

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



We will have no more settlements until end of March, due to the break between phases this past summer.



News from the Builder

The Woodlands sales team has changed for 2023...we are so excited to have Valarie back! Karen has moved back over to sell in Greystone at the twin home sales office.

We have hit the ground running and by Friday we should have our last sale for January, with 2 lined up already for early February! Spring Market is almost here!!

Holly

News From the Board (Gene Goldman)



Greeting from the Woodland's HOA Board!

- I hate to sound like a broken record but...we had another windstorm and containers wound up all over the place. Many were still without house numbers so owners could not easily identify which ones were theirs. I don't know about you but I prefer not to have a trashcan in my garage containing "leftovers" that I didn't put there. Helping owners sort out ownership of the containers is time consuming and detracts Sophia from her primary responsibilities. We haven't required owners to put their house numbers on the cans YET but it may come to that if the issue keeps repeating itself. Mascaro is ok with removable vinyl numbers being stuck on the lids or bodies of the containers but if you are going to use a permanent marker they want the numbers inked on the outside - or inside - of the lids only, not on the bodies. 3-5" vinyl numbers can be purchased on Amazon, from Ace, Home Depot, Lowes, etc. It's an easy fix to what is becomes a frequent problem.
- On a related issue, some owners have been placing loose cardboard to the side of their recycle cans. That is permitted ONLY if the recycle can is already full and is sitting out at the curb. Placing broken down boxes at the curb without a full recycle can - or even a recycle can at all - isn't permitted. Break the boxes down as small as possible. Owners are still responsible for retrieving loose recyclables that blow about as they did this past Friday.
- Trails update - the negotiations to require the remaining trails from Greystone Hall owners took longer than expected and that set back the renovation plan. Look for the remaining trails through the Greystone community to be opened up to use by owners by the end of April if not sooner.
- Speaking of trails, I am working with NV and our landscape and snow contractors to establish a regular schedule for grounds maintenance to pick up construction and vendor debris that is strewn throughout our community and is also found in the Greystone HOA communities. While most of the trash is leftover from building activity, some is left over from a year ago when calcium pellet bags were dropped and not collected. The responsible parties are aware. Some trash is from owner's trash and recycle cans that was blown about by wind and caught up in common area landscaping. I am walking the community on Thursday 2/9 with Landscape Committee Chair Anne Stanley, Sophia, and NV property manager Evan Santino to point out trash that needs to be collected, and to agree on a process to ramp up trash patrols.

- The final phase of the engineering work is underway to resolve concerns with an infiltration pond and a limit of disturbance area within Woodlands. Once the plans are finalized, they will be presented to the Township for approval and once received, the work will commence. Other drainage work is ongoing in Phase 3 of the Twins development and that has temporarily disrupted the Greenway gravel trail so please exercise caution when walking there.
- By now all of you have noticed the new advisory signs at both the Sculthorpe and Bollinger entrances alerting vehicles (and pedestrians) that Woodlands is a NO SOLICITATION and NO STREET PARKING community with a 25mph speed limit. Please continue to report solicitations (other than political canvassers which is permitted by law) to Sophia with a cc: to me.
- You also may have noticed that the arm gates were removed from the Bollinger entrance. RLD had concerns about oversized construction vehicles striking and breaking the expensive gates (there was a near miss that recently took place) and so they were removed and are being stored in the clubhouse maintenance room awaiting the end of building in Woodlands. The timing of the activation of the Sculthorpe entrance gates is under discussion between RLD and NV. The HOA Board will then consider the options. More on this topic to follow...
- The Parking Workgroup comprised of resident volunteers met with me a little over a week ago at the clubhouse to draft the street parking ban rules for inclusion in the Woodlands Rules and Regulation document. There was a robust discussion and we reached a unanimous consensus on how the rules should be worded. I am in the process of writing the working draft to present to the Workgroup for review and editing during this week's follow-up meeting. Once the final draft is agreed to by a majority of the nine members, it will be presented to the HOA Executive Board for a vote. The community will receive formal notification of the approved parking rules via a Danella email with a certified letter delivered by the USPS to follow. The implementation of the new rules, once approved, will be phased in over a 90-day period. More on this topic to follow...

Stay warm and Go Eagles!

Gene Goldman - Woodlands HOA Board Member

News From the Property Manager (Sophia Reeves)



Signage:

Signs were posted at both Sculthorpe and Bollinger with reflectors plus, a white stop line to ensure cars are far enough away from the gate when opening.

Gates:

Please note, although gates will be on hold through end of construction, I will receive training on how to work the system and to activate transponders. Once training has commenced and after all clubhouse fobs are issued, I begin working on issuing out the transponders. As mentioned prior, up to 2 transponders per unit will be issued to unit owners and only one transponder if there is only one unit owner.

Clubhouse Updates:

Fob installation is underway and once the electrician completes the final outlet install and inspection confirms operable then I will send out an announcement. In the meantime, if you signed and turned in the full clubhouse documents, please stop by to pick up your keys.

Exterior Modifications:

Remember all exterior work requires an alteration form and requires board approval prior to any work commencing. Please follow the new ARC process and give me a call if you have any questions.

Great Room Deck:

Doors are in and final exterior work is still underway and will be completed once weather reaches above 40 degrees.

Fitness Room:

Censor light will still be in place and to ensure lights from turning off, a manual switch will be installed by end of next week.

Ping Pong Table:

The table will be replaced during the week of 19 FEB. A special thanks to Paul Cohen, as we now have a temporary net with brackets so you can still enjoy playing.

Holiday Decorations:

All decorations must be removed before Monday, 6 February.

Out of Office:

I will be out of office on the afternoon of 17 FEB and will return on 22 FEB at 9am. If you have any needs relating to HOA, please reach out to Danella Assistant Manager, Lisa Scarlett via email and cc me. Lisa can be reached at ls Scarlett@danellarealty.com or (610) 834-6200 ext. 1461

Happy February Everyone:-)

Cheers!

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.

Annie and Paul Cohen

1208 Sculthorpe Drive



Annie leads the Sunshine committee and is a member of the Activities committee

Where are you from?

We were both born and raised in Philadelphia. We met during our college years. We were both staying at the same boarding house in Wildwood NJ (oh those Wildwood days....).

Do you have children/ grandchildren? Are they local?

We raised our two sons, Paul and John, in Bucks County. Paul is married to Liz and lives in New Jersey. John is married to Meg and have our two granddaughters, Maura and Anna. They live in Malvern.

What is/was your career?

Paul is an attorney and received his J.D. from Delaware Law School of Widener University. He started as a sole practitioner and currently is the founding and senior partner of CohenMarraccini. He specializes in real estate and landlord tenant law. He has no thoughts of retiring anytime soon. Ann is currently retired. She graduated from Drexel University and spent her career in mental health. She also worked alongside Paul for the first 15 years of his career.

Fun fact about you most people would not know?

Fun fact- we have both been skydiving- a simultaneously exhilarating and terrifying experience!

Why did you choose The Woodlands for your new home?

We chose the Woodlands for its proximity to our grandchildren. We are so happy with all the wonderful people we have met and look forward to participating in the Woodlands activities.

Committee Updates

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

Architectural Review (Dave Prilutski)

The Architectural Review Committee (ARC) reviews homeowner requests for exterior alterations and provides recommendations to the HOA board. Our mission is to help homeowners achieve their proposed modification while remaining in compliance with HOA rules and regulations. We are here to help, however we don't set the Rules (the HOA Board does) nor enforce the Rules (The Danella Community Manager, Sophia Reeves, does).

Our committee will be up and running just as soon as the Board approves the committee charter. We encourage any homeowner planning external work on their home to contact us early in your deliberation so we can help you understand what's permissible and the process to obtain approval. Please contact us at ARC@woodlandsatgreystone.org with any questions and send your External Alteration Forms to that email address.

Just about anything you do to the exterior of your home requires submitting an External Alteration form. Work done inside the home is exempt from the process. An ARC member will work closely with homeowners to ensure compliance is met and then process the request through HOA Board approval. We have identified many items (about 35% of prior requests) that will get expedited approval. These are items such as front porch handrails, snow guards and vent covers, where approval is primarily contingent on the color of the external alteration being consistent with the home and community.

Finance (Rell Winand).

In January, a Finance Committee was appointed by the Board and consists of the following members:

Rell Winand - Chair

Dennis Quinn

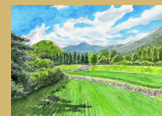
Andre Bourrie

Ernest Antczak

Joseph Jensen

Currently, the Charter for the Finance Committee is in the process of being drafted. Once the Charter has been completed and adopted by the Finance Committee and the Board a formal meeting will be scheduled to discuss responsibilities and duties.

Landscape & Grounds (Anne Stanley).



The committee will meet in February and get updates from Gene and Sophia, review the 2023 Landscape and Grounds budget, information from Shearon, and discuss potential near-term projects. We are scheduled to meet with Shearon next month and will capture any questions and concerns in preparation for the Shearon meeting.

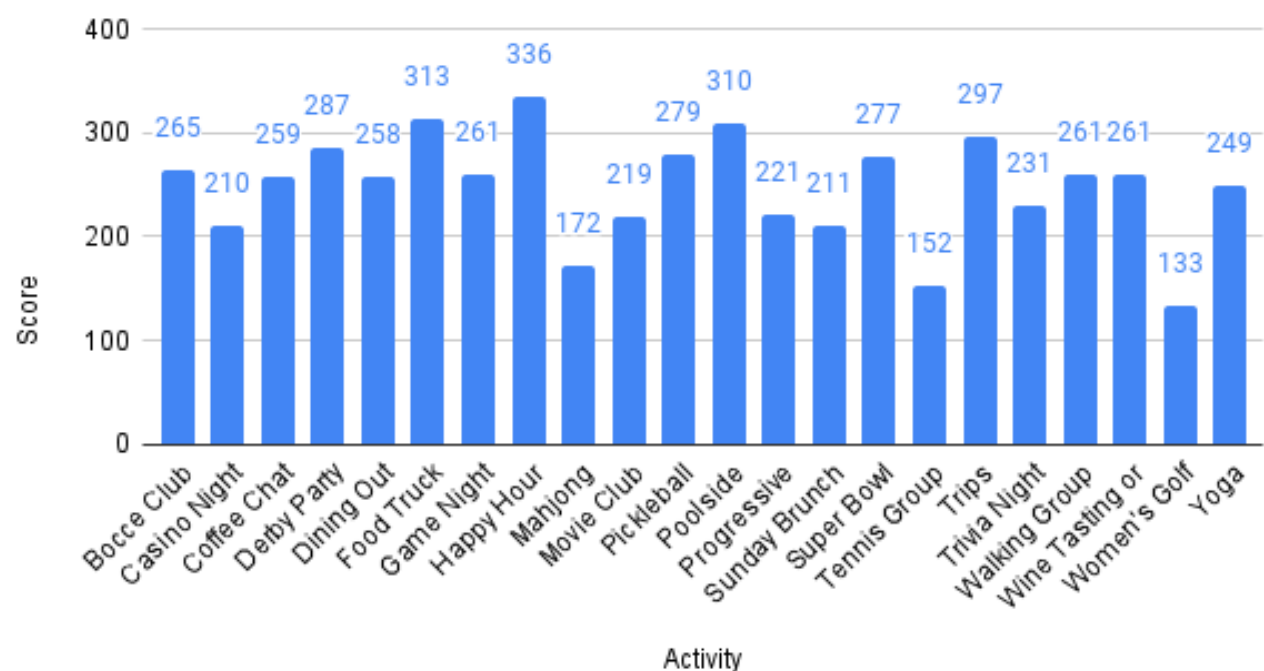
We will be posting approved meeting minutes on the Daniella website, and posting other relevant committee information on our website once it becomes official.

Social (Linda McElvenny)



January has been a month of planning for the Social Committee starting with a survey to determine what social activities interest residents. We had over 80 responses and the top 5 were Happy Hour, Food Truck, Poolside BBQ, Trips and Derby Party. There was also a lot of interest in some small group social activities and physical activities. The results were reviewed at the Social Committee General Meeting which was held in the clubhouse on January 12th. Results were shared in the Facebook Group and uploaded to the Danella portal too. We are working on adding a library to the sunroom. Please start to set aside books you no longer want that you could donate and we will let you know when we are ready for them. The Social Committee holds a general meeting quarterly while the subcommittees, clubs and groups meet as needed. If you have any questions or suggestions, please contact us at social@woodlandsatgreystone.org.

Social Committee Survey Summary



Results of the social committee survey

Activities (Linda McElvenny)

An overwhelming response from the survey is for regular Happy Hours. Therefore, there will be a Happy Hour the first Friday of every month starting February 3rd at 5 pm. No signup is required. BYOB and BYOF (bring your own food) which is optional. Join your neighbors for a drink and watch the sunset from our beautiful new clubhouse and deck (weather permitting)! Each month we are planning one large group social activity. We skipped January due to the construction. In February, we are planning a Super Bowl Party on Sunday, February 12 at 5:30 pm in the clubhouse. Put on your comfortable football gear and join us for some Super Bowl fun. BYOB! Please RSVP via Facebook page or by emailing social@woodlandsatgreystone.org. If you would like to contribute food or other items, please use this link to sign up so we can track. [Superbowl Signup](#).

Other activities, small groups and clubs that are in the planning stages include Dinner Club (Milt Mash), Wine Club (Debbie Duffy), Coffee Chat (Milt Mash), Mahjong Groups (Eileen Huston and Lorraine Moran), Men's Golf (Dave Bertsch), Women's Golf (TBD), Trips (Eileen Huston and Carol Bourrie) and more! There is a now whiteboard calendar in the Great Room so you can see when events are happening in the Clubhouse. If you are interested in leading a group, please reach out.

Clubhouse / Pool (Judy Malkus)

The Clubhouse/Pool Subcommittee is working diligently on recommendations to the Board for the Pool and Hot Tub opening which is slated for the beginning of May. The AEDs have been mounted on the first floor next to the rest rooms and in the Fitness Room on the lower level. A first aid was mounted next to the main level AED. Gene is working on arranging classes for basic life support with AED use. We also have been researching the purchase of basic supplies. Many people have started using the Fitness Room and we now have a link to the fitness manuals if you need guidance on machine usage. The digital versions can be accessed at: <https://jhtmanuals.com/us/eng/matrix>.

There has been some discussion about the layout of the fitness room which the committee is currently evaluating. Keep in mind that use of the Clubhouse is reserved for residents and their guests. However, no guests are allowed in the Fitness Room. Also, the Clubhouse is not available for private bookings at this time.

Communications (Tim Owens)

A lot has been going on with communications and I am excited to share several big accomplishments.

- The new finance committee now has an email address. You can contact them at finance@woodlandsatgreystone.org.
- We now have an event calendar that is available online, you can access it [here](#); committee leads are adding events to the calendar so be sure to check it often to see all the fun things going on in our community
- The adult 55+ community now has its own website! You can access it [here](#); you can use the website to contact one of the committees, see community events, see what's happening on our event calendar, and view past newsletters; more content will be added in the future
- Our last newsletter was 21 pages! While it is great to have so much to read about, I would like to shorten it a bit so I am moving the community events to the website and we will be featuring just one household in our get to know your neighbors section

Courts (Anne Stanley)

The subcommittee hopes to meet in February to discuss a proposed court reserve system. If you're interested in supporting this effort please let us know! The windscreens have been damaged due to recent winds and some will need to need to be replaced. Portions have been rolled up to prevent further damage. The subcommittee will be reviewing vendor recommendations and maintenance procedures and costs and potentially take further action to avoid further issues and expenses.

Sunshine (Annie Cohen)

The Sunshine subcommittee's primary role is to welcome new residents, which they have been doing this month. They do this by delivering reusable bags with local magazines, maps, brochures, and a Welcome Letter which contains important information about our community. Due to the hiatus in sales, there will not be any settlements or move-ins until the end of March or April.

Woodlands at Greystone Events

Book Club



The next book club meeting will be March 2 at the clubhouse starting at 7:00pm.. For March the book will be The Secrets you Keep by Kate White. Everyone is welcome! 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

Dinner Club



Save the Date: March 9, 6PM for our first Community Dinner at the Clubhouse! The Community Dinner Club held a meeting on Jan. 30 to choose a direction to take and it was decided to initially follow a pot luck dinner format on a quarterly basis. This event will be open to all residents via Sign Up Genius (to be available the week before). Selections can be either cooked or purchased and should be for 8 people. The theme for the first event will be 'Family Favorites'.

Wine Club



Join us on Saturday February 25 at 6 pm in the clubhouse as we "travel" to Spain to sample wine and pairings. Our "sommeliers" will share information while we enjoy wines and pairings from various regions. Everyone is welcome! RSVP by February 11 in the Facebook event or to social@woodlandsatgreystone.org. A sign-up sheet for contributions will follow.

Woodlands Men's Golf Group



The men's golf league will commence play sometime in early spring. So far, we have 15 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. If you are interested in joining please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Upcoming Events

February

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Poker group 6:30pm	2	3 Happy hour 5pm	4
5	6	7	8 Poker group 6:30pm	9	10	11
12 Super bowl party 5:30pm	13	14 Valentine's Day	15 Poker group 6:30pm	16	17	18
19	20 President's Day	21	22 Poker group 6:30pm	23 Landscape & Grounds meeting 7pm	24	25 Wine club 6pm
26	27	28				

Management Office

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Sophia Reeves

Community Manager

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