settlements:

Good news! The NV Homes sales team are selling and the total projected settlements for end of 2023 is 143. Please note, the goal is for homeowners to take control of the board and before this can happen, the NV sales team will need to close on a total of 189 settlements (75%). Since there are only 36 homes projected to settle in 2024 and if all goes well, we will reach 189 by end of June and transition election will be in August 2025.

Thank you.

Sophia

Get to Know Your Neighbors

We are looking for volunteers to spotlight in a future newsletter. Please contact Dave Prilutski at DavePrilut@gmail.com if you would like to be included.

We are the Mashers, Roberta and Milt (legally Walter).

2017 Rockwell Circle



Milt chairs the dinner fest and is a member of the poker club

Roberta is a member of the Activities subcommittee

Where are you from?

Roberta was born and raised in Brooklyn, attending Tilden HS and went to college at SUNY at Albany studying speech pathology. Following college Roberta got her masters degree and her Mrs degree while teaching in upstate NY. Roberta was a stay-at-home mother then worked as a speech therapist for the CCIU until retirement.

Milt was born and raised in Margate, NJ attending Atlantic City HS and went to college at Rensselaer Polytechnic Institute in Troy NY for a degree in mechanical engineering. Following college Milt went to work making toilet paper for Scott Paper company and getting a master's degree at night from RPI, and later an MBA from Widener University. In 1995 Milt made a career change to computer consultant that led to opening West Chester Computer Doctors with son Kevin (or as I say, we got to play with toys and got paid for it!).

Do you have children/ grandchildren? Are they local?

We have 3 sons raised in East Bradford and 8 grandchildren (5 boys-3 girls) four of which live in West Chester and four in NYC. We are both retired and happily perform grandparent duties whenever we can.

What are your hobbies?

Roberta volunteers at the CC Hospital, enjoys weekly walks with friends at Longwood gardens and in the neighborhood. NYC. Roberta is currently hooked watching re-runs of the ER TV series, member of the book club and Dinner Fest group.

Milt enjoys some minor woodworking projects in basement shop (recently made pens with the grand kids). Notably (?) a founding member of the Woodlands poker club and a member of the Dinner Fest planning group. Music enjoyist, UNO player, SCI-FI fan, pepperoni pizza lover, and granddaughter runs to Brusters or Dairy Queen...

Why did you choose The Woodlands for your new home?

We moved to the Woodlands to be closer to our West Chester grandchildren and to be in a community of residents that shared the same interests. We find the people are warm and so friendly, and the Woodlands location is so convenient (for Milt- close to Dairy Queen and Dunkin Donuts).

Committee Updates

A list of all committee members is available on the community [website](#)

Architectural Review (Dave Prilutski)

Arc@woodlandsatgreystone.org

The ARC has started to handle requests. We're feeling our way and striving to provide quick responses, comply with the rules & regulations of the community and achieve consistency in our handling of requests. We thank you for your patience as we work through our start up.

Unfortunately, a few requests sent to the ARC email have gone to Dave's spam folder. If after submitting a request, you do not receive a response from Dave within 24 hours please text him at (484) 678-9919 and alert him to the request so he can look through his spam folder.

Finance (Reil Wiinand)

Finance@woodlandsatgreystone.org

The Finance Committee has received the Charter approved by the Board of Directors. The inaugural meeting of the Committee was held March 21. Currently, the Finance Committee is waiting for the audited December 31, 2022 to be finalized and sent to the Committee.

The next meeting will be scheduled to review the audited December 31, 2022 and the unaudited January 2023 and February 2023 financial statements.

Landscape & Grounds (Anne Stanley)

Landscape@woodlandsatgreystone.org

As you have noticed, Spring clean up and flower planting were recently completed. Spring clean up included edging of beds, mulching and pre-emergent application. Last month we began monthly meetings with Shearon. We are using these discussions to answer questions and also to provide your feedback, issues and concerns. Please continue to do so by using the landscape and grounds mailbox: landscape@woodlandsatgreystone.org.

The committee is working to update the landscaping for the Rockwell propane tank farm. We'll be meeting with multiple vendors to obtain a best value proposal for this beautification project.

Social (Linda McElvenny)

Social@woodlandsatgreystone.org

The Social Committee held a General Membership Meeting on March 30. The subcommittees and clubs provided updates and we are starting to plan for next quarter (April-June). Stay tuned for lots of fun as we begin to take advantage of our outdoor spaces.

The permanent name tags have been printed and are kept in the clubhouse. We plan to use them for all social activities. If your name tag is incorrect or missing, please let Sophia know and she will re-print.

Activities (Linda McElvenny)

The monthly Happy Hour on the first Friday continues to be well attended. This month's happy hour was held on Friday, March 3 with about 30-40 people in attendance. It was good to see some new faces this month.

On Friday, March 12 approximately 35-40 people attended our Shamrock Shenanigans event to celebrate St. Patrick's Day, the day that everyone is Irish! Thank you to Carole Cavanaugh, Sandy Huppmann, Cynthia Travia and Amy Curran for helping to organize a fun event which included some games. Carol Bourrie "took all the beads" by winning the "Don't Say No" game and was awarded a bottle of Irish Cream. Many enjoyed showing their skills playing shuffleboard and ping pong in the game room! As always, everyone contributed amazing food and special Irish drinks.

Amy Curran has organized what we hope to be the First Annual March Madness Bracket Challenge. There are about a dozen of us competing for bragging rights!

The Mahjong groups are continuing to meet weekly on Tuesdays in the clubhouse. If you are interested in playing, contact social@woodlandsatgreystone.org.

What is Euchre? It is a card game popular in the Midwest. It is also one of the newest Woodlands social activity groups. We meet every Tuesday at 7 pm in the game room. For more information contact Karen Antczak at kantczak@comcast.net.

Upcoming Events in the Clubhouse - please mark your calendars

- Happy Hour - Friday April 7 at 5 pm
- Game Night - Saturday April 22 at 7pm
- Happy Hour – Friday May 5 at 5 pm (Cinco de Mayo)
- Derby Party – Saturday May 6 at 5 pm
- Wine Tasting – Friday May 12 at 6 pm
- Pool Opening Celebration - Sunday May 28 (time TBD)
- Rain date - Monday May 29 (time TBD)

We are always looking for people to help lead an activity or group. If you are interested, please contact social@woodlandsatgreystone.org

Clubhouse / Pool (Judy Malkus)

With much anticipation, the pool opening is slated for May 27! The Pool Rules and Regulations have been approved. Each resident will receive these by mail and/or email. Please review to make yourself familiar with the protocols.

Once each page is initialed and subsequently returned to the management office, a pool pass will be issued to each unit owner and permanent resident 19 years of age or older.


All the required signage for the pool area has been submitted and approved as we continue to evaluate costs for production. The subcommittee focus this month has been on items necessary for the pool opening.

We are looking forward to a fun and safe summer season at the Woodlands pool and clubhouse. Don't forget to visit the Sunroom and add your piece to the puzzle. Everyone is invited to work on our community puzzle. Thank you to Mike Beatty for completing the puzzle frame. Stop by at your convenience to add a piece or stay a while and enjoy your favorite beverage. Don't forget to invite a neighbor!

Communications (Tim Owens)

Community Website - Be sure to check out the Social committee page for photos from the various events that clubs are hosting!


CLUBS



BOOK CLUB

This club discusses books that are selected to read. Check out our blog!


[VIEW EVENTS](#)



DINNER CLUB

This club plans various dinner events held at the clubhouse.


[VIEW EVENTS](#)



MEN'S GOLF CLUB

This club plays golf at local golf courses. All skill levels are welcome.

[VIEW EVENTS](#)



WINE CLUB

This club hosts wine tasting events that feature wines from a selected region.

[VIEW EVENTS](#)

Residents can now access our Facebook group from the Social committee page

SOCIAL COMMITTEE

The social committee is responsible for organizing and communicating all social events that occur within the Woodlands at Greystone Community, to which all Woodlands homeowners are invited. This includes the planning and utilization of the tennis, bocce and pickleball courts as well as the pool and hot tub. Social events and other homeowner uses of the clubhouse are also part of the Social Committee's charter. The social committee consists of several subcommittees to address specific responsibilities. Each subcommittee will have a lead who will provide input to decisions and activities related to their area.

[GO TO FACEBOOK](#)

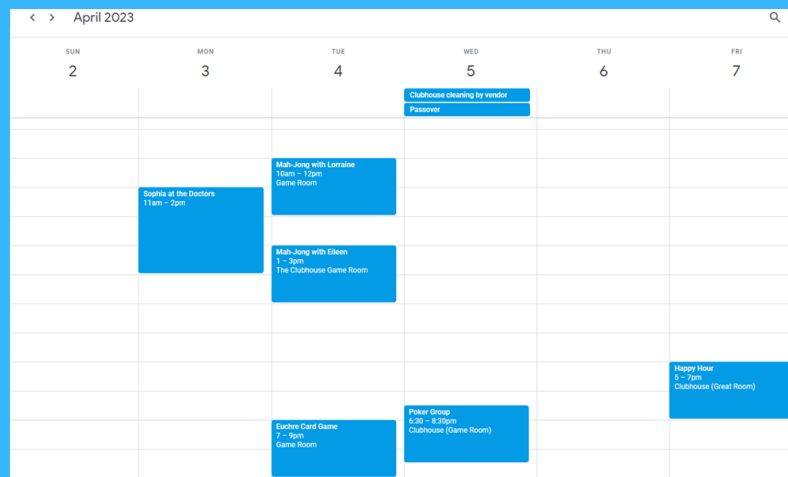
Website:

<https://woodlandsatgreystone.godaddysites.com/>



Newsletter - In an effort to reduce redundancy between management company, board, and committee updates we may skip one area if the subject has been reported elsewhere. We continue to highlight one area of our community website. This month we are featuring the social committee page. See page 13 for more information.

Google Calendar - Our calendar is now in full swing with many events being added by the committee leads and Sophia. It has been integrated into our community website



Committee Email - You can reach our committees directly by email. Each committee's email address appears in the Committee Updates section starting on page 5.

Courts (Anne Stanley)



Due to continuing winds, an additional wind screen was partially blown over the fence. A big thanks to Geoffrey Moore for all his help in getting these screens rolled up. Also, the courts vendor will be out next month to make court repairs.

The Courts subcommittee has evaluated multiple court reservation systems and is in the process of setting up the system for subcommittee trial use to ensure readiness before making it available for general community use.

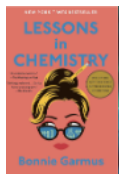
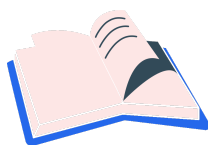
Given that spring is here and warmer weather coming, we are looking to schedule some activities. If you are interested in participating and/or assisting with getting activities scheduled, please contact us through the Social Committee mailbox: social@woodlandsatgreystone.org

Sunshine (Annie Cohen)

WELCOME The Sunshine subcommittee's primary role is to welcome new residents. Unfortunately we have not had any new residents recently due to the hiatus in sales. Now that the sales team is up and running again, we expect to see some more settlements soon and we will be back greeting them and sharing important community information.

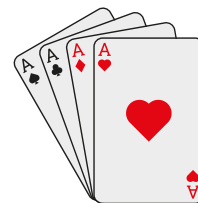
Woodlands at Greystone Events

Book Club



The next book club meeting is May 4th at the clubhouse starting at 7:00pm. For May, the book is *Lessons in Chemistry* by Bonnie Garmus. The following meeting will be July 20th. A book has not been chosen yet. Please RVSP to Anna Bertsch at ambertsch@aol.com if you plan to attend and have not indicated so on FaceBook.

Poker Group



The poker group meets every Wednesday at 6:30pm in the game room at the clubhouse. Sign up to play by Tuesday prior to each playdate. Email Dennis Huston at denniswc@comcast.net

Shamrock Shenanigans

Over 30 people gathered to celebrate St. Patrick's Day at the club house.



Mike Beatty ready to return the serve from Brian Duffy



Doris Metz showing her shuffle board technique



Carol Bourrie and Amy Curran



Woodlands Men's Golf Group



The men's golf league will commence play sometime in early spring. So far, we have 20 men signed up. We will play Wednesday mornings with Thursday as a weather alternate. We plan to primarily play Glen Mills, Broad Run and Wyncote plus an occasional alternate. Play will be from both the senior and white tees (player preference). All level of players are welcome. No commitment required, join us when you can. If you are interested in joining please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Dinner Fest



The Woodlands Dinner Group held the first Dinner Fest in the clubhouse on March 9th. . It was a challenge to execute the event to the level of the wine tasting event (that was so well done!) but our group rose to the challenge. We optimistically hoped for 40 attendees and had 44 (would have had more if we held the event in Florida). We were able to layout the tables to comfortably seat the group (tables and chairs provided by residents). Table assignments were picked from a bag to facilitate mixing attendees after the appetizer portion of the event. We had a food trivia contest to see which table got to go to the dessert table first. The food was really well done and we did not run out (could have been a two day event).

The dinner was a culmination of two planning meetings that incorporated so many great ideas/suggestions from the attendees. Dinner Fest 2 is planned for June 15 and we have had several ideas already suggested for that event. Watch for the planning meeting sometime at the end of May.

Wine Club



Our second wine tasting event will feature a sampling of wines from Four Lanterns Winery in Paso Robles, CA. Winery owners will present the wines via a 90 minute zoom. There will be time afterwards to enjoy the wines, pairings and fellowship with neighbors. For more information about this winery, check out their website at <https://fourlanternswinery.com/>. Please RSVP on Facebook or at social@woodlandsatgreystone.org by 4/8 so we can determine how much wine we will need and the cost which will be paid directly to the winery.

Website Spotlight- Social Page

The link to The Woodlands website can be found at the bottom of the first page of every newsletter issue starting with February 2023

[Warranty Requests](#) [West Goshen Township](#) [Danella Portal](#)
[Chester County](#) [Woodlands website](#)

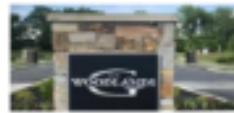
This month we spotlight the Social Committee section

If you have an HOA event, you can reserve a room on the site.
(private events are not permissible yet)

RESERVE ROOM AT CLUBHOUSE

Want to reserve a room in the clubhouse for an event? Just click the button below.

RESERVE ROOM



[Home](#)

[Committees <](#)

[Community Events](#)

[Contractors](#)

[Event Calendar](#)

[Newsletter](#)

[Architectural Review](#)

[Finance](#)

[Landscape and Grounds](#)

[Social](#)

[Committee members](#)

CLUBS

There will be sites for the various clubs.
These are still being built.



DINNER CLUB

This club plans various dinner events such as a gourmet dinner, progressive dinner or pot luck dinner.



MEN'S GOLF CLUB

This club plays golf at local golf courses. All skill levels are welcome.



TRIPS CLUB

This club plans day and overnight trips working with a local travel company.



WINE CLUB

This club hosts wine tasting events that feature wines from a selected region.

[VIEW EVENTS](#)

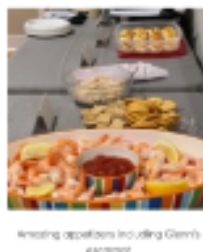
[VIEW EVENTS](#)

We will be adding photos from the events as they occur

DINNER TEST 3/2/2023



Delicious cake and...



Amazing appetizers including Genn's escargot



Seven different entrees

WINE TASTING 3/25/2023



Ellen and Dennis Hudson took the one call to Housatonic Island Spent their helping



Many delicious appetizers including Genn's shrimp



Looks like Debbie & Brian Duffy got a treat out on the dock

Upcoming Events

April

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Mah-Jong w/Lorraine 10am Mah-Jong w/Eileen 1pm Euchre card game 7pm	5 Poker group 6pm Passover begins	6	7 Happy hour 5pm	8
9 Easter	10	11 Mah-Jong w/Lorraine 10am Mah-Jong w/Eileen 1pm Euchre card game 7pm	12 Poker group 6pm	13 Landscape & Grounds Meeting 7pm	14	15
16	17	18 Mah-Jong w/Lorraine 10am Mah-Jong w/Eileen 1pm Euchre card game 7pm	19 Poker group 6pm	20	21	22 Game night 7pm
23	24	25 Mah-Jong w/Lorraine 10am Mah-Jong w/Eileen 1pm Euchre card game 7pm	26 Poker group 6pm	27	28 Mah-Jong w/Eileen 1pm	29
30						

You can view all upcoming events from our [Google calendar](#)

Management Office

Woodlands at Greystone

c/o Danella Realty & Management Co.

P.O. Box 1017 | 470 Norristown Rd, Suite 100

Blue Bell, PA 19422

Tel: (610) 834-6200 | Fax: (610) 834-6204

Sophia Reeves

Community Manager

sreeves@danellarealty.com