

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors

**Welcome to the Neighborhood!**



June

John and Tina Cunningham - 1121 Sculthorpe Drive

Joan and Patrick Curtis - 1415 Gorky Lane



## News from the NV Homes Sales Team

Happy July everyone!

We hope you are enjoying the first summer with the pool, and meeting lots of new neighbors at your amazing events. The market continues to be a 'seller's market,' with very low inventory out there for people looking to move this year.

We are seeing lots of urgency to get into the Woodlands before the next phase pricing increase this fall. With less than 13 home sites remaining, we are still projecting the next releases in October! Stay tuned for our next Homeowner's event sometime in August...see you soon,  
Holly and Brandon

# News From the Property Manager (Sophia Reeves)



## Pool:

Please sign in (Owners and guest).

## Pool Heater:

The heater to the pool has been shut off pending the invoice from 5/30/2023 for the propane fill up which was 1,015.90 gallons. Once the invoice has been received, it will be sent over to the Board of Directors for review and cost analysis, and then an email of this cost will be sent out to all unit owner(s). Please note, the cost to heat the pool was not included in with the 2023 budget due to it was just completed this year and will need historical data for the 2024 budget.

## Pool Gate:

To prevent liabilities, please ensure the gate is closed after you exit the pool. During the 2nd week of July there will be an emergency push button installed on the inside of the gate.

## Pool Passes for Guest:

Please email [sreeves@danellarealty.com](mailto:sreeves@danellarealty.com) to schedule a time to pick up the guest passes. Again, you must have the guest waiver filled out and signed by all parties before picking up your passes. If I'm not in my office do to meetings or inspections, please slide under my office door.

## Game Room:

The new ping pong table is in route and scheduled to arrive by end of June 2023.

## Fitness Room:

Please sign in and out on the clipboard provided. **Only unit owner(s) and permanent residents can use the fitness room.** Please do not allow your guests to utilize this area at anytime due to liability risk, and ultimately there will be 252 homes that would like to enjoy this amenity. Thank you for your understanding and cooperation.

### Courts:

The vendor for the developer will be out to make some necessary repairs at the courts by mid-July.

### Trails Update:

Although the trails are not 100% completed (e.g. weeds, signs, gravel), the developer has confirmed that homeowners are ok to walk on them at their own risk.

### Settlements:

Currently there are 115 settlements and another 12 are pending with a total of 127 by end of August 2023, and projected settlements are 143 by end of December 2023. NV Homes' plan is to sell 252 homes by end of 2026. The Association will remain under the developer's (RLD) control until the community achieves 189 settlements (75%), and if there is no delays with upcoming settlements, the projected transition election for homeowners to take over the board is mid-end of 2025.

### Out of Office:

I will be out of office as of 30 June through the 4th of July Holiday and will return on July 5th. If you have an emergency during this time please call (610) 834-6200.

Please note, since I do manage both the Woodlands 55+ and Greystone communities (two separate Associations), I'm scheduled to be on-site 9am-5pm M-F but just in case I'm in a meeting or completing an on-site inspection, I'm always available via email [sreeves@danellarealty.com](mailto:sreeves@danellarealty.com). Good news! Once Woodlands at Greystone reaches 200 settlements another person will join me on-site.

Wishing you all a wonderful Holiday Cheers!

Sophia

# Get to Know Your Neighbors

Starting with July I am taking a new approach for the Get to Know Your Neighbors section. Starting with Rockwell, I'm asking each household if they'd like to be included. I'll go to Wyeth next followed by Sculthorpe, Gorky, etc. 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).

## Bob & Karen Wray

2001 Rockwell Circle



### Where are you from?

*Bob and Karen Wray live at 2001 Rockwell Circle along with their white golden doodle, Ellie. We previously lived in Kennett Square.*

### Do you have children/ grandchildren?

*We have 5 children and 13 grandchildren. Two in Charlotte, one in Annapolis, one North Wilmington and one in Landenberg.*

### What is/was your career?

*Karen worked for DuPont before starting her own business working with banks to save people from losing their home due to foreclosure.*

*Bob worked for DuPont at several locations with 49 years of service.*

### Fun fact about you most people would not know?

*One fact most people would not know about us is that we were fortunate that DuPont transferred us to live for 6 years in Asia - 3 1/2 in Tokyo and 2 1/2 in Hong Kong. The two youngest children attended international schools. The second youngest for 5 years graduating from Hong Kong International school and the youngest for all six years.*

*When we returned, we moved back to Kennett Square.*

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

*The thing we enjoy most about living in The Woodlands are all the wonderful neighbors we now have.*

# Committee Updates

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

## Architectural Review (Dave Prilutski).

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

A Certificate of Insurance (COI) is required from any contractor doing work in The Woodlands. Once submitted they remain valid for 1 year. In the Architectural Review section of the Community Directory I have a file with the COI's currently on file and the date issued. If you are using one of these contractors for your work, you can reference the COI on file when submitting your Exterior Alteration Request rather than attaching the COI.

## Landscape & Grounds (Anne Stanley).

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

Joanne Ritchie agreed to take the Co-Chair role for the committee in addition to her current Secretary role. Thank You Joanne!

The committee continues to have monthly meetings with Shearon to provide homeowner feedback. Due to last month's lack of rain, we were able to delay mowing and eventually the rains came! Another important activity from last month was when Joanne and Sophia participated in a community walk-around with Shearon, noting general conditions and issues. The notes from this will soon be posted to the website for your availability. We are addressing these observations with Shearon in our in-going discussions.

The committee also met last month to start identifying needs for the 2024 contract. We are collaborating with Sophia to get vendor inputs and will conduct an evaluation and provide our recommendation for consideration to the board.

We are continuing to work on website refinement and adding items of general interest, so make sure to check there in the near future.

## Social (Linda McElvenny)

[Social@woodlandsatgreystone.org](mailto:Social@woodlandsatgreystone.org)

The Social Committee had a general meeting on Thursday, June 22. At the meeting we announced the reorganization of the Social Committee. Instead of subcommittees we now have the following workgroups: Activities, Clubhouse/Pool, Communication, Courts, and Sunshine. Each workgroup has a vice chairperson responsible for tasks that are assigned and will call on workgroup members to assist with those tasks. When the workgroup has recommendations, the entire social committee will vote on them. All voting members must have a signed code of ethics on file and be active in at least one workgroup. However, anyone is welcome to attend the general meetings and contribute to the committee as we are always looking for assistance.

At the meeting we also discussed the rules and procedures that have been established. Most of the rules and procedures have been put in place for safety reasons and to protect the HOA. No one wants a large assessment at the end of the year. The committee is comprised of volunteers that make decisions that are good for the whole community and are based on research of other communities such as ours. We recognize that there may be changes needed to the procedures but we need some history before doing this. If you have a change that you would like the committee to review, please submit in writing to [social@woodlandsatgreystone.org](mailto:social@woodlandsatgreystone.org). Thank you for your patience as we work through this initial year together.

## Activities (Linda McElvenny)



Our first Friday Happy Hour was on June 2. As always, we had a great attendance with some people enjoying the pool and others on the deck or inside the clubhouse. Everyone seems to enjoy the casual format of the happy hour!

Starting in June, we created a schedule of ongoing activities including bocce ball, yoga, and pickleball round robins. Check the Woodlands calendar for times.

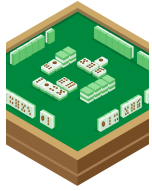


The Yoga classes continue twice a week and are now open to guests. Please be sure your guest has a yoga waiver of liability on file. The cost for guests is the same, \$40 for four classes. Sign up is preferred for planning purposes but not required. [Yoga Sign Up](#)





Our newest ongoing activity is Walking Wednesday! We meet every Wednesday at 8:00 am at the clubhouse. The group will decide how far and where to walk. These are all great opportunities to get some exercise while meeting neighbors.



The mahjong groups continue to meet regularly and plan to hold additional lessons in the fall. Euchre was meeting regularly on Tuesday evenings but will pause for the summer. The Antczaks plan to reconvene Euchre in the fall.



The Trips Club (Carol Bourrie and Eileen Huston) has been on hold due to the challenge of collecting money, which we cannot do until we are a resident-controlled board. In the meantime, the thought is to select activities that are already available locally and plan to go together. West Goshen Township has planned trips and is willing to group us together. The Chester County House Tour is coming up in the fall as a possibility. Stay tuned for more details!



On June 25 we held a Poolside BBQ which was amazing despite the weather. We had pulled pork and a variety of other delicious BBQ foods which was set up buffet style under the deck. Just as the party started, the rain started pouring. Fortunately, everyone pitched in to bring the food inside and set up some tables for an enjoyable community dinner. Of course, as soon as we cleaned up and went home, the sun came out!

Upcoming Activities – Mark your calendar and stay tuned for details!

- Happy Hour – Friday July 7 at 5 pm. No sign-up required. BYOB and any food you want!
- Make Your Own Ice Cream Sundae – Sunday July 23 at 1 pm (guests including children welcome). The plan is we will ask for donations of ice cream and toppings which will be set up under the deck so everyone can enjoy a treat while at the pool.
- Happy Hour – Friday August 4 at 5 pm
- “Rosé All Day” Wine Tasting – Saturday August 9 at 4 pm
- Happy Hour – September 1 at 5 pm
- Dinner Fest – Thursday September 28 at 6 pm
- Halloween Hour Crawl – Saturday October 28

Thank you to those that have contributed to the success of the events by helping to set up and clean up. Just a reminder that no trash bags can go in the recycle bins. Just dump the recyclables directly into the toter.

### Clubhouse / Pool (Judy Malkus)



It has been great to see so many residents enjoying the pool facility and building relationships with their neighbors. With the dog days of summer upon us, that will mean even more pool activity.

One important note to keep in mind is to remind guests to bring their own chairs, especially on busy weekends and holidays. There is a limited number of chairs on the pool deck which should be made available to residents.



The newly implemented seasonal guest pass policy will help to streamline the process for inviting guests. All residents and guests must sign in upon arrival and have a waiver of liability on file. There are always blank copies of the waiver available on the sign-in table if needed.



Do you feel like you have left something behind? There is now a "Lost and Found" bin in the copy room. See the manager on duty to check if your lost belongings have been found. Likewise, dishes are sometimes left behind when there are social functions. These will be held for an additional two weeks before becoming property of the clubhouse.



One last reminder. Pets are not permitted in the clubhouse, on the pool deck area, within the pool itself or on the courts. The only exception is a guest or resident that requires a service animal. That service animal must have all updated vaccinations. We appreciate your adherence to this policy.



# Communications (Tim Owens)

## New Facilities Calendar



Our calendar was getting crowded with facilities related events such as pool and clubhouse cleaning, and trash pickup at the clubhouse. I want to keep the original calendar for just social events, so non-social events will now be on a new facilities calendar. Sophia will be maintaining this new calendar.

Woodlands at Greystone - Facilities Events

Today: July 2023

Print Week Month Agenda

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	4pm Pool Cleaning -	26	4pm Pool Cleaning -	27	4pm Pool Cleaning -	Jul 1
2	4pm Pool Cleaning -	3	4pm Pool Cleaning -	4	4pm Pool Cleaning -	5
9	4pm Pool Cleaning -	10	4pm Pool Cleaning -	11	4pm Pool Cleaning -	12
16	4pm Pool Cleaning -	17	4pm Pool Cleaning -	18	4pm Pool Cleaning -	19
23	4pm Pool Cleaning -	24	4pm Pool Cleaning -	25	4pm Pool Cleaning -	26
30	4pm Pool Cleaning -	31	Aug 1	2	4pm Pool Cleaning -	3

## Community Website



<https://woodlandsatgreystone.godaddysites.com/>

The Calendar menu now has two options: the social events calendar and the facilities calendar.

HOME CALENDARS ^ COMMITTEES v CONTRACTORS COURTS FAQ FITNESS LOCAL EVENTS NEWSLETTER

Social Event Calendar  
Facilities Calendar

The vendor list under the Contractors menu now includes discounts some contractors offer to our community. Please let Dave or I know if other contractors are offering a discount.

### Vendors / Contractors in The Woodlands

Referrals are one of the best ways to find a vendor or contractor. The list below are individuals and firms who have done work for The Woodlands residents that has been satisfactory to the client. This is no guarantee that you will be satisfied. We accept no liability for their work. Please conduct your own research. Most of the vendors/contractors have a website. Please Google the vendor or contractor name and check out the website for more information. Use the community directory to locate contact information on the client and reach out to them for more information on the service provided.

Service	Vendor	Contact	email	Phone
Accountant	Eileen Evans, CPA	Eileen Evans	Eileen @erevanscpa.com	(484) 905-5823
Active Radon System	S.W.A.T. Environmental			(610) 644-3226
Active Radon System	Radon Technology	Matt Carney		(610) 495-2810
Appliances	Gerhard's Appliances			(610) 644-6666
Appliances	National Appliance Warehouse	Heather Miranda	heather@nawde.com	(302) 543-7636
Awnings	JMT Awnings	Rich Caskey	rcaskey@jmtawnings.com	(215) 659-5239
Bird Guards	Tony Marzano	Tony Marzano	totalhomeservicesths@gmail.com	(610) 476-8209
Car Detailing	Immaculate Detailing	Renee Reasons		(302) 897-1336
	Immaculate Detailing Special		\$140 for The Woodlands residents	



### Newsletter Feedback:

Dave and I continue to get positive feedback from residents. Please let us know if you have any suggestions.

### Newsletter Frequency:

We continue to issue it monthly due to the amount of information that needs to be communicated.

### NV Sales Office:

Holly has been giving a copy of the newsletter to prospective buyers so they can see the various activities we have going on.

### Newsletter Format:

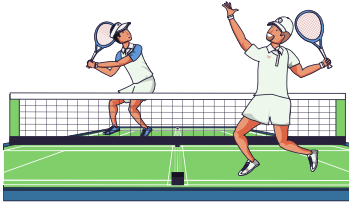
We continue to send out a web version (has animations) and a PDF version.

### Newsletter Content:

In an effort to keep the newsletter a reasonable length, Dave and I have eliminated a few sections:

- Website Spotlight (we featured the main areas of the website in the last few newsletters so we did not think this was needed going forward)
- Upcoming Events (All of these events are available on our community calendar on the website)

## Courts (Anne Stanley)



The courts continue to be well used, especially when the weather cooperates. Hopefully everyone is aware of the multiple round robins and activities that have been set up for your participation. These are scheduled through the summer and are visible on the Woodlands calendar.

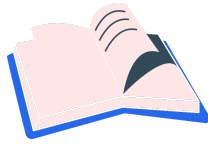
Shout out to Dan Dunn and Fred Brandt for helping to get the windscreens down and secured (again) after the last storm. Given the on-going storms and winds we may need to do this another time!

We are working with Sophia to get the vendor out again to check on some recent cracks, but the recent weather has impacted his visit.

Lastly, we plan to set up a Zoom call soon to review the reservation system (Skedda) and initial rules established by the courts workgroup. See you on the courts!

# Woodlands at Greystone Events

## Book Club



The next book club meeting is July 20th. The book is *People We Meet on Vacation* by Emily Henry. For September the meeting is September 7th and the book will be *The Winemaker's Wife* by Kristin Harmel. Please RVSP to Anna Bertsch at [ambertsch@aol.com](mailto: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](mailto:denniswc@comcast.net)

## Dinner Club



DinnerFest 2 was held in June with 32 attendees and went very well. The theme was whiteout party with picnic themed foods. As always the food was delicious and plentiful. There were two trivia contests that each table worked on collaboratively. The winning table got first dibs on dessert.

DinnerFest 3 is scheduled for Thursday, September 28 at 6 PM at the clubhouse. Be sure to save the date! The food, dress and contest themes for this event will be decided at a planning meeting sometime in early September at the clubhouse. It will again be BYOB. We have had 2 fun events so let's keep the ball rolling.

I keep a list of suggestions for these events so if you cannot make the meeting or an idea hits you at 2 in the morning please email me (operators WILL NOT be standing by) at [Milt@ComputerWC.com](mailto:Milt@ComputerWC.com).

# Woodlands Men's Golf Group



The men's golf league plays Wednesday mornings (about 10am) with Thursday as a weather alternate. We typically have 4-8 players in any given week. This month we plan to play Broad Run GC on July 5th, Glen Mills GC (or alternate) on July 12th, Wyncote GC on July 19th and a Player's Choice for July 26th. Play is from both the senior and white tees (player preference). All level of players are welcome. No commitment required, join us when you can. If you are interested in joining us please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

## Wine Club



Our next wine tasting will be on Saturday, August 19 at 4 pm and the theme will be "Rosé All Day". Join us to taste and compare a variety of rose wines from around the world. Tom and Phyllis Schamber will be our "sommeliers" for the event and share their knowledge. As always, we will have pairings to compliment the wines. Please RSVP by July 15 either through FB page or at [social@woodlands.org](mailto:social@woodlands.org) so we can determine how much wine and pairings we need.

Some other events we are working on include a tour of Chester County wineries in the fall and a Pinot Noir tasting in November in preparation for the holidays. Stay tuned for details.



## Pool Table Coming Soon!

Thank you to Mike Price for donating a pool table to the community clubhouse and Paul Cohen for arranging for the table to be transported. We are expecting arrival of the pool table on Monday, July 3 so stop by the game room to check out our newest addition. Are there any pool sharks? Stay tuned for some friendly competitions!