

# Woodlands at Greystone Newsletter

## IN THIS ISSUE >>>

Welcome to new neighbors .....	1
News from the NV Sales Team .....	1
News from the Board .....	2
News from the Property Manager .....	4
Get to Know Your Neighbors.....	5
Committee Updates .....	6
Ongoing Activities at Woodlands..	9
Communications workgroup .....	10



## Welcome to New Neighbors

### Welcome to the Neighborhood!



Donna and Tom Della Franco, 1304 Kincade Lane  
Andrew and Roxanne Majka, 1306 Kincade Lane  
Dorene and Bill Winters, 1108 Sculthorpe Drive



## News from the NV Homes Sales Team

We hope everyone had a peaceful Happy Thanksgiving with family and friends. The sales office continues to be a beehive of activity, despite the usual holiday time of year slowdown. The new phase home sites are curbed, paved and the last of the lot signs have been installed! We are on to December already, and looking forward to seeing you at the Friday Happy Hour Gala!

# News From the Board (Gene Goldman)

Hello Neighbors!

The HOA Executive Board held their 4th Quarter meeting this morning. Here are some highlights:

- The developer (Reiser Land Development aka RLD) is awaiting West Goshen Township's punch list for establishment of the "Park at Greystone" (not sure yet of the official name - TBD). Once they accept possession, West Goshen Township (WGT) will be responsible for maintenance of the public roads and trails. Until then, RLD will remain responsible. There is still construction debris (metal fencing, lumber, rebar, etc.) littering the new trails that are now open to Greystone residents. Although the "No Trespassing" signs have yet to be taken down, owners can use the trails (except for those marked as exclusive to Greystone Hall); the public is not yet invited to use Greystone trails due to liability concerns. Please remember that Trail 26 remains private to Woodlands resident use.
- The Parking Workgroup met on October 25th and finalized its recommendations for updating the parking rules for the Woodlands community. The HOA Board reviewed the summary of recommendations and accepted them in full. They will be presented to owners during the Homeowners Information Meeting scheduled for Tuesday December 12th at 7PM.
- The HOA Board officially named Glenn Peters as the new chair of the Landscape Committee, Linda McElvenny as the (continuing) chair of the newly named Events Committee and Anne Stanley as the chair of the new Facilities Committee. Dave Prilutski (ARC) and Rell Winand (Finance) will continue chairing their respective committees. Chairing these committees is a time consuming but important responsibility and the HOA Board wants to thank all of them for their dedication to the Woodlands community!

- The HOA Board, on the recommendation of the Landscape Committee then chaired by Anne Stanley, voted to award the 2024-2027 landscape contract to Shearon. The main features of the new contract is that the cost will be fixed for the term of the contract and the annual cost of shutting down the irrigation systems will now be considered as a cost of doing business and the HOA will not pay for that service separately. That change was negotiated by Sophia after Shearon had submitted their bid so a big thank you to Sophia! In addition, for the first time, Shearon will also be the contractor for the snow removal agreement. The Board specified that Shearon will be responsible for the cost of any repairs needed to lawns in the event of over utilization of ice/snow melt pellets.
- The trash/recycling contract is up for renewal in December 2024. In the meantime, the HOA has received a number of requests from owners requesting smaller trash cans to place in their garages to make more room for vehicles. Sophia is working with Mascaro for a price for such swap-outs. The cost to swap-out a can will be assessed to each owner who requests a change. The same fee would also apply to owners requesting larger recycling cans. Be aware though for those who may want a smaller trash can, placing garbage outside of the can (i.e., in black plastic bags on the ground) is not permitted. Only recyclable materials can be placed as overflow on the ground but only in neat bundles of large size cardboard with other loose recyclable materials placed in clear recycling bags.
- Phase 3 transition is approaching and Glenn Peters will be working with Sophia and RLD to create a punch list before the HOA accepts responsibility for that phase of development. Phase 3 includes Gorky and a section of Sculthorpe (Kincade is in Phase 4).
- The HOA Board approved the 2024 budget for Woodlands. We based the revenue on NV closing 3 homes a month in 2024 for a total of 36 new units. That is likely a conservative number which may be actually closer to 40-48 home closings in 2024. We based the expenditures for 2024 on that lower figure so any number of closings above 36 will result in an additional surplus for the year, both in the \$1500 per unit capital contributions as well as monthly assessments. We can adjust expenditures at that time as needed.

- Because of the solid financial footing we enjoy at Woodlands, the HOA Board capped the assessment increase in 2024 to an additional \$5 per month (will be \$370/mo). The biggest increases in our costs for 2024 over 2023 is for commercial liability insurance and common area utilities including propane for the clubhouse, pool, and hot tub. The 2024 budget and HOA ACH memo to owners will be mailed out shortly.
- One additional unplanned expense that the HOA Board approved for 2023 (moved up from 2024) is for two security cameras providing a view of the clubhouse parking lot and solar lighting for the clubhouse parking lot median where the step is located. Both of these projects are being undertaken to improve clubhouse safety and security.
- And a big thank you to Tim Owens for his work on a new website for Woodlands! The new web address is [woodlands55.org](http://woodlands55.org). This will make it much easier to remember how to access our site. Content improvements are also planned for 2024. Thanks, Tim!

Have a safe and enjoyable Holiday Season!

Gene Goldman

HOA Board Secretary

[docgene888@mac.com](mailto:docgene888@mac.com)

## News From the Property Manager

I would like to encourage everyone to visit the Woodlands [website](#) for the Social Events Calendar and the Facilities Calendar. The Facilities Calendar lists when I'm out of office as well as when the clubhouse is being cleaned, landscaping updates, vendor work or pool openings.

With this said, I'll be on vacation Friday, December 1st and Monday, December 4th.

The upcoming **Homeowner's Meeting** is December 12th at 7PM via zoom. Click [here](#) to access the meeting.

# 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.

## Maureen Sullivan Caso and Frank J. Caso

2107 Wyeth Lane



## Maureen Sullivan Caso

*My husband, Frank Caso, and I moved to Greystone from South Jersey two and half years ago. We love Greystone, our neighbors, and the amenities the community provides. I have been a physician assistant for the past 27 years. I volunteer at a free clinic as well as teach leadership courses in two local PA programs. I will be fully retiring by the end of this year and am looking forward to more time enjoying reading, traveling and outdoor activities. I received my doctorate in organizational leadership with a dissertation on Emotional Intelligence and still present this topic at local and state conferences.*

*I love to play pickleball and am involved in a women's pickleball league in Florida where we also reside. We have eight grandchildren and our ninth will arrive before Christmas. They all live within an hour's drive from West Chester. My most favorite role in my life however will always be as a "GeeGee", my affectionate name for Grandmother. They are all so precious. Please see the very sweet photo above.*

## Frank J. Caso

*I had previously lived in Chester County where three of my children still live with their families. Although I have lived in many places throughout the United States and United Kingdom, we enjoy our time in Greystone particularly with eight grand children and another on the way. We also enjoy social activities with neighbors and utilizing the clubhouse and gym. I spent my entire career in healthcare and retired in November of 2020. The latter part of my career, I built a large OB/GYN practice in New Jersey that expanded into Pennsylvania and seven other states. The time spent working and raising children really goes fast. One day you wake up and realize that you need to figure out how to spend your time doing things you really love. My hobbies are baseball, softball, and boating. Being able to play these sports, at my age, is very challenging particularly in the men's winter softball league in Naples, Florida, and the Roy Hobbs World Series in Fort Myers at the Red Sox spring training facilities. where I play against some of the best players from all over the country. My favorite role in life now is "Papa". I really enjoy interacting with all of our grandchildren, especially during the Holiday Seasons.*



# Committee Updates

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

## Architectural Review (Dave Prilutski).

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

Please go to the ARC section of the website for forms, directions and frequently asked questions regarding exterior projects. Type woodlands55.org in your browser for the site or follow this link: [ARC Page](#)

## Facilities (Anne Stanley).

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

The Facilities Committee has kicked off several workgroups to address our focus areas:

- Clubhouse and Pool
- Courts and Fitness
- Maintenance

We are getting our arms around already identified requests for enhancements and/or purchases, and developing a process to address them and other existing costs to be able to meet our 2024 budget (yet to be approved). Our goal is to send out a homeowner survey to get input with regard to our workgroup activities and how we can best address homeowners' priority areas of interest.

The Clubhouse and Pool workgroup is looking at last year's guidelines and miscellaneous homeowner feedback to determine what if any changes should be proposed. In addition we'll be looking at a potential new approach for tracking pool attendance and guest visitors.

The Courts and Fitness workgroup is likewise evaluating court and fitness room usage and identifying ways to potentially optimize our room space as well as the current court reservation system and approach.

The Maintenance workgroup is also addressing some near-term enhancements, including additional security cameras, motion-based sensor lights and crosswalk solar lights for the clubhouse front and parking lot area. They are also working to get estimates for additional handrails for the stairs near the courts and leading from the parking lot.

For those of you have donated books - Thank You! However for the near-term we are suspending further book donations until we can determine how best to accommodate what we have already received and evaluate usage of books, and the Sun room itself.

As a reminder we have a Lost and Found (blue bin) which is located in the Copy Room. If you left something in the clubhouse you can find it there.

We also have a new mailbox where you can send any questions, suggestions or issues - please use this as a way to communicate with us.

Lastly, we'll be updating the website in the near future and will be posting information that we hope you find useful!

## **Landscape & Grounds (Glenn Peters)**

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

Please visit the Landscape Committee page on the Woodlands website for more information on services, schedules, and recommendations for any Winter Season Event.

[Landscape Committee](#)

The Landscape Committee has been focused on completing key guidance for homeowners regarding the winter season. This includes a comprehensive guide on how winter events will be managed and what responsibilities homeowners have in addressing winter events. Please familiarize yourself with this guidance as any complaints made from an event will be reviewed against this guidance. Some key details include:

- Winter events will be declared when 2 inches of snow has accumulated or the HOA representatives declare because of hazardous conditions (e.g., ice, sleet, etc.).
- Cars in driveways will cause limited snow clearing. Homeowners are responsible for all snow not cleared by the event vendor. Please see guidelines for options.
- Post storm snow clearing (e.g., snow in driveways or snow that slides off metal roofs) is the responsibility of the homeowner.
- Homeowners should have a simple snow shovel and snow melt products available to address winter events.
- Please review the Winter Event guideline to understand your responsibilities. [Winter Event Guidance](#)

An important reminder. Please do not contact the landscape vendors directly (i.e., Shearon). Do not call their offices, do not stop their staff (lawn/snow crew). All requests or complaints must go through the property management company (Danella - Sophia) and the Landscape email for the community. We are tracking their performance and need to manage any of their activities.

## Events (Linda McElvenny).



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

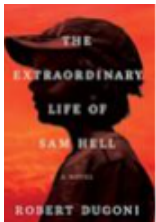
Please visit the [Events Committee page](#) on the Woodlands website for more information and updates on Woodlands Events.



We know December is a busy month for everyone but we hope you can join us for the **Holiday Happy Hour** on Friday December 1st at 7 pm. This month is BYOB ONLY! Food will be provided by our HOA and NV Homes. Festive attire is encouraged. Bring your holiday spirit! Can you believe it has been one year since the clubhouse opened?

A big thank you to Judy Malkus and her team for decorating the clubhouse!

The **Events Committee Quarterly General Meeting** will be held Thursday, December 7th at 7 pm in the clubhouse. We will be planning events for 2024. Everyone is welcome!



Thursday January 11 7pm - **Book Club** - For January the book is The Extraordinary Life of Sam Hell by Robert Dugoni. The meeting is in the clubhouse. Please RVSP to Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com) if you plan to attend the meeting and have not indicated so on Facebook.

**Dine Around** - Join us as we dine to the music of accordion maestro, Nick Desederio in a warm, relaxed Italian restaurant, Fellini Cafe, 2 Waterview Rd., West Chester (Route 3). Our reservation is February 7 @ 6pm and we will order from the menu and be given separate checks. The owner Anthony asked if we could please pay with cash. Plenty of parking but as always carpool if possible and the restaurant is a BYOB. RSVP by February 1 on Facebook events or by emailing [events@woodlands55.org](mailto:events@woodlands55.org).



**Wine Tasting** - The next wine tasting will be Saturday, February 24th at 7 pm. Mark your calendars. We will be changing the format slightly. Stay tuned for details.



# Ongoing Activities at Woodlands

## Euchre



Join Karen and Ernie Antczak on Tuesdays from 7 – 9 pm in the game room to play this easy to learn card game. No experience necessary!

## Happy Hour



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

## Men's Golf Group



The men's golf group plays Wednesday mornings from Spring until Fall. The golf group will play occasionally in the off season when we have mild weather. 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.

## Walking Wednesday

The walking group continues to meet outside at the clubhouse on Wednesday mornings at 9am, weather permitting.

## Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 (with Eileen) meets Tuesdays from 1-3 pm. Group #2 (with Lorraine) meets on Thursdays from 10 am-12 pm. Homeowners can attend multiple groups. If you are interested in learning to play Mahjong, a new instructional group will be starting in January or February. Contact Eileen Huston ([c4030@comcast.net](mailto:c4030@comcast.net)) if you are interested

## 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)

## 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. No sign-up required.

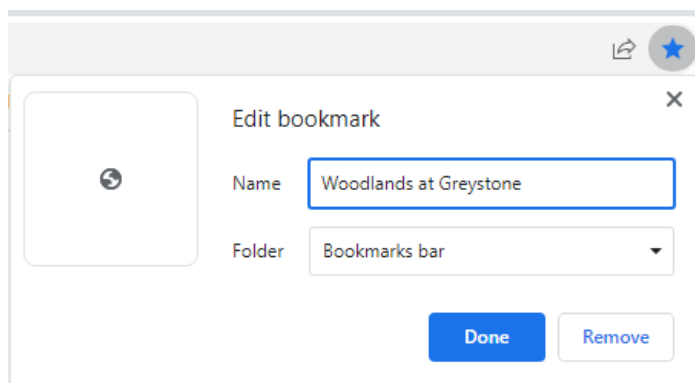
## Communications Workgroup (Tim Owens)

### New Community Website URL

I received feedback that our website URL was hard to remember since it was so long. I have good news to share with the community! I worked with our domain provider and I was able to shorten our website URL. The address is now [woodlands55.org](http://woodlands55.org). Note that I did not make the website searchable in Google to try to keep it more private. If you have our website added as a favorite or bookmarked in your web browser, be sure to change it to this new URL. To save the community website in your web browser as a favorite, follow the steps below.

If you are using **Google Chrome** as your web browser:

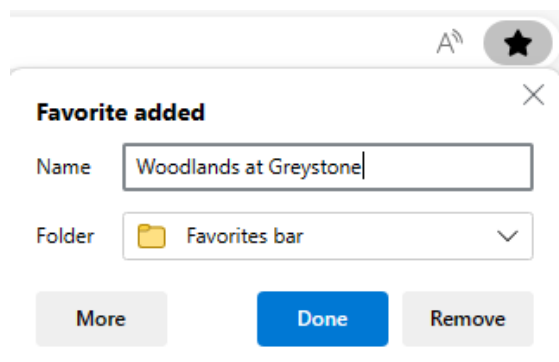
1. Click on the star icon in the upper right corner
2. Choose where to save the link (select Bookmarks bar)




You should it displayed at the top of your web browser:  Woodlands at Grey...

If you are using **Microsoft Edge** as your web browser:

1. Click on the star icon in the upper right corner
2. Choose where to save the link (select Favorites bar)

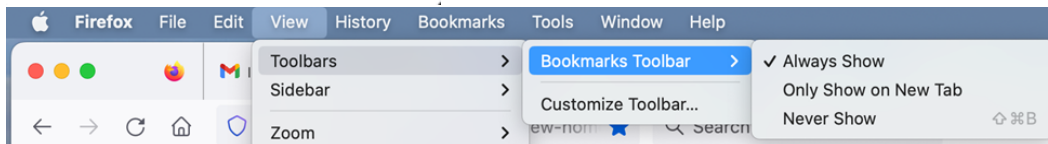
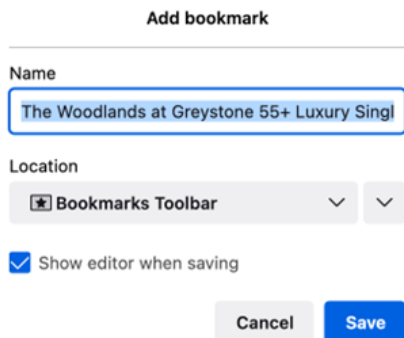
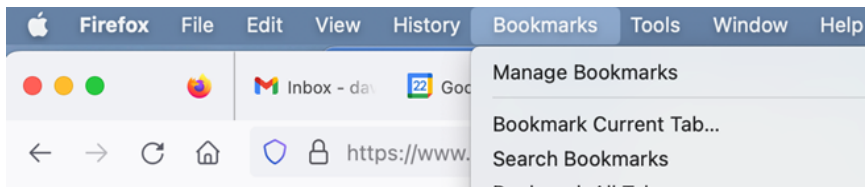


You should it displayed at the top of your web browser:

 Woodlands at Grey...

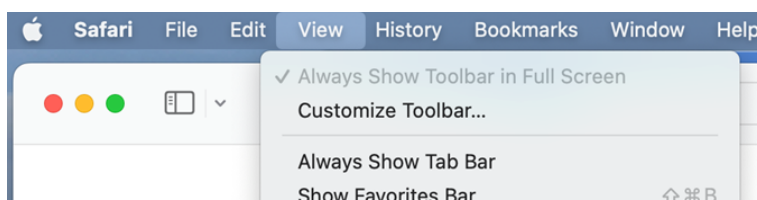
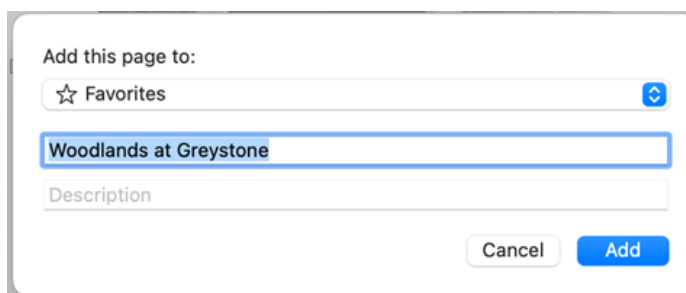
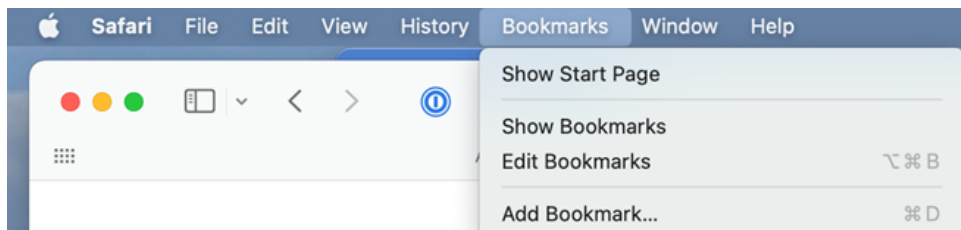
If you are using **Firefox** as your web browser

1. Go to Bookmarks and click on “Bookmark Current Tab...”
2. In Add Bookmark, make sure location is “Bookmarks Toolbar”
3. To see toolbar, go to View, Toolbars, Bookmarks Toolbar and then click on “Always Show”



If you are using **Safari** as your web browser:

1. Go to Bookmarks and click on “Add Bookmarks”
2. Then add this page to “Favorites”
3. Finally, make sure View has “Show Favorites Bar” clicked.



## **Committee Email Addresses**

Now that we have a new website address, the email address for contacting our committees has changed to the following:

ARC@woodlands55.org

Events@woodlands55.org

Facilities@woodlands55.org

Landscape@woodlands55.org

You will see the new email address referenced in the Committee Updates section on pages 6 - 8.

## **Website Enhancements**

Dave and I have been working to improve our community website. Below are some recent changes. We welcome any feedback you would like to share on the website.

Architectural Review Committee page

- The Frequently Asked Questions section has been expanded

Events Committee page

- The page has been reorganized into sections for the communications workgroup, clubs, upcoming events, ongoing events, and past events (where you can view photos)

Facilities Committee page

- This is a new page that is still under construction
- Courts, fitness, and reserve a room in the clubhouse feature are moved here

Landscape Committee page

- The page has been redesigned; use the Learn More buttons to view documents with more details