

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors



July

Bruce & Jodi Hurowitz - 1119 Sculthorpe Dr

Kathy and Rob Betchley - 1162 Sculthorpe Dr



## News from the NV Homes Sales Team

CURRENT PHASE CLOSEOUT!

Just 4 home sites remaining until we open up the next phase, expected October 1st! Sales have been great, and August's 4 new buyers are already lined up!

We will be having an Ice Cream Truck here at the Sales Office, on Saturday, August 12th, from 2-4pm. Hope to see you guys there!!

Talk soon,  
Holly

# News From the Board (Gene Goldman)

As many of you know, Sheila and I went on an RV journey to the west coast to visit relatives, departing mid-June and returning just over 2 weeks ago. We met many friendly RV travelers along the way, saw some incredible sights, and had a wonderful time with family. We are looking forward to our next road trip, perhaps in the spring. My thanks to Dave Prilutski, Anne Stanley, Linda McElvenny, Rell Winand, and especially to Sophia Reeves, for helping help out in my absence.

I reviewed a number of emails with photos sent by residents concerned with how some of recent heavy storms have impacted Woodlands and Greystone infrastructure, including street flooding and fill of infiltration basins. In each instance, the developer's project engineer was consulted and reassured Sophia and the Board that although very heavy rains could result in slower run off and ground absorption, the infrastructure was built to current code and functions as intended.

As an added assurance, I asked Sophia to consult with the Township engineer whenever there is a concern about the potential for property damage to homes or the common area. The HOA is aware of a flooding issue affecting a small number of homes and the builder, developer, and Township engineer were are all involved in the remediation effort. The concern for me in the longer term is whether the current engineering standards used to build the Woodlands at Greystone development will be sufficient to handle the increasing amounts of storm runoff brought about by the changing climate. The 4th National Climate Assessment report and summary from 2018 for can be found at <https://nca2018.globalchange.gov/chapter/18/>. The PDF download for the Northeast is located at [https://nca2018.globalchange.gov/downloads/NCA4\\_Ch18\\_Northeast](https://nca2018.globalchange.gov/downloads/NCA4_Ch18_Northeast).

Please join us for the next Woodlands Homeowner Informational Meeting on August 9th. Sophia sent out a Zoom invitation. I will provide an update on the no street parking rules that went into effect in May. My thanks to everyone for a very successful initiation of the rules. Of course there have been a few hiccups but overall there have been very few issues. I will be reconvening the Parking Workgroup in early October for the look back I promised on the implementation and we will also start the process of planning for an increase in the number and location of guest parking spaces once homeowners take control of the HOA Board. Best regards to all. Gene Goldman - HOA Executive Board Secretary/Owner Rep

# News From the Property Manager (Sophia Reeves)



## Deck Doors:

The architect for the developer along with the contractor for the doors have inspected the water intrusion concerns and are working on a solution. As a temporary fix, they have placed construction tape on the outside of the doors which seems to be holding up and once repairs are made, the damaged ceiling tiles in the lower level will be replaced.

## Barn Sparrows:

There are two baby birds in the nest right outside of the game room doors and once they grow up and fly the coop, we will make sure that all 3 nests are removed. We appreciate your patience with the protective species nesting time.

## Pool:

Please sign in (Owners and guest).

## Game Room:

Message from the Developer designer – the ping pong table has arrived at the delivery center but this table requires a special delivery team which we are waiting in line for their schedule at this time.

## Fitness Room:

Please continue to sign in and out on the clipboard provided. Only unit owner(s) and permanent residents can use the fitness room. Please do not allow your guests to utilize this area at any time as ultimately there will be 252 homes and over 400 homeowners that would like to enjoy this amenity. Thank you for your understanding and cooperation.

## Trails Update:

Although the trails are not 100% completed (e.g. weeds, signs, gravel, overflow water and construction work), the developer has confirmed that homeowners are ok to walk on them at their own risk.

### Settlements:

Currently there are 120 settlements and the projected settlements by end of December 2023 are 143. NV Homes' plan is to sell at least 36 homes annually and build 252 homes by end of 2026. The Association will remain under developer's control through 75% (189 settlements) If there is no delays with upcoming settlements, the projected transition election for homeowners to take over the board will be mid-end of 2025.

### Out of Office:

I will be out of office on Thursday, 3 August and will be available via phone or email [sreeves@danellarealty.com](mailto:sreeves@danellarealty.com) .

I will be on vacation Friday, 4 August and Monday, 7 August so my colleague Lisa Scarlett will be happy to assist you with any HOA needs. Please contact Lisa via email at [ls Scarlett@danellarealty.com](mailto:ls Scarlett@danellarealty.com) or by phone (610) 567-1461 and please include me on any emails.

I will respond to any messages received on 8 August. Additionally, I will be working remotely on 10 August and will be available via phone or email.

If it's after 5pm and you have an emergency please call (610) 834-6200 and someone will be dispatched to return your call.

# Get to Know Your Neighbors

If your email is not in the community directory and you'd like to be included in this section, please contact me at [daveprilut@gmail.com](mailto:daveprilut@gmail.com).

## Victor & Ada Duenas

2009 Rockwell Circle



### Where are you from?

*We were born in Cali, Colombia. We met in 1971 in New York while attending high school. In 1974, after graduating, Victor enlisted in the US Navy and Ada continued to Baruch College to pursue her Degree in Business Administration. Victor after buying the idea to "Join the Navy and see the world" remained in the Military (Active and Reserve) for a total of 33 years.*

### Do you have children/ grandchildren?

*We have two children Lynnette and Ryan. Lynnette lives about 7 minutes away and is a Product Portfolio Manager at Vanguard and Ryan is a Creative Director at an advertising agency in New York City.*

### What is/was your career?

*Victor is retired and was a Manufacturing Engineer for Peerless Instruments Co. part of the Curtiss-Wright Corporation home of the Wright Brothers for 38 years; Adargenis "Ada" was an accountant also for the same company for 28 years. She retired early to help her parents as they were getting older and needed help and support.*

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

*We are "high School sweethearts" and while visiting my aunt, as ADA held my cousin in her arms, I said: "Someday, you will be the mother of my children." Here we are 43 years later.*

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

*After looking at different places, we fell in love with the area, especially being so close to our daughter. Now, we are so happy to be a part of the wonderful community of people we have met and being able to enjoy the various events. Our favorite feature of these beautiful homes is the Master Bedroom on the main floor. After all we might feel young forever, but our bodies won't always be.*

# Homeowner Suggestions



As our community continues to grow and as we increase facility usage, we want to provide homeowners the opportunity to provide suggestions to the committees and workgroups.

If you have a suggestion, please send it to the appropriate committee mailbox. Committee chairpersons will review and respond to acknowledge the email. Committees and workgroups will periodically evaluate existing processes and procedures, along with relevant suggestions, to make improvements and revisions that will be subsequently communicated and distributed to all homeowners.

Thanks in advance for your contributions.

Anne Stanley on behalf of the Committee Leads

# Committee Updates

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

Architectural Review (Dave Prilutski).

[Arc@woodlandsatgreystone.org](mailto:Arc@woodlandsatgreystone.org)

We prefer Word or pdf versions of a request. If you don't have access to Word or a scanner, Sophia has agreed to scan your documents and submit them for you if you drop them off at the Community Center for her. There is a free Adobe Acrobat Reader that enables you to type responses on the pdf version and avoids use of a scanner. Instructions on how to utilize Acrobat Reader are in the ARC Committee section of the Community Website. When submitting the documents to Sophia for scanning, please ensure you have the following:

- Review all 6 pages, initial every page and sign page 1 and 5
- Include plot plan which you received at settlement and if you don't have it, please Contact NV Sales hpack@NVHomes.com for one
- Plot plan must be marked up showing the area that the project will be installed
- Included material and photos if applicable
- Include the vendor certificate of insurance and ensure they add the Association and Management name in the cert holder box as noted on the alteration form

## Finance (Rell Winand).

In late June, the Chairman of the Finance Committee attended a Zoom call with Chuck Tassoni, the Chief Financial Officer, (CFO), of Danella Realty. All the other committee chairpersons also attended the Zoom call.

The purpose of the call was to review the financial statements and answer any questions the various chairpersons may have. As chairman of the finance committee, my biggest concern was to ensure that all relevant invoices are expensed in the proper month. It is important that expenses are recorded properly to enable accurate forecasting, to ensure a proper level of reserves are achieved and maintained and to determine the monthly HOA fee required to meet expenses. I was assured by Chuck that the monthly financials will reflect the proper recording of expenses incurred in the month reported. The other chairpersons asked Chuck their questions and at the conclusion of the questions session the call ended. I wish to express my thanks to Chuck for taking the time to review the financials and answer the questions everyone posed to him. - Rell Winand - Chairman, Finance Committee

## Landscape & Grounds (Anne Stanley).

[Landscape@woodlandsatgreystone.org](mailto:Landscape@woodlandsatgreystone.org)

The committee met and reviewed the results from the June walk-around with Shearon, in addition to outstanding minutes.

In the upcoming months we'll be formalizing the evaluation of the 2024 bids and vendor meetings in order to provide a recommendation to the HOA board. We are awaiting minutes and results from the last HOA board meeting in order to commence the Rockwell Propane Tank Farm beautification requests for bid.

## Social (Linda McElvenny).

[Social@woodlandsatgreystone.org](mailto:Social@woodlandsatgreystone.org)

The Social Committee Workgroups continue to identify and work through the needs of the community. Below is an update of our efforts.

It was determined that we needed commercial grade folding tables and chairs for various community events. The committee voted to focus on purchasing storage carts and tables this year using proceeds from raffles. Our plan is to try to budget for folding chairs for next year. Thank you to Milt Mash, Janet Melton and Andre Bourrie for their efforts on this project. We hope to have the storage carts and folding tables in place soon.

Thanks to the donation of Mike Price, we now have a pool table in the game room. Kudos also to Paul Cohen and Milt Mash for making it happen.



## Activities (Linda McElvenny)



If you have looked at the [community calendar](#) recently, you will see we have quite a variety of social and physical activities scheduled. We are working towards creating a calendar of ongoing activities so there is less planning/work required and everyone can enjoy themselves.

While we love seeing our residents having a good time, some of the activities we plan do require sign-up and donations. To be prepared and plan accordingly for events, we need to stress the importance of signing up for events in advance. Please consider the following:

- Sign up by the designated cutoff date.
- Be sure to cancel if you find that you are unable to attend.
- If food items are requested, be sure to indicate IN ADVANCE what you will be bringing to avoid duplication. We work hard to ensure there is balance and everything we need is covered.

For the summer months, most of the activities have centered around the pool and courts. In July we held "Make Your Own Ice Cream Sundae" at the pool allowing guests including children. The weather was beautiful, and everyone enjoyed themselves. We are hoping to do this again, but nothing has been scheduled yet.

Our ongoing activities include Bocce Ball, Happy Hour, Mahjong, Men's Golf, Pickleball Round Robin, Poker, Walking Wednesday, and Yoga. See the community calendar or last page of newsletter for schedule.

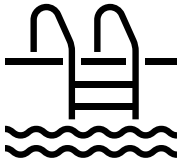
### Upcoming Activities – Mark Your Calendar!

- Friday, August 4 @ 5 pm – Happy Hour (no sign up required – BYOB)
- Saturday, August 19 @ 4 pm – Rosé All Day Wine Tasting (advanced signup required)
- Friday, September 1 @ 5 pm – Happy Hour
- Thursday, September 28 @ 6 pm – Dinner Fest

## Clubhouse / Pool (Judy Malkus)



Another month of summer has passed with refreshing pool waters, sunshine, relaxation, special events, fun and laughter. The clubhouse and pool have had such an impact on meeting new friends and enjoying a lifestyle we all have hoped for.



We continue to work on improving the safety and general appearance of the facilities. New handrails were installed at the pool for everyone's safety entering and exiting where steps are involved.



We installed a clock over the first aid kit for everyone's convenience and ordered a skimmer and broom to help keep the pool and surrounding area clean. We are aware of the birds' nests under the



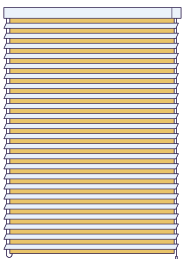
deck and near the men's locker room but unfortunately since they are active there is nothing we can do until the season is over. Just be mindful as you are walking in that area.



Additionally, an emergency button was installed at the entrance gate to the pool in the event of a power failure where fobs would not be operable. It is encased so that it cannot be accessed from outside the gate still ensuring security.



Gate safety and security are of utmost importance. Please remember to close the gate after entering and when leaving. Too often the gate remains open when leaving, which is a legal liability. Additionally, please remember that key fobs are for UNIT OWNERS AND PERMANENT RESIDENTS ONLY. Do not give these out to your guests. Your cooperation is greatly appreciated.



Another improvement in the works is blinds for the clubhouse. Not only is this an aesthetic improvement but also will create a reduction in energy costs. A cost proposal is being submitted to the Board for approval for blinds in the office, sunroom, and kitchenette.  
ur paragraph text

## Communications (Tim Owens)

### **Community Website**



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

The current responsibilities of the home owner, HOA, developer and Shearon Construction, NV Homes / EarthCare Landscaping, and Shearon Landscape Maintenance have been added to the Landscape & Grounds committee page in the General Information section.

### **Facilities Calendar**



The facilities calendar now includes:

- When the pool is cleaned
- When the locker rooms are cleaned
- When the clubhouse is cleaned
- When Sophia is off or working remotely

The calendar can be accessed from the community website under the Calendars menu.

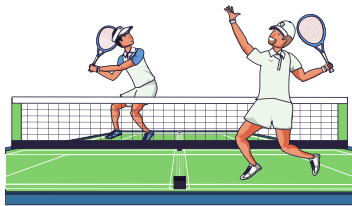
### **Newsletter**



#### Newsletter Content:

A new homeowner suggestions section has been added on page 5.

## Courts (Anne Stanley)



The Courts workgroup presented their recommendations to the Social Committee for review and voting approval on July 17th. The presentation included details about the recommended tool (Skedda), the initial tool settings and associated rules for reservations. The recommendations were approved by the committee and Gene and are being sent to the HOA board for final approval. Afterwards the courts section of the website will be updated to include final details and roll out to the community. In August the workgroup will meet to discuss recommend prioritized 2024 budget line item inputs.

## **Sunshine (Annie Cohen)**



Recently our members delivered welcome bags to new residents on Wyeth, Sculthorpe, Gorky and Kincaid. We have updated the welcome letter with the most current information about The Woodlands. The bags also now include an introductory letter from the ARC Committee.

Toward our goal for welcoming new residents we will be hosting a new neighbor coffee gathering followed by a walk on the Greystone trails several times throughout the year. All residents are invited to come and greet our new neighbors. Our first event is Wednesday August 2nd, 9:30 am at the clubhouse.

Subsequent dates, also to be held at the clubhouse at 9:30am, are October 4th, January 10th 2024, April 3rd 2024 and June 5th 2024. An invitation to the welcome coffee has also been included in the welcome bag.

Annual Game night will now be hosted by the committee. Stay tuned for an event posting in the early spring.

Future meetings of the Sunshine committee will be posted on the community calendar. All are welcome.

# Woodlands at Greystone Club Events

## Book Club



For September the meeting has been changed to September 14th and the book will be The Winemaker's Wife by Kristin Harmel. Please RVSP to Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com) if you plan to attend and have not indicated so on Facebook.

## Dinner Club



Our third Dinner Fest will be held Thursday, September 28 at 6 pm! We are having a planning meeting on September 12 at 7 pm, with Sign-up Genius available starting September 20. At the planning meeting we will determine the theme and any activities for that night. If you have an interest, we need participation and ideas. Hope to see you on September 12th. We have had 2 fun events so let's keep the ball rolling. I keep a list of suggestions for these events so if you cannot make the meeting or an idea hits you at 2 in the morning please email me (operators WILL NOT be standing by) at [Milt@ComputerWC.com](mailto:Milt@ComputerWC.com).

## Wine Club



Our next wine tasting will be on Saturday, August 19 at 4 pm and the theme will be "Rosé All Day". We will taste and compare a variety of rose wines from around the world. Tom and Phyllis Schamber will be our "sommeliers" for the event and share their knowledge. As always, we will have pairings to compliment the wines. Pre-registration is required.

### Chester County Winery Tour

We are researching the possibility of taking a luxury bus to tour local wineries in October. In order to get pricing, we need an approximate head count. Please click on the link to let us know whether you are interested and if so, which date you prefer.

[https://docs.google.com/forms/d/e/1FAIpQLSd1LYWbWsjC4dmrb\\_hGaT7BUCUjLDdQX549QJ15SX-zFk6kxA/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSd1LYWbWsjC4dmrb_hGaT7BUCUjLDdQX549QJ15SX-zFk6kxA/viewform?usp=sf_link)

We are also planning a Pinot Noir tasting in November in preparation for the holidays. Stay tuned for details.

# Ongoing Activities at Woodlands

## Bocce Social



There is a bocce ball social every Sunday  
6:30 - 8pm at the bocce court.

## Euchre



Restarting in the fall.

## Happy Hour



We have a happy hour the first Friday of  
every month at 5pm at the clubhouse.  
BYOB. Bring any food you want.

## Mahjong



The group meets on Tuesdays in the  
clubhouse game room from 10 - 12 and 1 -  
3pm. A new group of five will start lessons  
on 9/15 on Fridays 11am - 1pm.

## Men's Golf Group



The men's golf league plays Wednesday mornings with Thursday as a weather alternate.  
Play is 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 us please contact Dave Bertsch at [David.bertsch@verizon.net](mailto:David.bertsch@verizon.net) or (484) 948-8721.

## Pickleball Round Robin



We have round robin play for beginners on  
Monday mornings 9:30 - 11am and  
Wednesday evenings 6:30 - 8pm, and  
round robin play for intermediate on  
Tuesdays 6:30 - 8pm and Thursdays 9:30 -  
11am.

## 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](mailto:denniswc@comcast.net)

## Walking Wednesday



The walking group meets outside at the  
clubhouse on Wednesday mornings at  
8am.

## Yoga



Classes are held on Monday evenings 6 -  
6:45pm and Friday mornings 9 - 9:45am.  
Meet in the lower level of the clubhouse.  
Cost is \$40 for a 4 class card.