

# Woodlands at Greystone Newsletter

## IN THIS ISSUE >>>

Welcome to new neighbors .....	1
News from the Builder .....	1
News from the Board .....	2
Get to Know Your Neighbors .....	4
Committee Updates .....	5
Woodlands at Greystone Events.....	12
Community News .....	15
Upcoming Events .....	17



## Welcome to New Neighbors



1413 GORKY LN- John and Kathleen Roman

1407 GORKY LN- Angela Latta

1403 GORKY LN- Vince and Monica Arcana

1225 SCULTHORPE DR- Ed and Marie Shirlow



## News from the Builder

Karen and I hope you and your families had a Happy Thanksgiving!

Our big news for the month is that both of our last 2 home sites on Wyeth Lane have been SOLD! Both have Spring deliveries and we couldn't be more excited for your neighborhood to be completed!

We are back on track with 4 sales in November, and, although the holidays tend to slow down, we hope the Clubhouse Opening brings more happy new neighbors to the Woodlands!

Enjoy your holidays, and see you soon! Holly

# News From the Board (Gene Goldman)

1. Trail #25 fence installation was completed in November. The Board voted to approve the installation of gate latches that can be opened on the trail side by entering code 1150 on the tumblers (same code as the sport court locks). The user needs to make sure to scramble the tumblers prior to closing the latch box and gate. Here is a user [video](#)
2. The trail renovations for 25 and 26 were delayed by the fence installation timing but will still take place as soon as feasible.
3. Specifics on the 2023 HOA Budget will be presented during the December 8th Zoom Town Hall presented by Sophia Reeves, Woodlands' Property Manager. At the end of the Town Hall, Sophia will host a session for interested owners who want to remain on the call on how to read the financial documents posted by Danella in the web portal.
4. Also to be discussed during the Town Hall is the plan to implement the West Goshen Township prohibition on street parking in Woodlands and the rules on guest parking that were recommended by the Parking and Streets Committee that were adopted by the HOA Executive Board. There will be a number of other important topics discussed so please be sure and join that Town Hall.
5. We received a number of emails of interest for joining the Architectural Review Committee and those appointments will be announced soon. The Committee will be led by Dave Prilutski. We are accepting self-nominations for the Financial Review Committee.
6. Snow stakes were placed throughout the community to identify driveway entrances. This will help the new snow contractor to avoid damaging the curbs with their plowing equipment. Please do not move them. They will be collected at the end of the snow season. In addition, there will be designated snow captains who will coordinate with LandWorx, the new contractor, to determine for those "close-call" snow storms as to when plowing will be needed. The general threshold for plowing is 2" but there are other considerations including the temperatures and precipitation forecast overnight or the next day that could factor into those decisions. Sophia Reeves will make the plow/no-plow call during the day M-F, Gene Goldman will make the call nights, weekends, and holidays, and Anne Stanley will back up Gene. The safety of our residents will always be the primary consideration in any snow captain call. Calcium pellet use and road salting will receive additional scrutiny this season to avoid the issues experienced last season.
7. The Woodlands Rules and Regulations are undergoing a re-write of some sections to remove ambiguities. Once the edits are completed, they will be presented to the HOA Executive Board for approval and will then be distributed to owners.

8. It is very important for all owners to adhere to the community rule that requires all dogs be leashed and under the control of the owner at all times when the animal is outside the confines of the residence. This is not just an HOA rule but one mandated by West Goshen Township and Chester County. An "invisible fence" in the rear yard's Limited Common Element is an option for some lots and for some types of dogs. Installation requires an exterior alteration request and HOA Board approval.

# 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.

## Linda and John McElvenny

1198 Sculthorpe Dr



Linda is Vice-chair of the Social Committee.

### Where are you from?

John grew up in West Chester, PA and went to college at University of Delaware. Linda grew up in Willow Grove PA and went to University of Pittsburgh (undergraduate) and New York University (graduate). We lived in Exton since we married in 1989.

### Do you have children/ grandchildren? Are they local?

We have 2 children, Jay aged 32 and Caitlin aged 29. They both live in Philadelphia.

### What is/was your career?

John works as division manager for Lee Supply Company which is a pipe distribution company. Linda is a computer science teacher for West Chester Area School District.

### What are your hobbies?

John enjoys cigars, whiskey, rugby, Eagles and Phillies. Linda enjoys playing racquet sports, reading and wine. We both love to travel especially taking cruises to visit different countries.

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

We chose the Woodlands primarily for the location including the proximity to West Chester and our workplaces. We also like the single-family home community with walking trails. We enjoy meeting new people and feel it is like college for seniors!

## Dyanne and Paul Westerberg

2013 Rockwell Circle



Dyanne is the Social Committee Chair.

### Where are you from?

We moved from Glen Mills. We lived in that home since 1997. Our three daughters grew up there, so it was hard to say, "Goodbye." I grew up in Philadelphia and Paul grew up in various cities in the western part of the state.

### Do you have children/ grandchildren? Are they local?

Fortunately, we have 2 daughters who live local. Jessica and Eric live in the single home in Greystone with Henry, and Olivia. Carolynne and Sam live off Boot Road with Sofia and Solomon. We can see them very often. Emily just moved to Charleston, SC. She will live there with Tyler and Ace, her Siberian Husky. You may have seen him around walking with Baron, our German Shepherd.

### What is/was your career?

Paul is a semi-retired Dentist who does consulting work. Dyanne is a Physician. Dyanne had been a family physician for her entire career. She held academic positions at several local medical schools. She retired in 2020 and now works part time at Accent Care/Christiana Care hospice in Delaware. She also teaches residents at Penn State Health and podiatry students at Temple University School of Podiatric Medicine.

### What are your hobbies?

Our main hobby is playing with the grandkids. Dyanne likes to sew and some of the sewing revolves around what the grandkids want to wear for Halloween.

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

We love the Woodlands Community. We love the snow removal. That was always a worry in our old home. Plus, the people have been wonderful.



# Committee Updates

A list of all committee members is available on the Danella HOA Website

## Parking & Streets (Andre Bourrie)



Mission: The Mission of the Committee is to receive owner's input and concerns related to parking, parking spaces, internal streets and other hard infrastructure surfaces and to propose to the HOA Board major and minor changes to the Community parking rules and regulations as permitted by law and by the township conditional use orders. The committee will also assist in coordinating any HOA Board approved changes. It will not get involved in enforcing the parking rules and regulations, a responsibility which will continue to be assumed by the management company under the supervision of the Executive Board.

Update: All concerns, suggestions and ideas related to Parking at The Woodlands should be channeled directly to the Committee. Please do not by post them on the unofficial Facebook page.

Seven of the Club House parking spaces on the front row of the parking lot have been marked reserved for Guest Parking. This will provide much needed additional Guest parking spaces particularly for the immediate residents.



## Landscape & Grounds (Anne Stanley)



Mission: Members of the Landscape and Grounds Committee will receive owner input and concerns regarding matters related to landscaping and other soft surface grounds. The Committee will advise the EXBO on maintenance issues, use of the trails, and improvements to the grounds, trails, and plan minor projects for implementation now and major ones for after completion of the community.

Update: On October 25th, Gene and the committee chair (Anne) met with Danella Management (Sophia Reeves) and Shearon. Since Shearon had just provided their proposed 2023 budget, most of the discussion was focused on 2022 costs and clarifications for 2023. Although we did not formally review the committee recommendations, I was able to bring up a few of the suggestions. Since then, Sophia has provided some comments back on the committee's recommendations. These will be shared in the next committee meeting.

Sophia has also been responding to several homeowners directly with regard to their specific issues. In addition, on November 10th, Danella conducted the first quarterly meeting with the Committee chairs and shared some updates, including the intention to meet with Shearon monthly and conduct quarterly 'walk-arounds'.

The Committee is planning to meet this month and discuss recent activities including previously submitted concerns so feel free to reach out if you have any issues.

## Social (Dyanne Westerberg)



Mission: A social committee is a group of subcommittees that aims to provide a schedule of inclusive, evolving, enjoyable events to foster neighborhood pride and camaraderie. We want to provide multiple events (both large and small) to bring the community together. The committee will coordinate the events that occur throughout the year with the help of neighborhood volunteers. Each subcommittee will have a head who will report their division's activities. Everyone from the Woodlands at Greystone 55 plus neighborhood will be allowed to participate.

Update: The committee recently held a quarterly meeting with the HOA. The various subcommittees are still in the process of developing their mission statements and their activities. New subcommittees have been suggested, such as a Men's Golf Group. It was suggested that we should form a Women's Golf Group. The committee will take a survey for community interest. We also discussed a Travel Activities committee. I will be working out the details soon. Now that the clubhouse is due to open in December, the activities subcommittee will meet to begin planning events for the next year. Minutes were taken at the meeting; they are available for review.

## Activities (Dyanne Westerberg)

Mission: The Activities Committee aims to coordinate enjoyable and rewarding activities, programs, and services for the resident of the Woodlands at Greystone 55 plus neighborhood. The team will coordinate large and small events to foster camaraderie and fun. The group will rely on many participants to brainstorm and organize the events. The committee will be a subgroup of the Social committee.

Update: The subcommittee met on November 30 via zoom to plan events for the near future. Details will be forthcoming.

## Clubhouse / Pool (Judy Malkus)

Mission: The mission of the Clubhouse/Pool Subcommittee is to make recommendations to the board regarding all aspects of the clubhouse and pool facilities. This includes rules and regulations, clubhouse and pool hours, clubhouse rooms and facilities usage, and other needs as they arise. The Subcommittee will also work with the Activities Subcommittee to schedule events for the Woodlands at Greystone community.

Update: Great things are happening! After much delay, the clubhouse is nearing the finish line. Most of the clubhouse furniture is already in place including Great Room, Kitchen, Sunroom, Management Offices, and Fitness Room.

The Clubhouse/Pool subcommittee continues to work tirelessly to format the procedures and guidelines for the clubhouse which are being submitted to the Board for review. They will be distributed to residents as soon as they are available. Guidelines for the Pool and hot tub areas will be developed closer to the opening of the pool in the spring.

### Updates from Sophia:

- The clubhouse will be available for residents and their guests only. It will not be available for private bookings at this time.
- The clubhouse will officially be available for use as of 16 DEC and until the FOB system is in place, the clubhouse will be open Monday – Sunday from 9am – 5pm and eventually, once the system is operable which is projected end of DEC 2022, it will be open from 5am-11pm Mon-Sun
- Clubhouse cleaning will commence every 2 weeks on a Wednesday and do ask for homeowners support with cleaning up after your use of any facility amenities, to include the bathrooms and outside courts
- Clubhouse card tables are projected to arrive the week of 12 DEC while the ping pong and shuffle board is on delay until end of DEC
- Sophia Reeves of Danella Realty will be on site Monday-Friday from 9:00 am to 5:00 pm.

If you have any further questions, please do not hesitate to contact Judy Malkus or Linda McElvenny.



## Communications (Tim Owens)

Mission: The Communication subcommittee collects newsworthy information throughout the month to share with residents. Our primary means of communication is the monthly newsletter. A Facebook group is available for interested residents. Please contact administrators Glenn or Debbie Peters if you wish to be added to the Facebook group. Please contact Dave Prilutski at DavePrilut@gmail.com or Tim Owens at Timinator1@comcast.net if you have something you'd like included in an upcoming newsletter.

Update: We are researching domain and hosting options that will include email addresses for each committee. More details will be shared once the board has made final decisions.

## Courts (Linda McElvenny)

Mission: The mission of the Courts Subcommittee is to oversee all aspects of the tennis, pickleball and bocce courts. This includes recommending rules, procedures for reserving courts and enhancements. We also work with the Activities Subcommittee to schedule activities using the courts.

### Update:

Thanks to the beautiful fall weather, the courts continue to be used regularly. We are aware that there are repairs needed which have been reported. We are also aware that we need supplies to maintain the courts such as brooms and trash cans. As soon as the clubhouse opening settles down, we will look into these things as well as evaluate court reservation systems. We plan to have everything in place by the spring. In the meantime, we have created a text group using Groupme which is private for us and keeps your phone number private too. This is a great way to reach out to neighbors who are interested in playing. This is open to men and women players of all levels. If you are interested in joining the group text, go to this [link](#) or contact Linda McElvenny.

## Sunshine (Annie Cohen)

Mission: The Sunshine Committee welcomes new residents to The Woodlands and looks for opportunities to create a culture of caring and connection in the community.

Update: The Sunshine Subcommittee has been busy compiling the new resident welcome bags which will include a variety of items from local businesses. It will also include an insert containing helpful information about Woodlands at Greystone and was approved at the Social Committee quarterly meeting. We received the list of new residents from NV Sales and will begin distributing the bags soon.

# Progress at the Clubhouse!



Landscaping around pool deck



Trees behind clubhouse



Railing on sun deck



Gate at pool deck



Greatroom



Fitness room

# Woodlands at Greystone Events

## Book Club



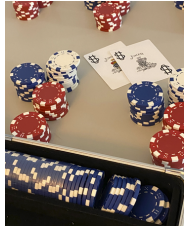
The next book club meeting is on January 5th at 7pm. We hope to meet at the Clubhouse. The book is The Paris Library by Janet Skeslien Charles.



Everyone is welcome! Please RVSP to Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com) if you plan to attend and have not already indicated so on Facebook.

## Poker Group

The poker group meets every Wednesday at 6:30pm. Sign up to play by Tuesday prior to each playdate. Email Dennis Huston at [denniswc@comcast.net](mailto:denniswc@comcast.net)



## Woodlands Men's Golf Group



I am looking to start up a Woodlands at Greystone men's golf group that would commence play sometime in the early spring. All those interested in playing, please send an email with your contact information to Dave Bertsch at [david.bertsch@verizon.net](mailto:david.bertsch@verizon.net). If there is enough interest, then a meeting will be scheduled and details can be discussed. Some initial considerations are:

- Fun
- Midweek play
- Morning Tee times
- 2-3 Rotating Courses and 1-2 alternate per month

Possible "in round" competitions such as "closest to the pin" or Par 3 scores total, etc. All levels of players are welcome. Hope to hear from you.

Dave Bertsch

1186 Sculthorpe Dr.

484-948-8721

[david.bertsch@verizon.net](mailto:david.bertsch@verizon.net)



# Resident Town Hall Meeting



There will be a town hall meeting for all Woodlands at Greystone Active Adult residents on December 8th at 7pm via Zoom.

Join Zoom Meeting: [meeting link](#)

Meeting ID: 850 1789 0627

Passcode: 435889

One tap mobile

+16469313860,,85017890627# US

Dial by your location

+1 646 931 3860 US

## Clubhouse Ribbon Cutting



The Clubhouse Ribbon Cutting Ceremony will take place on Thursday, December 15, at noon (rain date December 17). All residents are welcome to attend and it will be a great opportunity to tour the facility. There will also be exposure to the community at large with the press in attendance. If you are unable to attend at noon, you can also tour the clubhouse from 4:00-6:00 on Dec 15.

## Holiday Happy Hour!

Thursday, December 29 from 5-8 pm.

Save the date for the first clubhouse event! Details to follow!



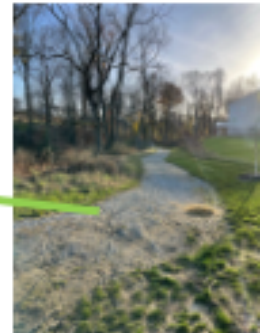
# The Trails

*"nearly seven miles of walking trails and beautiful stone bridges that cross winding creeks"*

The trails outside The Woodlands are not "officially" opened until the Townships accepts dedication. If you walk on trails, you are doing so at your own risk. There are 2 segments that are not currently restricted.



Trails 17 & 18 off Aram and behind the Executive homes is a nice walk. If you walk West first along Aram and then turn down Bernstein the opening is a paved path just past Sousa. #18 then goes up to Aram and #17 continues to the parking lot on Aram.



Trail #12 starts at the bottom of the hill at the end of the Executive homes. It's a nice walk to Greenhill rd but then you have to retrace your steps back to Aram ave.

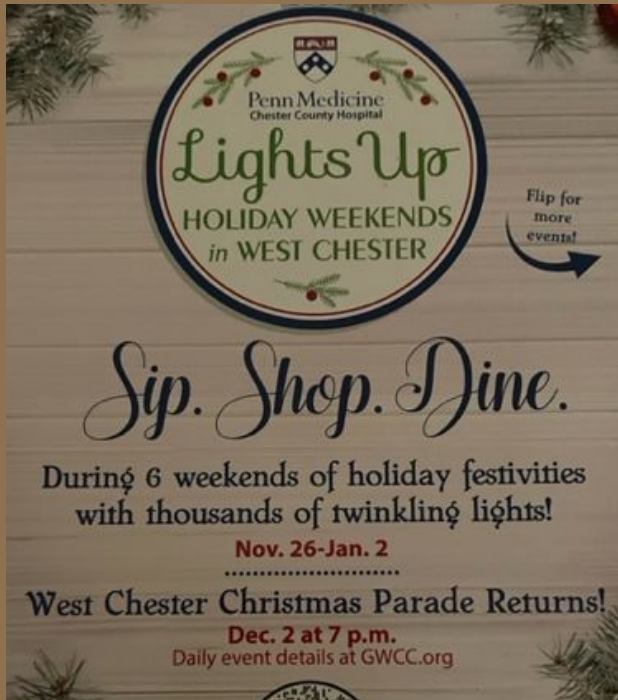


## Restricted

The section between the Estate and the Executive homes will be spectacular when finished but it is still under construction. Please do not walk these trails yet. Construction vehicles speed down the trails not expecting walkers.



# Community News



## Good Fellowship Ambulance 2023 Subscription Drive Underway

Lifesaving emergency medical transport can put a stress on your family's finances, but with a subscription to Good Fellowship Ambulance, subscribers have NO out-of-pocket expenses if treated and/or transported by us - so you can focus on recovery, not finances. Subscribe today!



[Click to view more details](#)





## Holiday Craft Fair at Executive Homes at Greystone



The executive homes of Greystone are hosting a craft fair on December 4th from 4pm - 6pm at 603 Sousa Lane. It will be a little outdoor market for the season featuring crafters and artists of all ages from the neighborhood. They will be serving freshly brewed mulled wine and hot apple cider. All residents of the Woodlands at Greystone Active Adult are welcome to attend.

They are looking for people interested in selling homemade goodies (like jam, cookies, or anything else you magically whipped up), and/or your own or your friend's art and crafts. If you are interested in having a table at the fair please contact Kirstin Lucas at [kirstinlucas@gmail.com](mailto:kirstinlucas@gmail.com) or (484) 860-8507.



# Upcoming Events

## December

## 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 West Chester Christmas parade 7pm	3
4 Holiday craft fair 4 – 6pm	5	6	7 Poker group 6:30pm	8 Resident town hall 7pm	9	10
11	12	13	14 Poker group 6:30pm	15 Ribbon cutting for clubhouse 12 -2pm and 4 -6pm	16	17
18	19	20	21 Poker group 6:30pm	22	23	24
25 Christmas	26	27	28 Poker group 6:30pm	29 Holiday happy hour at clubhouse 5-8pm	30	31 New Year's Eve

## Management Office

Woodlands at Greystone

c/o Danella Realty & Management Co.

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Sophia Reeves

Community Manager

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