

# The Woodlands at Greystone Newsletter

August 2024

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## Welcome New Neighbors



### July Settlements

Kathryn and Steven Johnsen, 952 Eakins Circle

Steve and Linda McKenzie, 966 Eakins Circle

Pat and Jerry Auriemma, 972 Eakins Circle

David and Robyn Matus, 978 Eakins Circle

Rod and Elizabeth Dare, 984 Eakins Circle



Holly



Karen

## NV Homes Sales Team

*Holly Pack and Karen Helveston*

Hello and Happy AUGUST! We continue to be quite busy here at the Sales Office and awaiting more home site releases in the coming months. To beat the heat during this crazy heat wave, come and join us on Sunday, August 11th, from 12-1:30pm at The Clubhouse for an Ice Cream Truck Event! Maggie Moos will be here and serving up some cool treats for you as you enjoy the pool! See you there!

Holly and Karen

Link to Community Website: [Community Website](https://woodlands55.org/) <https://woodlands55.org/>



## HOA Board (Gene Goldman)

*Woodlands HOA Board Secretary*

Hello neighbors!

My thanks to all who sent me messages of gratitude after the Homeowners Information Zoom Meeting last Tuesday. Yes, it can be a thankless position, but it is also a welcome opportunity to help guide the community through the transition from initiation through development to owner control. What a few homeowners on the Zoom call fail to realize is that under a developer's board, there would typically not be homeowner information meetings or homeowner committees established, except possibly a social-events Committee. The developer controls two out of three votes and has the final say on all matters. My vote is technically for information purposes only, to advise the developer on what the sentiment of the homeowners is on any given matter. However, Woodlands is fortunate in that the developer has ceded a good deal of responsibility to me given my experience with HOA governance. He has approved my requests for quarterly Homeowner Information Meetings and for the formation of Landscape, Facilities, Events, Finance, Parking and ARC Committees, all chaired and staffed by homeowners. My leadership style has always been collaborative with full transparency and these board entities reflect that.

A good example of that style is the way the parking rules were formulated and the decision to contract with Parking Boss came about. In the second half of 2022, as the community started to grow exponentially larger, management received an increasing number of complaints about parking issues related both to street parking as well as overuse of guest parking spaces. In discussion with the Executive Board, it was decided to engage a group of owners to brainstorm possible solutions to these issues. In January 2023, I asked Sophia to send out an email to all owners using the Danella email server asking for volunteers to join a parking workgroup to address a series of questions that I had developed in response to the issues we had seen:

<p>This announcement is on behalf of the Board of Directors as follows:</p> <p>Any current Woodlands homeowner interested in serving on the parking work-group should send in a request for consideration by January 8, 2023 to <a href="mailto:sreeves@danellarealty.com">sreeves@danellarealty.com</a></p> <p>At which time, Gene will appoint the working group members and will lead the group, and convening next week for the first of two meetings over at the clubhouse to draft answers to a series of questions he will pose, as well as questions posed by each of the work-group members, such as whether permits should be issued for guest parking and, if so, how? What to do about holiday parking surges (e.g., Thanksgiving), how to handle contractor vehicles, trailer parking while performing work in the community, etc.. A follow-up meeting will be scheduled 30-60 days after implementation to assess the effectiveness of the adopted rules and propose solutions to lingering issues.</p> <p>Thank you.</p>	<p>Danella Realty &amp; Management Company <a href="http://www.danellarealty.com">www.danellarealty.com</a></p> <p><b>Related Links</b></p> <p><a href="http://www.cit.com">www.cit.com</a> <a href="http://www.condocerts.com">www.condocerts.com</a> <a href="https://login.danellarealty.com">https://login.danellarealty.com</a></p> <p><b>Unsubscribe</b></p> <p>Log into the client portal, select User Profile, select Email Options and update your profile with the email notifications you do not want to receive.</p> <p><a href="#">Log in to your account</a></p>
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Anyone who responded to the email was made a workgroup member; no one was turned away. I slow-walked the first meeting of the workgroup while some basic parameters were developed with the advice and guidance of legal counsel. Over the summer of 2023, management issued several courtesy warnings to keep cars from parking in the street but issued no fines. The parking workgroup met for the first time in October 2023. The workgroup provided the outline and parameters for the parking rules that are now being added to the updated version of the Woodlands Rules and Regulations. The workgroup also recommended the use of Parking Boss as the digital means of permit tracking to aid management in parking enforcement. All of this was explained in detail during the December 2023 Homeowner's Information Zoom Meeting. The discounted cost of \$2655 was discussed during the March 2024 Homeowner's Information Meeting during the Q&A session at the end of the meeting. The Parking Boss contract also includes Amenity Boss at no extra charge which is for managing pool passes, court reservations, etc. Now that a Parking Committee has been re-established, the Board will be able to receive reports on the effectiveness of the software and the fairness of the parking rules from owner's perspectives. No one can say that the parking rules were developed or that Parking Boss was adopted without owner input and awareness.

Although the developer is in full control of the Association now, the owners will take over his two seats when 75% of the 252 homes make settlement. That would equal 189 settlements which at the current rate of sales and closings is forecast for April 2025. The Declaration states that an election for the two developer board seats must take place within 60 days of reaching the 75% threshold which is projected in June 2025. The third seat that I occupy would then be up for a candidate vote at the first Annual Meeting of the Woodlands Homeowner's Association Meeting in March 2026.

Two more items for follow-up from the Zoom meeting: 1) Gate closure has been delayed at Sculthorpe due to the Township's requirement for an optical communication module that respond to strobes on an emergency vehicle and open automatically. Until the vendor can install that module on both the Sculthorpe and Bollinger gates, they cannot be put into service. 2) We need all owners who have not yet completed the vehicle registration forms to do as soon as they can to receive a transponder for up to two registered vehicles. These are needed to open the gates for owner vehicles once they are put into service.

## Highlights from the 2nd Quarter 2024 HOA Board Meeting

**Budget Update:** The developer reiterated that any shortfall in the budget remaining at the end of 2024 (caused by the January snow invoices) will be covered by a no interest loan from his company to the Association. However, the revenue projections as updated in June should render this a moot point as discussed during the July Homeowners Information Meeting.

**Zoom Account:** The Board agreed to table a plan to sign up for an HOA Zoom account. The cost could not be justified at this time. The Danella account will continue to be used as needed for the quarterly Homeowner's Information meetings and the quarterly HOA Executive Board Meetings. Other committee meetings can use the account as available or may be able to take advantage of other no-cost options. The option of an HOA-specific account can be re-investigated once the owners board is established next year.

**Parking Committee:** The Board approved the charter for establishment of the Parking Committee and formally named Cristina Kincaid as the Chair.

**Trash/Recycling Contract:** The 5-year contract signed with Mascaro back in October 2019 is about to expire and given the recurrent customer service issues we have experienced; the Executive Board has voted not to renew the contract. In fact, Sophia was able to negotiate a lower cost 3-year contract with Republic who currently has the West Goshen Township contract and services the Executive and Estate homes in Greystone. They bid \$28.25 per door per month with no additional fuel charge while the next lowest bid was \$33.00 per door per month with additional fuel surcharges. In addition, Republic guaranteed us brand new cans, not cleaned/recycled cans. The one compromise we had to make was because they use mechanical arm trucks for the pickup (not human labor which is how Mascaro dumps the cans into the trucks), the trash and recycle cans had to be the same 96-gallon size. The base footprint is about the same size as the current cans, though. Also, as a nod to those owners who go away on weekends and found it a nuisance to have to get their cans back into their garages on a Friday, the pickups will shift to Tuesday. Sophia and Jenna will coordinate the October swap-out of the Mascaro red cans to the Republic blue cans.



The 3rd Quarter 2024 HOA Board Meeting will be held on September 24th. The 3Q and 4Q Community Meetings will be held on October 15<sup>th</sup> and December 17<sup>th</sup> at 7pm via zoom. Save the dates!

Stay safe and stay cool!

Gene Goldman HOA Board Secretary



Sophia



Jenna

## Property Manager *(Sophia Reeves)*

### Assistant Property Manager *(Jenna Cauley)*

#### Transponders:

Since the gates closure is on hold until further notice, we appreciate everyone that turned in their vehicle forms and for those who haven't, we will need them so we can begin the process of issuing them out along with the 5-digit pin #'s

#### Woodland's Pond:

We were made aware that there were people fishing and entering this area. Due to safety concerns, HOA Board has approved ordering of signs to be installed.

#### Trail 24:

Currently still pending township final punch list and once released to HOA, barriers and signs will be installed just like Trail 26.

#### Pool Violations:

It has come to our attention that there have been numerous violations as follows:

- Vaping
- Children in hot tub
- More guest than allowed per unit
- Not closing pool gate upon exiting
- Not signing pool sheet

Please report any violations to the HOA Management as repeated violations may result in deactivation of fobs as these concerns can be a liability to the entire Woodland's homeowner's association.



## Architectural Review *(Dave Prilutski)*

[ARC@woodlands55.org](mailto:ARC@woodlands55.org)

Have you wondered why NV does not offer covered porches for some homes, only decks? The Township zoning regulations require 60' between homes. A roofed covered porch is considered part of the structure and therefore cannot be within 60' of the home behind it. We did get clarity that a roof over a porch or deck can be attached to the house, but it must be approved by the HOA Board and meet Township zoning regulations. A roof that would be 60' or closer to the home behind it would need a variance from the Township zoning commission and they will not consider a variance request unless the HOA Board endorses the request. The HOA Board will not support a variance request.





## Facilities (Anne Stanley)

[Facilities@woodlands55.org](mailto:Facilities@woodlands55.org)

As a result of finally getting the blinds and new door coverings, and based on some feedback, Dave has made some minor adjustments to the first-floor thermostat settings. Hopefully these will be more comfortable for everyone.

The Conference Room / Office conversion will be completed shortly when the walls get painted. Thanks for your patience and flexibility during this time.

The team is working to have the courts railing installed. Soon to follow will be the fitness and yoga room fans along with needed electrical work to accommodate them.

Following up on the survey results, please be advised that Events related comments were shared with the committee and homeowners should feel free to contact Linda regarding new games/events.

As you probably know, the hot tub jets are not working, and we have contacted the appropriate vendors to get folks on-site to assess the issues. As mentioned in the homeowners meeting, we have been sending pool and hot tub rules reminders for everyone's awareness. Please also be advised that we are tracking violations and Management will send letters to those who are non-compliant. Please refer to the rules for further violation and fine details.

Please also know that while we have many events scheduled for both the Clubhouse and Pool, we have a set cleaning schedule that is every other week, and during the summer we have additional days for locker room cleaning. In the meantime, if you are hosting or attending events or activities, we have acquired cleaning tools that are located in the closet within the kitchen area. Feel free to use these as needed for prep or clean-up. We appreciate everyone's diligence in helping to maintain clean and safe facilities. If you have questions feel free to contact us via the Facilities mailbox ([Facilities@woodlands55.org](mailto:Facilities@woodlands55.org)).



## Finance (Rell Winand)

The June Financials have been published and reflect the following relative to the Year to Date (YTD) budget:

- Revenue is higher than budget by \$17,439.
- Clubhouse and Pool expenses are below budget by \$23,857 reflecting security fobs not yet purchased, lower utility expenses, clubhouse cleaning and court maintenance. Clubhouse supplies expense has an unfavorable variance to budget of \$3,8540 primarily reflecting the purchase of blinds and furniture. items have been budgeted and reflect budget timing.
- Contracts expense has a positive variance to budget of \$1,511.

- General and Administrative is showing a small favorable variance to budget of \$66.00 reflecting favorable variances in office expense and social activities partially offset by an unfavorable variance in miscellaneous G&A.
- Maintenance and Grounds reflect the overage to budget due to snow removal, but landscape and trash expenses are less than budgeted through June.
- Professional fees are in line with the budget.
- Utilities reflect a favorable balance of \$3,761.

In summary, other than the snow events over the winter, all other major expense categories are running less than budget.

Finance Committee



## Landscape & Grounds (Glenn Peters)

[Landscape@woodlands55.org](mailto:Landscape@woodlands55.org)

### Landscape & Grounds

Summer has provided a mixed bag of dry and wet spells, so Shearon has adjusted their schedule to perform some 'lite mowing' when needed versus a full property service. Shearon completed a tree and shrub pesticide treatment to help address the Japanese beetle issue we had recently. We are monitoring the community for any other infestations like bagworms or additional hornet nests in areas where they may bother people.

A Landscape subcommittee focused on improvements for the Propane Tank farms provided recommendations to the Developer. The developer has focused on the Gorky tank farm and significantly improved the grading to minimize the impact of the tank heads. Additional turf treatments will be applied in the fall. Also, the developer agreed to additional landscaping (trees/shrubs) to improve the view along with the addition of fireproof artificial shrubs to place around the green distribution boxes since real plants cannot be positioned there due to fire hazard. These same efforts will be applied to the future tank farms.

As always feel free to share any information or concerns via the [Landscape@woodlands55.org](mailto:Landscape@woodlands55.org) mailbox.

### Transition Workgroup

The Transition Working Group will soon start making its survey of the trees, shrubs, and turf for the early community phases and those nearing dedication. We will provide further updates as we plan to share details of individual plot plans with each homeowner for consultation on tree placements. We will also provide updates on turf efforts along some of the trails, around the clubhouse, and some street borders. You will see us out with yellow vests bearing the Woodlands logo and HOA badge. Please share any information or concerns via the [Landscape@woodlands55.org](mailto:Landscape@woodlands55.org) mailbox.



## Events (Linda McElvenny)

[events@woodlands55.org](mailto:events@woodlands55.org)

### **Happy Hour** - Fri 8/2 @ 5 pm

BYOB and something to share. We plan to be on the lower level so if the weather is hot, wear or bring a bathing suit!

### **Breakfast Club** - Thu 8/8 @ 8:30 am

Join us for breakfast at Rolling Stars in West Chester. RSVP is required by Mon 8/5.

### **Ice Cream Truck (sponsored by NV Sales)**- Sun 8/11 @ 12-1:30 pm

Stop by the clubhouse parking lot for some Maggie Moo's ice cream and visit with neighbors!

### **Ladies Night at the Pool** - Tue 8/13 @ 7-9 pm

Let's do it again! It was so much fun we are scheduling another evening of fun and relaxation. BYOB (no glass). Bring light finger food or dessert to share. Rain or shine!

### **Bocce Social** - Fri 8/16 @ 5 pm

Who wants to play bocce? No experience necessary! We review the rules as needed and take turns playing. Stop by to play or watch. BYOB and a chair because seating is limited. Weather permitting!

### **Pool Party** - Sat 8/31 @ 4 pm

Events Committee is looking for a small team of people to help plan a Labor Day Pool Party for Sat, Aug 31. If you are available to help, please let us know.

### **September Happy Hour** - Fri 9/6 @ 5 pm

We are going to try something a little different for our September Happy Hour. The Huppmans will be picking up BBQ dinners from Big Bad Wolf BBQ in Aston which will include pulled pork, chicken, ribs, mac & cheese, and cornbread. The cost will be approximately \$20 pp. Food is optional, but we need a headcount to place the order. If you are interested in participating in the BBQ dinner, please contact Dave or Sandy Huppmann at [sandydave83@gmail.com](mailto:sandydave83@gmail.com) or 610-368-3600.

### **Book Club** - Thurs 9/12 @ 7 pm

The book is *The Measure* by Nikki Erlick. The meeting is held at the Clubhouse. Please RSVP on the Facebook Event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com).

### **Lunch & Learn: Spinal Health** - Wed 9/18 @ 12-1 pm

Join us to learn about the importance of good spinal health and some strategies for preventing back pain. There will be a 30-minute presentation by Dr. Jason Kistler of Align Chiropractic in Frazer. A lunch of pizza, chicken Caesar salad and dessert will be provided by Bravo Pizza. There is no charge for the event, but it is limited to 25 people. RSVP for all homeowners is required.

### **Dine Around at Osteria Ama (West Chester)**- Tue 9/24 @ 6 pm

Join us as we dine with our neighbors at Osteria Ama (a traditional Italian restaurant), West Chester. The Chef will present an abbreviated menu for our selection, BYOB and separate checks. Carpooling is always advised but there seems to be plenty of parking. They can accommodate 65 diners so we may have a waitlist this time. Please sign up on Facebook or by emailing Phyllis Dunn at [dunn.phyllis@gmail.com](mailto:dunn.phyllis@gmail.com). As always please honor your commitment. Looking forward to another fun evening with our friends at the Woodlands.

**Announcing Holiday Progressive Dinner - Tue 12/10 @ 5 pm**

Save the date! Attendees will meet at our clubhouse at 5pm to enjoy appetizers and BYO drinks. At 6pm we will divide into parties of 8 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 6pm. After dinner, approximately 8pm, we will all return to the Clubhouse to be greeted with a Holiday Cookie table as our dessert. Our goal will be to find 10 Chefs who are willing to cook a simple dinner for 8. This allows for 80 people to attend. For those attendees who have not signed up to be a Chef ...we would like you to sign up to bring an appetizer or 2 dozen Holiday Cookies. This is a BYO event, and we will start "sign ups" in September.

**Fitness Instructors** - We have fitness instructors available for Personal Training, Pickleball, Water Aerobics and Yoga. See Woodlands website [www.woodlands55.org](http://www.woodlands55.org) for more information.

**Additional Information from Sophia's cover email:**

One Important item to mention: Most of you already know about the beautiful pond nestled between Aram Ave and Trail 24 behind Eakins Circle and unfortunately, there were some individuals fishing and entering the pond area and most likely not knowing it was strictly prohibited. Just in case you are unaware, this area is deemed an environmental wetland and should not be disturbed, nor should there be any feeding of wildlife. Please note, HOA is looking to install no trespass and an environmental sign soon along with some barriers. However, this pond area and trail 24 along with certain basins are still under construction and owned by the developer with whom still work closely with NV Builders on many projects, and until these areas are inspected by WGT and released back to the association is when it officially becomes HOA responsibility to own and maintain. Additionally, we have notified the Greystone Community about this restricted do not disturb area to include trail 24 access which is only for use by homeowners residing within 55+ and their guest; just like trail 26 as both are solely private to the Woodlands at Greystone Community.

# Ongoing Activities at The Woodlands

## Men's Golf Group



The men's golf group plays **Wednesday mornings** from Spring until Fall. It was a great first year for The Woodlands Golf Group and we hope more resident golfers join us. If you are interested in joining, please contact Dave Bertsch at [David.bertsch@verizon.net](mailto:David.bertsch@verizon.net) or (484) 948-8721.

## Water Aerobics



Join us at the pool for water aerobics every **Friday at 10:00am** during July & August. Cost is \$50 for 5 classes or \$12 for drop-in. No equipment needed and all levels welcome.

## Poker Group



The poker group meets **Wednesday at 6:30pm** in the game room at the clubhouse. Sign up to play by Tuesday prior to each play date. Email Dennis Huston at [denniswc@comcast.net](mailto:denniswc@comcast.net)

## Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 (with Eileen Huston) meets **Tuesdays from 1-3 pm**. Group #2 (with Lorraine Moran) meets on **Thursdays from 10 am-12 pm**. Homeowners are welcome to attend either or both groups.

## Nine & Dine Ladies Golf



We are planning to play on **Thursday mornings starting approximately 9:30 – 10:00 am**. After golf we plan to lunch as a group. All levels of golf are welcome as this is a “let's have fun group” who want more golf experiences.

## Pickleball Round Robin



Pickleball Round Robins every **Monday 8:00 – 9:30am plus Tuesday and Thursday 6:30 – 8:00 pm**. Meet at the courts. All levels welcome! No sign up required. We will rotate in if necessary. Weather permitting! May 21 through Sept 26

## Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

## Walking Wednesday



The walking group meets outside the clubhouse on **Wednesday mornings**, weather permitting. Timing dependent upon the weather. Contact [events@woodlands55.org](mailto:events@woodlands55.org) for more information and to be added to text distribution list.

## Book Club



Book Club meets the **2<sup>nd</sup> Thursday of every other month at 7:00pm** in the clubhouse. Contact Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com) for information.



# 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.*

## Debbie & Brian Duffy

1422 Gorky Lane



### Where are you from?

We both grew up in Delaware County. We lived in Broomall our first four years of marriage, moving three more times all in the West Chester area.

### Do you have children/ grandchildren?

We have three wonderful children (plus significant others), six beautiful grandchildren and two grand dogs who all spend the summer with us in our Avalon, NJ home. Crazy, fun times!!

### What is/was your career?

After the birth of her first child, Debbie left the work force and fully embraced being a full time Mom and support system for her family. Brian pursued a successful career as an Actuary. He then decided to accept an opportunity to earn a Wharton MBA, which led to business leadership positions in GE and New York Life.

### Fun Fact

How we met.... While riding Septa to Center City, we scoped each other out on our way to work each day, for three months, before speaking. During that time, Debbie told her family that she 'saw' the man she was going to marry. After finally starting a conversation, we were married 8 months later! It's now been 42 years. Theme at our 25th Anniversary party was "Love on a Bus!"

### What are your hobbies?

Brian was a high school quarterback and later enjoyed running half marathons. He is now an avid cyclist. Debbie enjoys 'the art' of shopping, yoga, reading, theater and lots of beach time. We both enjoy travel and dabbling in pickleball!

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

When our children were young, we lived in a great neighborhood with people who were the same in age/family situations with lots of activities and friendships made. We were looking for a similar scenario at this different stage of our lives and found it in the Woodlands. People could not be friendlier, and there is always something fun being planned. Thank you all for helping to make this the perfect neighborhood for us!

# Last Month in Photos

## Ladies Night



## Wine Tasting



## Fitness Group



## July Happy Hour



## Water Aerobics



## Book Club

