

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



1411 GORKY LN – Anthony Mifsud

1405 GORKY LN - Peter Gold and Marti Candiello



News from the Builder

Happy Holidays from here at the Sales Center! We typically quiet down this time of year, until about Super bowl weekend- then we jump into Spring selling season again! Until then, we are enjoying the quiet time to catch up from a very busy past few months.

We have recently adjusted our base pricing, to reflect the changes in the market compared to this time last year... however we are not including the free finished basement and bath as a part of the included features now, it is an option! This may change once we see how this crazy market shakes out.

We are so happy to see the Clubhouse open and jumping with activity, just in time for the holidays!

I hear there is a happy hour already planned for the end of the month, so I am here that day and will pop over to say hello! I hope you and yours enjoyed a very happy holiday, and wishing everyone a wonderful healthy New Year!

Holly and Karen

News From the Board (Gene Goldman)



Happy New Year everyone!!

- I want to thank Andre and the Parking and Streets Committee members for their time and efforts on behalf of the community and the Board. Andre has included a final committee update in this newsletter. In place of that committee, I am convening a parking workgroup that I will lead as a “blitz team” comprised of about 8-10 owners to tackle the drafting of operational rules for the no street parking requirement contained in the Township’s Conditional Use Approval. Sophia is sending out an email asking for homeowners who would like to be considered for inclusion on the workgroup to contact us. I would like to convene the first of three planned meetings at the clubhouse sometime next week.
- The HOA purchased two Automated External Defibrillators (AEDs) for installation in the clubhouse, one on each level. On the main floor, it will be mounted in a secure wall case in the conference room close to a telephone so that 911 can be quickly called. Similarly, the lower level AED will be mounted in the Exercise Room also close to a telephone. We will work with community providers to arrange for BLS with AED trainings for those owners interested in becoming proficient with the use of the device. Three First Aid kits were also purchased.
- We had several noise incidents recently in Woodlands arising from construction activity - including two on Monday, January 2nd, which was a federal holiday - caused by both NV workers and private contractors. I pasted a screenshot from the West Goshen Township code on construction noise rules for weekdays, weekends, and on federal holidays. Construction activity that results in noise that can be heard beyond the limits of any unit is banned on Sundays and federal holidays and is restricted to certain hours on other days. If you are aware of violations of the code, please contact Sophia or me. The Township can issue fines for such violations.

11:20 AM Sun Dec 10

ecode360.com

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Code

Zoning Map

New Laws (2)

Index

Notes (22)

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Previous Result

Township of West Goshen, PA / Part II: General Legislation

Chapter 52A Noise

Result 4 of 5 Sunday (Return to Results) (Clear Search)

Next Result

§ 52A-4 Noise standards.

(2)

No person shall operate or permit the outdoor operation of any tools, equipment or machinery used for commercial construction, drilling or demolition, or in the sweeping of parking lots in such a manner as to be plainly audible across a property line except between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday and from 9:00 a.m. to 5:00 p.m. on Saturdays. It shall be unlawful to operate or permit the outdoor operation of any tools, equipment or machinery used for commercial construction, drilling or demolition, or in the sweeping of parking lots in such a manner as to be plainly audible across a property line on **Sundays** and legal holidays (which shall include the following holidays: New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Columbus Day, Veterans' Day, Thanksgiving and Christmas).

(3)

No person shall operate or permit the outdoor operation of any powered tool, equipment or machinery (including but not limited to electrically powered saw, drill, sander, grinder, lawn or garden tool) in such a manner as to be plainly audible across a property line except between the hours of 7:00 a.m. until 9:00 p.m. every day of the week.

(4)

No person shall load or unload trucks or other motor vehicles or open, close or otherwise handle boxes, crates, containers, building materials, garbage cans or other objects in such a manner as to be plainly audible across a property line except between the hours of 7:00 a.m. until 9:00 p.m. every day of the week, except that municipal trash trucks may operate between the hours of 6:00 a.m. until 9:00 p.m. every day of the week.

(5)

No person shall own, possess, harbor or control any animal or bird which howls, barks, meows, squawks or makes other sounds continuously and/or incessantly for a period of 10 minutes or makes such noise intermittently for 1/2 hour or more to the disturbance of any person at any time of the day or night, regardless of whether the animal or bird is situated in or upon private property; provided, however, that at the time the animal or bird is making such noise, no person is trespassing or threatening to trespass upon private property in or upon which the animal or bird is situated or for any other cause which teased or provoked the animal or bird.

(6)

No person shall remove or render inoperative a sound-dissipative device from motor vehicles, equipment or machinery, other than for purposes of maintenance, repair or replacement when such motor vehicle, equipment or machinery is not in use; intentionally move or render inaccurate or inoperative any sound-monitoring instrument or other device positioned by or for the Township or other governmental entity or agent thereof; or use any motor vehicle, equipment or machinery which has had a sound-dissipative device or any part thereof removed or rendered inoperative.

(7)

No person shall repair, rebuild or test or otherwise work on any motorcycle, motor vehicle, motorboat or aircraft outdoors in such a manner as to be plainly audible across a property line except between the hours of 7:00 a.m. until 9:00 p.m. every day of the week.

(8)

Except for emergencies, no person shall intentionally sound or permit the sounding outdoors of any fire, burglar or civil defense alarm or any similar stationary emergency signaling device intended for public notification.

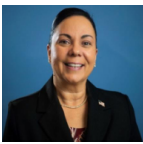
- I would like to thank Sophia Reeves and Linda McElvenny along with her Social Committee members for their efforts in getting the clubhouse ready for the ribbon cutting ceremony. I would also like to thank Dyanne Westerberg for her efforts in working with me to get the Social Committee up and running last summer. Dyanne has stepped down from the Chair position but will continue to offer her support; Linda is now the Chair of the Social Committee.

- Dave Prilutski has been named as Chair the new five member Architectural Review Committee (ARC) and his summary of the committee's processes is included in this newsletter.
- The HOA Board also approved the creation of a five member Finance Committee. Rell Winand has been appointed as Chair and his summary will be included in the next edition of the newsletter.

Thanks all!

Gene

News From the Property Manager (Sophia Reeves)



Clubhouse:

- Card and ping pong tables are schedule to arrive 5 January and will be ready for use on 6 January.
- Shuffleboard is scheduled for end of January
- Remaining two chairs for the sunroom is scheduled for FEB
- AED equipment was ordered and scheduled to arrive mid to end of January and will be installed in the fitness room
- First aide will be installed on both floors

Great room deck doors:

- This project is scheduled to start mid January with an ECD end of January. Once this construction begins, certain areas of the great room will be sealed off and this will consist of Double doors being installed where the current center windows are located, a door will be installed at the kitchen and one in the sunroom area. Additional announcements will be sent out once timelines are confirmed.

Fob System:

- Due to supply delays with the electrified doors for both the front and game room doors, the vendor projected completion date is end of January. The good news is both locker rooms were installed and is currently working. Once all 214 fobs are assigned and activated, I will send out the clubhouse rules for your review and will need to be signed by all unit owners. Please note, up to two (2) fobs will be assigned to each unit and if there is only one homeowner in said unit then only one Fob will be issued. However, if there is an additional person with permanent residency at said unit then the homeowner can order an additional fob for a fee. Once fobs are ready, an email will be sent out with dates and times for pick up, and I will need to receive the full document initialed and signed by each homeowner. Until the electrified double doors are installed, once fobs are issued access to the clubhouse will be allowed at each locker room from 5am-11pm seven days per week.

News From the Property Manager (Sophia Reeves)

Gates:

- Currently the only thing on delay is the transponder's and once they are received, training will be provided and just like the fobs, up to two will be provided along with a personal pin # then there will be a fee for any additional ones for those that have residency. More updates will follow once vendor has confirmed timelines.

Calendar of Events:

- There will be a calendar board placed above the refreshment bar which will reflect any events going on during the month, to include any future updates.
- No rentals are offered at this time.

Fitness Center:

- There is now wipes with a trash bin to ensure equipment is wiped down after each use.
- Functional trainer will be relocated before spring to allow more open space.
- A phone will be installed by the TV along with the AED equipment
- Please use the locker rooms to store any personal belongings and lock it up with a pad or key lock.
- Please bring own towels for use of showers and again, we appreciate continued cleaning efforts

Clubhouse housekeeping:

- The clubhouse is scheduled to be fully cleaned twice per month and we ask that homeowners continue their own cleanup efforts

Looking forward to seeing Spring cheers as I'm optimistic that you will have a fully operable clubhouse for all to enjoy by then.

If you have any questions, please email me at sreeves@danellarealty.com

Thank you.

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.

Dave & Anna Bertsch

1186 Sculthorpe Dr



Anna leads the book club

Dave leads the men's golf club.

Where are you from?

Dave was born in Cincinnati, Ohio and moved to Strafford, PA where he lived until we got married in 1974. Anna was born and raised in Berwyn, PA.

Do you have children/ grandchildren? Are they local?

We have two children. Brian lives in New York City and Kellie and son-in-law Mike are in West Chester with the grand dog, King Louie.

What is/was your career?

Dave worked as an Engineer in the pharmaceutical business until retirement, and Anna worked in Customer Service, HR and Office Manager positions.

What are your hobbies?

We both enjoy traveling, watching the Eagles and spending time at our beach house in Sea Isle City, NJ. Dave loves golf, bike riding, poker and is currently building a large HO train layout. Anna enjoys reading (currently in 3 book clubs), exercise classes and spending time with friends and family.

Are you a concert/theater attendee? What shows have you seen recently?

We love the theatre and before the pandemic, we would see a Broadway show in New York every year. Hoping to do that again soon. Loved Les Miserables, Jersey Boys and Wicked. Just saw the Christmas Show at the American Music Theatre in Lancaster. We saw Billy Joel in Philadelphia and a few concerts in Atlantic City

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

We chose the Woodlands for the location, single unit home and having an open layout, garage and lower level. We like meeting so many new people and having great neighbors!

Dan & Phyllis Dunn

1213 Sculthorpe Dr



Dan is on the Courts committee.

Phyllis is on Activities & Sunshine

and the West Chester Public Library. We are both current members of Rotary. Dan belongs to the morning Sunrise Rotary and Phyllis belongs to the noon time Rotary. We also keep busy with various clubs...American Association of University Women, The Fund for Women & Girls and the West Chester Food Pantry. Dan enjoys fly fishing, ancestry and for exercise is a member of ACAC. Phyllis is a walker and we both try to play pickleball and golf.

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

We had prior experiences with renting for a few winter months in several, 55 Active Adult Communities in Arizona. When we had decided to downsize from our family home of 34 years just 3 miles from here, the Woodlands was the obvious choice. We wanted to maintain our connections to West Chester, stay active and start some new relationships. The Woodlands checked all those boxes

Where are you from?

We both were raised in a small town in Elk county located in northwestern, PA. We attended the same high school but did not connect until we relocated at different times to Chester County. We have lived in West Chester for over 44 years. Phyllis graduated from West Chester University and Dan from Penn State.

Do you have children/ grandchildren? Are they local?

We have two sons: our oldest son Matt, lives in Jamestown, NY with his wife Jess and our youngest son Adam, lives in San Mateo, CA. No grandchildren yet.

What is/was your career?

Phyllis was employed in Public Relations, Sales & Marketing mostly in the healthcare sector: The Cleveland Clinic, Roswell Park Memorial Cancer Institute and closer to home, Bryn Mawr Rehab and Jenner's Pond Retirement Community in southern Chester County. Dan was a Navy pilot who served in Viet Nam. He had a professional aviation career with various companies; including Allegheny Airlines, Atlantic Aviation and Verizon.

What are your hobbies?

We enjoy traveling and have been fortunate to have visited all seven continents and all fifty states plus a multitude of foreign countries. In our spare time, we are active members of our community. Serving as past board members for North Star

Committee Updates

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

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: Our new committee email address is landscape@woodlandsatgreystone.org.

Social (Linda McElvenny).



Mission: The social committee is responsible for organizing and communicating all social events that occur within the Woodlands at Greystone Community, to which all Woodlands homeowners are invited. This includes the planning and utilization of the tennis, bocce and pickleball courts as well as the swimming pool. Social events and other homeowner uses of the clubhouse are also part of the Social Committee's charter. The social committee consists of several subcommittees to address specific responsibilities. Each subcommittee will have a lead who will provide input to decisions and activities related to their area.

Update: Our new committee email address is social@woodlandsatgreystone.org
The next committee meeting is Thursday January 12 at the clubhouse.

Activities (Linda McElvenny)

Mission: The Activities subcommittee is responsible for planning events that strengthen the neighborhood and community. The subcommittee will coordinate large and small events to meet a variety of needs. These activities can take place in any of the Woodland's common areas or outside the community.

Update: Now that the clubhouse is open, the Activities subcommittee is in full swing. Our first big event was the Holiday Happy Hour held on Thursday, December 29. There was an excellent turnout with over 60 people attending. As always there was a lot of delicious food provided by residents and a good time was had by all. See page 14 for photos. Planning is underway for some upcoming large community events. Details will be provided at a later date. Currently we are looking for people to help with planning these events.

- Clubhouse Grand Opening Celebration - TBD
- Super Bowl Party - Sunday February 12
- Wine Tasting - TBD

We also have several ongoing clubs including Book Club, Mahjong (starting in January), Men's Poker, Men's Golf, and Trips. If you have an idea for a club, please let us know.

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: NEW YEAR . . . NEW CLUBHOUSE!!

On December 15, the Ribbon Cutting for our new Clubhouse meant our long awaited dream became a reality. Many of you were able to share in this excitement, and hopefully others have taken the time to do their own tour of the facility. Currently, the Clubhouse is open from 9 AM to 5 PM daily. Once the fobs are installed (slated for January), the hours will be 5 AM to 11 PM. If visiting during the week, our Danella manager, Sophia, will be on-site. Be sure to say hello.

With the Clubhouse open, now is the time to fulfill your New Year's Resolutions:

- Workout at the Clubhouse Fitness Room – equipment installed and ready to use
- Meet new neighbors
- Attend social functions that will be planned
- Join groups
- HAVE FUN

Currently, use of the Clubhouse is reserved for residents and their guests. It will not be available for private bookings at this time. The Rules and Regulations for the Clubhouse have been approved by the Board and will be distributed electronically by Danella in the near future. This subcommittee will continue to provide input and make recommendations to the Board as it will relate to the pool opening in the spring.

If you have any questions regarding the Clubhouse, please 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: I am excited to share we have registered a domain for the Woodlands at Greystone active adult community! The domain gives us the ability to create a website for our community (more to come on this) and to have email capability. Residents can now contact a committee directly using the following new email addresses:

- arc@woodlandsatgreystone.org (for the Architectural Review committee - effective 2/1/2023)
- landscape@woodlandsatgreystone.org (for the Landscape & Grounds committee)
- social@woodlandsatgreystone.org (for the social committee)

Courts (Anne Stanley)

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: Despite the cold weather, the courts are still periodically being used. The court nets will remain up through the winter but keep in mind the courts will not be cleared of snow and ice so you play at your own risk. The developer is aware of the repairs needed on the courts and they will be addressed in the spring.

We are still planning on implementing the court reserve system in the spring so the subcommittee will begin working on that soon. This will help us with tracking court usage and ensuring availability when you want to play.

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.

Architectural Review (Dave Prilutski)

Mission:

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.

Update: Our committee will launch in early February. We are currently going through training. Once we are up and running, 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. Even a simple project like installing a bird guard on a dryer vent or a flagpole holder on your garage requires approval as does anything involving an outside contractor. Work done inside the home is exempt from the process. An ARC member will work closely with the homeowners to ensure compliance is met and then expedite processing through HOA Board approval. In the meantime, please continue to send all alteration requests through end of January 2023 to sreeves@danellarealty.com

The ARC will be considering whether solar panels should be permissible for the community and if so, with what restrictions. We will be reaching out for feedback on this topic in 2023. Our new committee email address is arc@woodlandsatgreystone.org.

Parking and Streets (Andre Bourrie)

Update:

Further to Andre's recommendation during the townhall meeting of December 8th, the Board has agreed to disband the Parking and Streets Committee effective immediately. The last meeting of the committee scheduled for January 4th will still take place to wrap up any loose ends and list a recap of the accomplishments which were suggested and adopted by the Board such as :

- 1) The 72 hour grace period given to any guest to park their vehicle in the guest parking spaces without the need to have their vehicle registered with the HOA
- 2) A 25 mph speed limit on any and all of the internal streets of the Woodlands
- 3) The allocation of 7 parking spaces on the Club House parking lot for guest vehicle parking with a clear stenciled identification on the ground
- 4) Access for construction of the last two lots at the bottom of Wyeth from Aram in order not to damage the new top coat of the streets of the Woodlands
- 5) The relocation of the mail boxes at the top of Wyeth to allow a more adequate access and to free up an additional parking space for guest vehicles
- 6) The creation of one sign at each of the entrances of the Woodlands to inform all residents, their guests, and the contractors that The Woodlands is a welcoming 55+ community with : no street parking, a 25 mph speed limit and no solicitation allowed

Many thanks to all the committee members for the time and talent which they dedicated to serve the community on a very challenging subject. It has been my privilege and pleasure to lead this committee and I look forward to continue to serve our community in another capacity should the opportunity arise. The committee agreed that it was not the proper form of management to convey the decisions already made by the township and by the developer to the community.

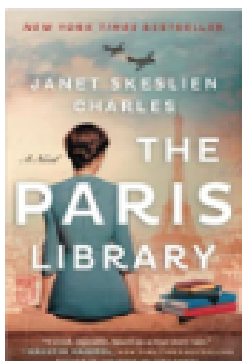
In the future. A work group of 8 to 12 volunteers will be formed under Gene's leadership to address a few remaining logistical issues such as the parking of contractor vehicles on the driveway of residents or in the Guest parking spaces. The experience of our neighbors at Hersheys Mill, a 55+ community close to the Woodlands with the same parking restrictions should serve as a guide for answers to this work group. With warmest wishes to all, Andre

Woodlands at Greystone Events

Book Club



The next book club meeting is this Thursday, January 5 th. The book is The Paris Library by Janet Skeslien Charles. For March the book will be The Secrets you Keep by Kate White and the meeting will be March 2 nd. Both meetings and all future meetings will be held at the clubhouse starting at 7:00pm. 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. Sign up to play by Tuesday prior to each playdate. Email Dennis Huston at denniswc@comcast.net



Woodlands Men's Golf Group



The men's golf league will commence play sometime in early spring. So far, we have 13 men signed up. We will hold our first meeting in early 2023 at which time we will discuss details such as time of play, courses, etc. All levels of players are welcome. If you are interested in joining please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Clubhouse Ribbon Cutting



The Clubhouse Ribbon Cutting Ceremony took place on Thursday, December 15. We had a cake and a veggie/fruit tray compliments of Holly from NV Homes.



Ribbon cutting ceremony



Cake



Fruit and Veggie Trays



Township representatives, Gene, Sophia



Lower level - Yoga studio



Lower level - Game room



Lower level - Fitness room



Lower level - Fitness room



Upper Level - Kitchen



Upper level -
Conference room



Upper level -
Great room fireplace

Happy Hour at the Clubhouse



Happy Hour at the Clubhouse



Community News

West Goshen Township 2023 budget

[Click to view more details](#)



Annual Light Up! The Night
January 14 5:30 - 10pm

[Click to view more details](#)

Upcoming Events

January

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 New Year's Day	2	3	4 Poker group 6:30 Parking committee meeting	5 Book club 7pm	6	7
8	9	10	11 Poker group 6:30	12 Social committee meeting 7pm	13	14
15	16	17 Clubhouse/pool meeting 7pm	18 Poker group 6:30	19	20	21
22	23	24	25 Poker group 6:30	26	27	28
29	30	31				

Management Office

Woodlands at Greystone

c/o Danella Realty & Management Co.

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Sophia Reeves

Community Manager

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