

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors



### October Settlements

Neal and Susanne Murphy, 1113 Sculthorpe Drive

Asha Shah, 1015 Bollinger Lane

Barbara Granatir, 1013 Bollinger Lane

Mary and John Paradise, 1302 Kincade Lane

Phyllis Fear, 1310 Kincade Lane



## News from the NV Homes Sales Team

Happy January from the Sales Team! We are thankful for a very prosperous year with sales... which means many new neighbors, excited to become a part of this amazing community! January sales are lining up- Cheers to a great year ahead!

# 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).

## John & Diana Heintz

2111 Wyeth Lane



### Where are you from?

*Diana and John Heintz both grew up in South Jersey. When they first were married, they lived in Elkridge, MD. In 2001 they moved to Ringwood, NJ for work reasons. They lived in Northern NJ until they moved to The Woodlands in April of 2022.*

### Do you have children/ grandchildren?

*Both of their daughters went to college in PA, St. Joe's University and Lafayette College. We love to spend time with them traveling, seeing local sites, and spending time at their place on the Jersey Shore.*

### What is/was your career?

*John retired in 2023 after 38 years in the pharmaceutical industry working for Roche Laboratories/Genentech. He held roles in sales, and marketing and managed markets. Diana is a retired Physical Therapist. For over 25 years she treated patients in*

*hospitals and acute rehab centers. John and Diana met at Cooper Hospital when she was a staff PT and John was the medical center representative calling on the hospital.*

### What are your hobbies?

*John and Diana enjoy traveling with family and friends. In 2023 they enjoyed a trip out west to the National Parks and a trip to Southern England. They have trips to Italy and Australia/New Zealand planned for 2024. When home, John enjoys golfing with the Woodlands Golf Group and Diana plays Mah-Jongg and pickleball with new friends in the neighborhood. John and Diana often walk their Black Labrador Retriever (Lucy) around the neighborhood.*

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

*Their main reason for choosing the Woodlands was to be closer to family in Delaware County and South Jersey. The bonus was that it was a new community of single homes great for meeting new neighbors in an active community. They look forward to continuing to meet new neighbors and enjoy all this new community and area has to offer*

# Committee Updates

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

## Architectural Review (Dave Prilutski)

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

In 2023 ARC received 101 requests for homeowner exterior modifications. All but 6 were approved as submitted or with modifications to comply with HOA rules. Two were withdrawn as the homeowner(s) changed their mind about proceeding with the project and four were canceled as the desired project did not comply with HOA rules.

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](#). We've had some issues with the new email address.

Please contact me directly at [DavePrilut@gmail.com](mailto:DavePrilut@gmail.com) if you have difficulty with the [ARC@woodlands55.org](mailto:ARC@woodlands55.org) address.

## Events (Linda McElvenny)

[Events@woodlands55.org](http://Events@woodlands55.org)

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

In December, the Events Committee met to plan the 2024 calendar. We have lots of exciting events planned which have already been entered into the community calendar. We are looking for some people to coordinate events. If anyone is interested in coordinating the Dinner Fest Community Dinner or a Community Service Project, please let us know.

Here are our upcoming events!

### January



**Happy Hour - Friday January 5th at 5 pm** - Join your neighbors for the First Happy Hour of 2024 . BYOB and bring an appetizer to share. No need to RSVP.



### **Meet the Trainer - Saturday January 6 at 10 am**, Clubhouse Lower Level.

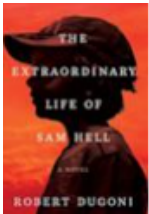
What are your fitness goals for the new year? Let's get moving! We are looking to schedule individual and small group fitness classes. Stop by to meet our certified fitness instructor, Monique Bertrando, <https://www.mytrainingtime.com> to learn more. No obligation. Please RSVP on Facebook Event or to [events@woodlands55.org](mailto:events@woodlands55.org).

### **Welcome Coffee - Wednesday, January 10 at 9:30 am**



Come out and join the Sunshine club as we welcome new neighbors to our community. We will share coffee and tea. Weather permitting we will walk on the Greystone trails after the coffee for those who would like to participate.

### **Book Club - Thursday January 11th at 7:00pm**



For January the book is The Extraordinary Life of Sam Hell by Robert Dugoni. The meeting is in the clubhouse. Please RSVP 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. The March meeting will be March 14th The book for March will be chosen soon.

## **February**



### **Happy Hour - Friday February 2nd at 5pm**

Meet your neighbors in the clubhouse for the second Happy Hour of 2024 .BYOB and an appetizer to share. No need to RSVP.

### **Dine Around - Wednesday February 7 at 6pm**

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). We have a reservation 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) .



### **Super Bowl Party - Sunday February 11 at 5:30 pm**

Are you ready for some football? Put on your comfortable football gear and join us for some Super Bowl fun. Bring \$1 bills for our football pool. BYOB and your favorite football snack. Please RSVP by Jan 28 in Facebook group or [events@woodlands55.org](mailto:events@woodlands55.org).



## **Bordeaux Wine Tasting - Saturday, Feb 24 4-6 pm**



Join us as we “travel” to France to learn about wines from the Bordeaux region. Both white and red wines will be sampled and paired with charcuterie. Please RSVP on Facebook Event or to Joanne Ritchie ([joanne.m.ritchie@gmail.com](mailto:joanne.m.ritchie@gmail.com)) by January 24 so we can determine how much wine and pairings we need. We will follow up with wine and pairings contributions.

Coming Soon! Stay tuned for details on additional events. Plus Amy Curran will be coordinating the March Madness Bracket once again!



## **Facilities (Anne Stanley.)**

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

As part of our near-term safety improvements, you may have noticed that the lights on the clubhouse have been modified to provide better illumination of the parking lot. Soon the team will be installing some walkway lights to provide better visibility on the paths. Additionally, cameras for the front of the clubhouse have been ordered, and will be installed once received. Next year, purchase and installation of rails for the clubhouse area steps will be completed as further safety enhancements along the walkways.

Because we're a new committee, we recently drafted an approach for addressing the maintenance costs and purchase requests associated with the clubhouse, courts, fitness, and pool and hot tub facilities. This year will be a time for us to establish a baseline budget and to put in place processes to help manage and maintain our assets. We plan to monitor and regulate our heating and cooling and will be managing the clubhouse temperature throughout the year and working with activity leads to ensure adjustments are made when needed for events and large gatherings.

We're meeting with the vendor in early January to get further insight on the programming of the thermostats and will be installing covers to help ensure consistent temperatures are maintained. In addition, we'll be finally adding some blinds to the windows, and will plan in the upcoming year to add more.



On the subject of fitness and courts, we expect to work with our racquet sport players to establish an approach for preserving the life of our windscreens and nets during the winter months. Due to extreme wind conditions, the windscreens have already been removed to avoid further tearing. We'll be addressing the nets next. We'll also re-evaluate our court reservation system as the current tool is no longer offering a 'free' level of service. For the fitness enthusiasts, we'll be meeting with our fitness vendor in January and discussing several potential improvements to both the fitness equipment and the space.

Finally, as a reminder to all homeowners and permanent residents, we need to ensure everyone is familiar with the HOA rules regarding fitness and court usage by guests. Court guests must be accompanied by a homeowner or permanent resident (19 years of age or older), and no guests are allowed in the fitness room due to liability risks. Please refer to the Woodlands Rules and Regulations on the [ARC Committee page](#) and the Clubhouse Rules and Regulations on the [Facilities Committee page](#).

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

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

In December the Landscape Committee completed and communicated the Winter Event Guide (sent via US Mail and available on the Community Web Site). We also made a call for volunteers to assist homeowners in need should an event take place. If you believe you may need assistance for an event please email the landscape email ([landscape@woodland55.org](mailto:landscape@woodland55.org)) as soon as possible so we can coordinate should an event occur. We want to be sure we know who to assist and make sure we have volunteers ready.

The Landscape Committee will begin developing approaches to address dog waste. We will request some additional participants from the community to get input from those with and without dogs. A goal is to not clutter the community with lots of signs, ensure our community adheres to the law, and work to have visitors adhere to the law.

There are discussions underway with Shearon to develop plans for plantings at the entrances and other common areas that will strive to reduce our costs and keep the community beautiful. We will be looking for community participation for this activity. Other activities are being planned where we will look for community participation to improve our community curb appeal. More to come. Hoping for a mild rest of the winter.



# 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 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)

### Newsletter Frequency



As mentioned at the December home owner zoom meeting, we are changing the frequency of the newsletter to every other month, starting in January. The January edition will cover January and February. The March edition will cover March and April, and so on.

If something needs to be communicated in the off months, Sophia will send out an email notice.

### Committee Email



A reminder that our committee email addresses have changed. Please be sure to use the addresses below when sending an email to a committee.

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

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

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

Landscape & grounds: [landscape@woodlands55.org](mailto:landscape@woodlands55.org).

### Website



The **Home page** on our community website has been redesigned. The marketing information from the NV website is removed and replaced with a summary of what is available on the website.

The **Local Events page** has been redesigned to list various organizations that offer local events. Click on the Learn More button to view their website.

The **Facilities committee page** now includes the ability to download the clubhouse rules and regulations document.