

The Woodlands at Greystone Newsletter

July 2024

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Welcome New Neighbors



June Settlements

Bill and Stacey Papalitskas	968 Eakins Circle
Courtney and Tom Bost	976 Eakins Circle
Vince and Kathy DeMarco	980 Eakins Circle
John and Carol Kusturiss	986 Eakins Circle



Sophia



Jenna

Property Manager (*Sophia Reeves*)
Assistant Property Manager (*Jenna Cauley*)

SAVE THE DATE: Homeowners Information Meeting 23 July 7pm via zoom link below:

<https://us02web.zoom.us/j/88473113544?pwd=8c4L5l7Qhe2ipVTnobHA5qX80TAecs.1>

Meeting ID: 884 7311 3544

Passcode: 040471

If you have problems with logging in, please dial in: (305) 224-1968
enter meeting ID: 884 7311 3544 then press #

Transponders Update: Thank you to those that turned in your vehicle forms and if you have not completed them, please drop them off at the HOA office as we need these forms to enter vehicles in the system. Please note once gates have passed inspection and transponders are received another announcement will be sent out to the community.

Enjoy your summer 😊

Sophia and Jenna

Link to Community Website: [Community Website](https://woodlands55.org/) <https://woodlands55.org/>



Holly



Karen

NV Homes Sales Team

Holly Pack and Karen Helveston

Hello and Happy July from the sales team! It's been a quite busy summer so far, with lots of new neighbors coming in! We look forward to hosting an Ice Cream Truck at the Clubhouse in August, to help beat the heat...see you there! ~Holly and Karen



Facilities (Anne Stanley)

Facilities@woodlands55.org

Welcome to Summer! Hopefully you have had a chance to get to the pool or use the hot tub and enjoy them. Please help me in thanking Dave Huppman and Terry Hanlon for helping us get the pool furniture cleaned in time for the pool opening.

You may have noticed some new signs around the pool area; we replaced the old ones since they were damaged by the winds. Dave Bertsch has taken care of putting them up along with some new stickers to help remind us all to keep the doors closed and locked (specifically the upstairs deck). We have had issues with wind and rain on the upstairs deck doors causing floor damage and leaks into the downstairs ceiling so please help us to avoid more damage. Thanks Dave, for all your efforts on these items.

We have posted the Facilities Committee Survey results to the Facilities Committee webpage along with another waiver for Suppliers that provide services on-site (Fitness, Yoga, Pickleball, Mahjong instructors, etc.). A Homeowner is required to 'sponsor' these suppliers, and the language is the same as the pool waiver with only minor changes to the signature details.

We are continuing to review the survey results and have identified a list of potential enhancements and will be working to prioritize the ones that we can accomplish within budget this year. We shared some of the events related comments (fitness, card games, etc.) with some of the Events Committee members since they relate to that committee's charter.

A few of the feedback items were already on our to-do list, such as adding fans to the Fitness and Yoga rooms. Dave is working with the electrician to ensure we have a workable solution. In addition, we need to prioritize a few potential major purchases and updates (such as painting pickleball lines). We also met with the Events Committee to discuss potential Kitchen enhancements.

After evaluating several Reservation Systems, we are planning to do a trial with Amenity Boss (a sister product of Parking Boss). It is offered for free and seems like it will address our needs. Members of both Facilities and Events Committees will be working on this trial in the near future.

Lastly, as a reminder we thank those of you who have donated puzzles to the Sunroom library, and ask you to hold off on further donations at this time. We have reached our capacity and have stored excess puzzles in the Conference Room closet in order to keep the Sunroom looking tidy. Thanks for your donations and your understanding.



Finance *(Rell Winand)*

The May Financials have been published and reflect the following relative to the Year to Date (YTD) budget:

- Revenue is higher than budget by \$10,083.
- Clubhouse and Pool expenses are below budget by \$20,682 reflecting security fobs not yet purchased, lower utility expenses, clubhouse cleaning and court maintenance. Clubhouse supplies expense has an unfavorable variance to budget of \$4,330 primarily reflecting the purchase of blinds and furniture. These items have been budgeted and reflect budget timing.
- Contracts expense is in line with the budget with a \$826 favorable budget variance.
- General and Administrative is showing a small variance to budget primarily due to the purchase of a laptop.
- Maintenance and Grounds reflect the overage to budget due to snow removal, but landscape and trash are less than budgeted through May.
- Professional fees are in line with the budget.
- Utilities reflect a favorable balance of \$3,114.00.

In summary, other than the snow events over the winter, all other major expense categories are running less than budget or a minor negative variance to the budget.



Architectural Review *(Dave Prilutski)*

ARC@woodlands55.org

Please remember that any work you have done by a contractor on the exterior of your home requires submittal of an Exterior Alteration Request and a valid certificate of insurance for the contractor. This includes maintenance work such as driveway sealcoating.

We are still a Developer controlled HOA and will remain that way until 75% (189 Settlements) of the planned homes are occupied and the HOA transitions to a homeowner controlled HOA which is projected for May/June 2025. As such, all exterior modifications must be approved by the Board of Directors where the Developer has the majority vote to approve or deny. All exterior projects must be emailed to arc@woodlands55.org then copy sreeves@danellarealty.com and jcauley@danellarealty.com to ensure a prompt reply. The ARCs role is to help homeowners navigate the approval process. Through June there have been 92 requests submitted to ARC. Fortunately, the developer has authorized me to approve simple projects which can be expedited within 1-3 business days e.g. handrails, bird guards, screens, small landscaping projects. My role is to ensure we have a certificate of insurance for the contractor and that the colors and style meets the community standard. Of the 92 requests, 58 (63%) were projects I could approve. For projects that require HOA Board review, the average time from submittal to decision has been 10 days. The longest 20 days.



Landscape & Grounds (Glenn Peters)

Landscape@woodlands55.org

Landscape & Grounds

We have had a good start to improve the established yards in the community. The newer yards are now getting some stress from the heat and low rainfall. Remember to water the lawns as needed. Shearon is adjusting their schedule and mowing height accordingly. We have been advising Shearon to take extra care as there have been some minor damage reported. We have also requested they not mow in the 'meadow' spaces as this kicks up rocks and dirt. Homeowners have reported that the paint along the foundation at the grass line (on either side of the home) has been damaged by the line-trimmers. This is unavoidable as there is no buffer (i.e., mulch bed, etc.) along the sides and the option of not line trimming would result in unsightly tall grass randomly along the sides of the homes. Shearon is not required to repaint along the foundations and there are no plans by the HOA to put a buffer on each side of every home. Also, when it is dry and hot the dirt kicked up by the developer and builder travels far and coats everything. Having been here 4 years we expected this and continue to rinse off our decks and patios regularly. Once the heavy construction is completed, we look forward to less dirt, but still pollen in the spring. Please provide any questions or concerns to landscape@woodlands55.org.

Transition Working Group

Our Transition Working group has organized and we will be providing some updates on activities to survey the community to document issues such as: dead or missing trees, trail issues, basins and common area issues, etc. Regarding the propane tank farms. Greystone's Landscaping Committee is having discussions with RLD (the Developer) regarding the unsightly appearance of the propane tank farm at the intersection of Gorky and Kincade Lanes. After all the tanks have been installed, the developer advises that the soil will be regraded to improve tank head exposure. In addition, there will be a need for landscaping similar to that installed at the propane tank farm near the Rockwell Circle park, sometime in the fall, which is the ideal planting time. The developer agreed to have further discussions on what can be done to address the appearance. Please share any observations of concerns via the Landscape email and we will add it to our list of items to review with the Developer and NV Homes.



Events (Linda McElvenny)

events@woodlands55.org

Just a reminder that RSVP is required for all homeowners for events. If couples are attending, both parties need to RSVP for an accurate headcount. You may RSVP on Facebook Event or by contacting events@woodlands55.org.

All events are organized by volunteers and if we want to continue to have a variety of activities, we need more help! Also, a reminder to be sure you clean up after yourself and if you are around at the end of the event, we would appreciate your assistance cleaning up. Many hands make for light work. Thank you from the Events Committee.

Happy Hour – Fri 7/5 @ 5pm

Please join your neighbors for our monthly Happy Hour on Friday, July 5th at 5pm. BYOB and bring an appetizer or something to share. Please RSVP so we know how many to expect.

Breakfast Club - Thu 7/11 @ 8:30 am

Join us for breakfast at Rolling Stars in West Chester. RSVP is required by Mon 7/8.

Book Club - Thu 7/11 @ 7pm

The next book is *A Gentleman in Moscow* by Amor Towles. Please RSVP on the Facebook Event or email Anna Bertsch at ambertsch@aol.com. The September book will be *The Measure* by Nikki Erlick.

Tuscany Wine Tasting – Sat 7/13 @ 4-6 pm

Join us as we “travel” to Italy to learn about wines from the Tuscany region. Both white and red wines will be sampled and paired with charcuterie. Please RSVP by July 3 so we can determine how much wine and pairing we need. We will follow up for wine and pairing contributions.

Bocce Social – Fri 7/19 @ 5 pm

Who wants to play bocce? No experience necessary! Very informal! We will briefly review the rules and take turns playing. Stop by to play or watch us make fools of ourselves. You may want to bring a chair because seating is limited. Weather permitting!

Ladies Night at the Pool - Mon 7/22 @ 7pm

Mark your calendar! Stay tuned for details.

New Ongoing Events

Walking Wednesday is Back!

Join us in the morning at the clubhouse for Walking Wednesday, weather permitting. Timing dependent upon the weather. Let us know if you would like to be added to the text distribution list.

Nine & Dine Ladies Golf - Thursday mornings

The ladies golf group has officially started with our first round on Thursday, 6/27 at Spring Hollow Golf Club in Spring City. The course is approximately 38 minutes from The Woodlands so we are arranging a carpool. We are planning to play on Thursday mornings starting approximately 9:30 – 10:00 am. After golf we plan to dine at The Grille at Spring Hollow. Since our group is in the beginning stages, we may have modifications such as exploring other courses. All levels of golf are welcome as this is a “let’s have fun group” who want more golf experiences. Any questions please contact Annette Erickson at 610-212-2360 or email annettee@comcast.net.

Water Aerobics - Fridays at 10 am (Clubhouse Pool)

Starting July 5, join us at the pool for water aerobics every Friday during July & August. Cost is \$50 for 5 classes or \$12 for drop-in paid directly to the instructor (cash, Venmo or check). No equipment needed and all levels welcome.

Ongoing Activities at The Woodlands

Men's Golf Group



The men's golf group plays **Wednesday mornings** from Spring until Fall. 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.

Water Aerobics



Join us at the pool for water aerobics every Friday at 10:00am during July & August. Cost is \$50 for 5 classes or \$12 for drop-in. No equipment needed and all levels welcome.

Poker Group



The poker group meets **Wednesday at 6:30pm** in the game room at the clubhouse. Sign up to play by Tuesday prior to each play date. Email Dennis Huston at denniswc@comcast.net

Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 (with Eileen Huston) meets **Tuesdays from 1-3 pm**. Group #2 (with Lorraine Moran) meets on **Thursdays from 10 am-12 pm**. Homeowners are welcome to attend either or both groups.

Nine & Dine Ladies Golf



We are planning to play on Thursday mornings starting approximately 9:30 – 10:00 am. After golf we plan to lunch as a group. All levels of golf are welcome as this is a “let’s have fun group” who want more golf experiences.

Pickleball Round Robin



Pickleball Round Robins every **Monday 8:30 – 10:00am** plus **Tuesday and Thursday 6:30 – 8:00 pm**. Meet at the courts. All levels welcome! No sign up required. We will rotate in if necessary. Weather permitting! May 21 through Sept 26

Yoga



Classes are held on Monday evenings from 6:00-6:45pm. Meet in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

Walking Wednesday



The walking group meets outside the clubhouse on **Wednesday** mornings, weather permitting. Timing dependent upon the weather. Contact events@woodlands55.org for more information and to be added to text distribution list.

Get to Know Your Neighbors

We are featuring homeowners willing to be profiled by street sections. We finish Wyeth Lane with this issue. We are moving over to Gorky Lane next. Janet Melton will be reaching out to ask if you are willing to be part of this feature.

Joe and Linda Wallace

2117 Wyeth Lane



Where are you from?

We are both originally from Delaware County, Aston and Brookhaven. We were high school sweethearts, married in 1987 and moved to Chester County, Kennett Square in 1987. In 2014, we moved to West Chester and to the Woodlands in April of this year.

Do you have children/ grandchildren?

We have 3 married children who all currently reside in West Chester. We had our first granddaughter and the new love of our lives on May 3rd, 2024.

What is/was your career?

We have run our family-owned general contracting business, PL Walman LLC, for 40 years doing all phases of work from home building to renovations and projects of all sizes.

What are your hobbies?

We love to spend time at the beach with our family and friends in our Hilton Head, SC property. We love being outside and walking, biking, listening to live music, reading and are new to pickleball.

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

The Woodlands became an interest to us because of the easy living type atmosphere as well as being close to our immediate and extended family and friends. We love the idea of the amenities it offers as well as the ability to be social and meet new friends and enjoy this wonderful community.

Last Month in Photos

Dine Around *June 5th*



Make Your Own Sundae *June 23rd*



Nine & Dine Ladies Golf

June 27th

