

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



May:

Jim and Lynne Kent – 2117 Wyeth Lane



News from the NV Homes Sales Team

Hello and Happy June! We are so excited to see the Clubhouse a flurry of activity, and the pool open! Sales continue to be great, and we are on track for the next home site releases in Phase 4 in the fall. Our VIP List is growing for the long awaited home sites around the basin! Hope to see you soon and enjoy the end of Spring!

Holly, Valarie and Brandon

News From the Board (Gene Goldman)

Trails:

I recently had the opportunity to meet with the developer's legal firm responsible for the community's Declaration, original Rules and Regulations, and Bylaws. I discussed with the responsible attorney the continuing concerns of some owners about the public using trail #26 which passes very close to the rear living area of a number of homes as it winds around from Aram to Sculthorpe. Although the former Township engineer was firm in his position that the trails in Woodlands were designated as public, Bill Reiser recently informed me that to the best of his knowledge, Neighborhood Improvement District bond funds (NID) were not used for development of those trails and so should be marked as private to the adult community. In my discussion with his attorney, I asked her to take my request for another reconsideration to the Township solicitor and she agreed to do so. The good news is that the solicitor agreed that trail #26 could be closed to the public. She approved the HOA to put up signage at the Aram entrance stating "No Public Access" or words to that effect. Signs will be ordered for installation. However, the solicitor was clear that trail 26 could not be realigned or relocated as some have suggested - it has to remain as shown on the approved land development plans.

The status of trail #24 is likely to have a similar status outcome (it hasn't been built yet - it is part of the final phase of development). As for Trail #25, discussions between the attorneys are continuing. A similar process is happening over in the Greystone HOA with the developer's attorney meeting with the Township solicitor to discuss the status of their spur (access) trails within those communities also being declared private. Most of the trails within the boundaries of the Greystone HOA will remain public since they were developed with NID funding but the access trails connecting those public trails to sidewalks and roads within the towns, twins, and single family home communities were not built with NID funding.

Board Meeting Minutes:

At the April 25th Executive Board (EXBO) meeting, I was appointed as the Board Secretary. In that role, I will prepare the board meeting minutes. The April minutes are awaiting the Board President's approval for posting on the Danella web portal for owners to view. Unfortunately, until that happens, I am not able to summarize them for this newsletter. The minutes will be posted as soon as Bill Reiser signs off on them. For future quarterly EXBO meetings, they will be held at the beginning of the month so that the minutes can be prepared and approved prior to the following month's newsletter where I will provide a summary and a link to the document.

HOA (Developer-Controlled vs. Owner-Controlled):

From the many calls, emails, and meetings Sophia and I have had with residents, it became apparent to us that for many of our owners, Woodlands is the first HOA they are lived in, at least as a primary residence. And even for HOA-savvy folks, the many differences of a developer-controlled HOA versus an owner-controlled one are new to them.

I started to write a basic primer on those differences along with explanations of the jumble of terms that apply to Woodlands homes such as common area, limited common area, limited common facility, building envelope, plot lines, the differences and linkages between builder/developer/HOA responsibilities, land development plan, conditional use approval, impervious coverage limits and more, and how all of that impacts exterior alteration requests and other personalization of lots. I soon realized that it's a discussion best had in a live Zoom call. So the next quarterly HOA Owner's zoom meeting will feature that discussion.

Sheila and I will be away from mid-June to mid-July traveling crisscrossing the country to visit family so there will not be a board report in the July newsletter.

Wishing you all a wonderful summer and happy trails!

Best,

Gene Goldman

Woodlands HOA Board Secretary

News From the Property Manager (Sophia Reeves)



Courts:

There is now a trash can for your convenience and it's emptied every Thursday by the cleaning vendor (MD Clean). Please email sreeves@danellarealty.com if you see any future damages.

Pool:

The pool fob system is complete and you must use your fob in order to gain entry and again when exiting the pool area. American Pool will be out M-W-F late afternoon to clean, test and add chemicals. Additionally, HOA Board of Directors have approved an additional cost of \$4200 to have the pool water tested daily and will keep a log of the results for the health inspector. We appreciate your cooperation when there is a need to exit the pool for cleaning and/or if chemicals are being added. Currently, the pool water is heated at a comfortable 78 for the next couple of weeks to get a cost for heating and once the bill is received, it will be sent up to the Board for final review.

MD Cleaning Vendor will commence with cleaning of both locker rooms starting June 1st 2023 and will complete cleaning every Thurs, Sat and Monday.

Pool passes are ready to be picked up M-F 10am-4pm and guest may now start using the pool with a unit owner or permanent resident starting June 1st 2023 and passes are available M-F from 10am-4pm. Please note, M-W are for daily passes and Thurs/Friday are for weekend passes so please plan accordingly and all guest must come through the front door and sign in with unit owner/permanent resident.

Please be careful when walking on the wet floors.

Fitness:

Please read the rules on the right side of entry door and sign in when using the facility as this way, the committee has a projection of how many people are actually using this area. Additionally, to avoid the censor lights from turning off please turn on the light switch which is located under the AED box and please turn it off when leaving. Please report any damages to the manager.

Clubhouse Access:

If you still have not received your fob (s), please email me sreeves@danellarealty.com to schedule an appointment.

Front Gates:

This project was pushed until end of development due to the construction trucks need to use Bollinger access. The projected completion is end of 2025 or mid-2026.

Parking Rules Enforcement and Fines:

As a reminder, **parking fines commence June 1st 2023** and for those that are unaware of the rules, you can locate them on the Danella website or email me for a copy that was mailed to all unit owners via 3rd party mailing. Please note, you must obtain a guest pass for any visitor or vendor that is going to utilize the guest parking areas for more than 72 hours. You can get a parking pass by contacting me at sreeves@danellarealty.com.

Settlements:

The NV Homes sales team are selling and currently, there are 123 settled homes. Please note, the goal is for homeowners to take control of the board and once a total of 189 settlements (75%) is reached then a transition election will be held within 60 days seeking candidates to fill five board seats.

Again, please don't forget to check out the Woodland's website which is found on the 1st page bottom right corner of the newsletter. This is where you can find all upcoming events, card games, court activity, yoga, book club and so much more. Additionally, you are able to see when the clubhouse and pool locker rooms are being cleaned and also, if I'm in or out of office due to major holidays, vacation time or if I'm at a mandatory management or in training.

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.

Amy Curran & Tim Owens

1187 Sculthorpe Dr



Tim chairs the communication subcommittee

Where are you from?

Tim was born in Chicago and lived in the Midwest until he moved to Chester County in High School and has enjoyed living in West Chester for the last 17 years.

Amy was born in Ann Arbor, Michigan and grew up in New Jersey, before moving to Philadelphia to start medical school in 1995.

What is/was your career?

Tim works as a business analyst for Chase Bank in Wilmington and currently enjoys a hybrid-work model.

Amy is a medical oncologist who practiced for 20 years before transitioning to an industry job with Merck in 2021.

Do you have children?

Amy has four children (2 daughters and 2 sons). She recently celebrated her oldest daughter's graduation from Penn with a degree in history. She has a son who attends Clemson University and 2 children in high school.

What are your hobbies?

We enjoy walking in the community, attending several of the community's social events along with exploring West Chester. Tim has enjoyed working on the community's newsletter and designing the web-site to provide technology to support communication among our growing community. Tim is a music enthusiast and has a large collection of CDs and digital music.

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

We saw Hamilton in NYC in March and loved it. We went to the Bruce Springsteen concert in Philadelphia in March and really enjoyed it. It was our first time seeing him live and he didn't disappoint. Tim has been to many concerts over the years and a memorable one was seeing Journey at the old JFK stadium in 1983 with a crowd of 100,000. The band filmed a music video (remember those?) at that concert.

Committee Updates

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

Architectural Review (Dave Prilutski).

Arc@woodlandsatgreystone.org

Please remember to use the Exterior Alteration Request form dated 1/10/23. You must sign on page one and initial all 6 pages to confirm you have read and will comply with the requirements. The form is available on the community website and on the Danella site. Please make sure the contractors' certificate of insurance identifies The Woodlands as the certificate holder. We've had to return several requests to homeowners to correct these areas and this can delay your project. We do accept typed signatures and initials on the form. You can also email us with questions about your proposed project before you go through the steps of completing the form.

Through May we have processed 33 requests. The average time from request to HOA Board approval has been 7 days. Simple requests, such as handrails and bird/vent guards are usually approved in one or two days. More complex projects, such as patios, typically require 14 days from request to Board approval but have taken as long as 30 days.

Landscape & Grounds (Anne Stanley).

Landscape@woodlandsatgreystone.org

The subcommittee has been working to define requirements for the Rockwell Propane Tank Farm improvement project to improve the overall appearance of the farm and to screen the tank heads and distribution box. We reviewed recommendations from several landscapers along with committee members' inputs. We will be getting bids from three vendors and expect to implement the project in the fall.

Shearon met with the entire subcommittee in May and addressed many issues and concerns related to mowing, edging, fertilizer and turf treatments, soil sampling and bald spot remediation. Carol Bourrie discussed her personal soil sample results in depth along with the recommendations provided. We plan to participate with Shearon in a 'walk-around' review in June to assess general landscape status and issues. In addition we will continue to have monthly meetings with Shearon to provide performance feedback.

The subcommittee's near-term focus is on the upcoming 2024 maintenance contract, which will be the main topic for our June meeting.

Thanks to those who have used the mailbox, and please plan to check the website as we are continuing to update the Landscape and Grounds section with additional information for all homeowners on a regular basis.

Social (Linda McElvenny).

Social@woodlandsatgreystone.org

Now that the weather is improving we are increasing our community activities to include the courts. We try to plan far enough in advance so events are communicated through the monthly newsletter; however, it is best to check the Facebook Group, Clubhouse & Online Calendars and Community Website for updates throughout the month. If you need help with the Facebook Group or have any questions related to social committee, please reach out social@woodlandsatgreystone.org.

Our next Social Committee General Meeting is scheduled for Thursday June 22 at 7 pm in the clubhouse. Subcommittees will be providing updates and we will be planning events for July, August and September. All are welcome!

Activities (Linda McElvenny)



May was packed with activities starting with Book Club on May 4, Happy Hour on May 5, and Derby Party on May 6. Pickleball for Beginners and Bocce Ball Social were rescheduled to May 7 due to inclement weather the previous week. The Wine Club held their second tasting via zoom with Four Lanterns Winery on May 12. On May 18 we held our first Dining Around...at Teca in West Chester. We ended the month with a “splash” by celebrating the pool opening on May 28. All events were very well attended. See our community website for pictures.

Our regular groups, Mahjong, Euchre, Men’s Poker and Men’s Golf, continue to meet and are open to new members. We are planning to add some Mahjong instruction in the future. Euchre will be taking a pause from Tuesday evenings during the summer but will resume in the fall. Perhaps we can get some casual card games going by the pool!

Yoga – We are continuing to offer yoga classes twice a week in the clubhouse on Mondays at 6 pm and Fridays at 9 am. Jess from Day Vibes guides us through a 45-minute gentle practice with breathing, stretching and balance poses. All levels are welcome. We meet outside when weather permits. Bring your own mat, towel and water. The cost is \$40 for four classes and you only pay for the classes you attend. Sign up is preferred but not required. Yoga [Sign Up](#)

In June we have the following events scheduled. Mark your calendars!

- Friday, June 2 – Happy Hour at 5 pm
- Thursday, June 15 – Dinner Fest at 6 pm
- Sunday, June 25 – Poolside BBQ at 4 pm

Ongoing Activities:

- Bocce Ball Social - Sundays at 6:30 pm
- Mahjong – various times (see community calendar)
- Men's Golf – Wednesday Mornings
- Men's Poker – Wednesdays at 6:30 pm
- Pickleball Round Robin Beginner - Mondays at 9:30am and Wednesdays at 6:30pm
- Pickleball Round Robin Intermediate – Tuesdays at 6:30 pm and Thursdays at 9:30am
- Yoga – Mondays at 6 pm and Fridays at 9 am

Clubhouse / Pool (Judy Malkus)



The much awaited pool is open, and we had a great first event of the season over Memorial Day Weekend. All eyes were on Jack Courtenay and his epic “SPLASH” to officially christen the water. Many new residents have joined the community, so we would like to take this opportunity to go over some general pool and pool deck guidelines.

- Please remember to enter through the main clubhouse doors and sign in at the table located next to the on-site manager's office. Exit through the outside pool gate.
- If you have not already done so, make an appointment with the on-site manager to pick up your resident pool pass.
- NO GLASS! (this includes beverage bottles). All beverages must be in a CLOSED container. No food in or around the immediate pool and hot tub areas.
- Please be mindful of others relaxing by the pool as well as specified hours for residents only and children.
- Clean up the area upon leaving. If you move furniture, please take a moment and move it back. This is appreciated by your fellow neighbors and HOA staff.

GUEST POLICY

- Two guests per unit and guests must always be accompanied by a homeowner or permanent resident regardless of age.
- Guest passes are assigned by the on-site manager and returned to the drop box when exiting the pool. There is a \$10 replacement fee if not returned.
- Guests are to sign in upon each visit, have a Waiver of Liability on file, and wear a guest wristband.

Please take time to review all the pool and hot tub guidelines and protocols to ensure a respectful summer pool season.

POOL HEATER

The pool will be heated for the first few weeks at which time heating costs and need for heating will be evaluated. With the summer days getting warmer and the night time temperatures not dropping too low, we are optimistic to be able to maintain a desirable water temperature.

POOL SIGN IN

It is very common for community pools such as the YMCA, ACAC and various country clubs to have sign-in procedures and rules similar to ours. The purpose is primarily for safety as it is important to track who is on the premises. Sign-in is also used to track usage. If we want to continue to enhance the pool area with additional furniture and amenities, this gives us data to determine if the usage warrants the improvements. Thank you for understanding.

SUNROOM



Thanks to many talented and ambitious residents, the Sunroom is taking shape. We have added some new décor and residents have been dropping off books to help fill the bookshelves. If you have any books or puzzles taking up space or collecting dust, drop them off at the sunroom. And while you're there, select a book, have a beverage, enjoy the view and relax! That is what summer is all about!

Communications (Tim Owens)

Community Website - <https://woodlandsatgreystone.godaddysites.com/>

Courts Page



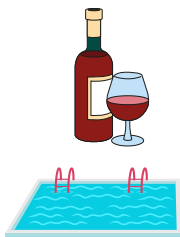
As mentioned in the Courts subcommittee report, there is a new Courts menu that displays a new Courts page. Click on the View Calendar button to see the reservations for the pickleball courts, tennis courts, and bocce.

Fitness Page



The Fitness page has been updated to include the different types of workouts available on the treadmill. I am still working on documenting how to program these workout programs.

Social Committee Page



Photos from the wine tasting event held on 5/12 have been added under Wine Club. Photos from the pool opening celebration held on 5/28 and dining around at Teca held on 5/18 have been added under Other Events.

Website Traffic

Visits to our website have risen every month since it was initially rolled out.

2,911 Site Visitors

Last 12 months ▾



Courts (Anne Stanley)



The courts are open and in full swing! Thanks to Linda and others there have been multiple activities scheduled to help get folks introduced to bocce, pickle ball and each other. Hopefully you are having fun playing and getting to meet your neighbors. The sub-committee members have been helping to get the court reservation system set up and tested and if you noticed on the Woodlands website we've added a new 'Courts' section where we'll be posting some additional information to help you make reservations when you're not joining round robins. See the activities section for scheduled sessions. We hope to have the website updated shortly so check there soon.

Here's a few reminders too:

- Please wear court appropriate shoes for your own safety
- Please be aware court surfaces get slippery when wet so avoid risking injury when raining
- Please be sure to secure the lock and spin the dial when leaving

Enjoy the courts and if you have any questions, feel free to contact me!

Anne

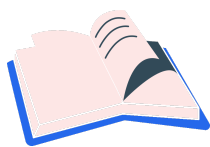
Sunshine (Annie Cohen)

WELCOME

Sunshine subcommittee is back in business now that settlements are underway. We are currently updating the contact information which is part of the packet that we distribute. Soon we will resume greeting new residents and sharing important community information. We are also hoping to schedule some welcome activities such as walks once the trails are open.

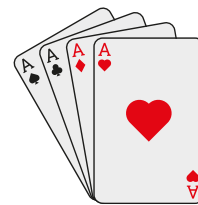
Woodlands at Greystone Events

Book Club



The next book club meeting is July 20th. For July, the book is *People We Meet on Vacation* by Emily Henry. 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



Dinner Fest 2 is happening June 15, 6PM at the clubhouse! The theme for this event is White Out American Picnic : Dress attire is all white / food selections to be American Picnic items. BYOB. Sign Up genius to be available June 2. The link will be emailed and posted on our Facebook page. Another chance for Woodlands immortality! If you cook your contribution and supply the recipe (all submitted recipes will be available on the website following the dinner fest) the community will remember you forever (or until the next event)! Purchased contributions should indicate where purchased.

There will be two contests and a 50-50. Another great opportunity to meet neighbors in a casual atmosphere. Try to be there! Going Forward: Dinner Fest to be 3 times per year on Thursday nights.

Next Date: September 28.

Woodlands Men's Golf Group



The men's golf league plays Wednesday mornings with Thursday as a weather alternate. We typically have 4-8 players in any given week. This month we plan to play Broad Run on June 7th, Glen Mills or an alternative on June 14th, June 21 is TBD and Wyncote on June 28. Tee times are generally between 10:00am and 11:00am. We meet at the Community Center and carpool to the course. All level of players are welcome. Play is from both the senior and white tees (player preference). 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.

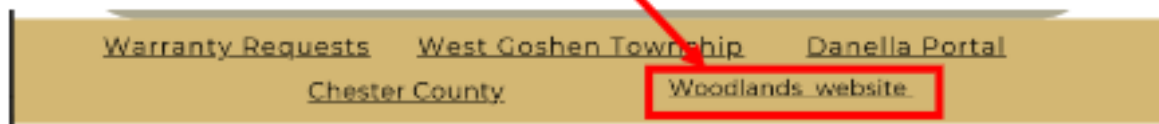
Wine Club



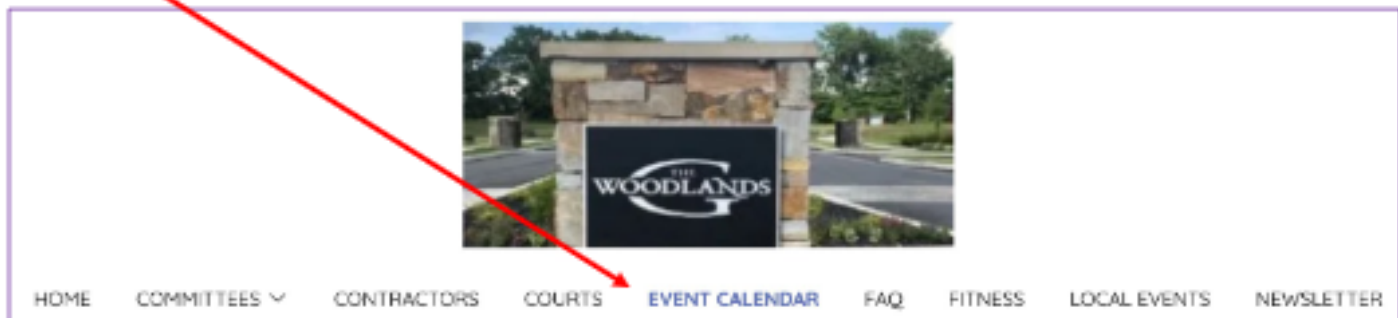
The Wine Club hosted their 2nd Wine Tasting Event at the Clubhouse on Friday May 12th. We had 42 people tasting 4 wines from Four Lanterns Winery in Paso Robles, CA and food pairings selected by the planning team. The winery owners, Steve and Jackie Gleason, joined us via Zoom to give us a virtual tour and background on their winery as well as describing the wines that we tasted. Jackie Gleason grew up in Chester County and attended Unionville High School. Thank you to Joanne Ritchie for coordinating the connection with the winery and Dave Prilutski for his technical expertise in facilitating the zoom call. Our next wine tasting will be in the summer.

Website Spotlight-

The link to The Woodlands website can be found at the bottom of the first page of every newsletter issue starting with February 2023



This month we spotlight the Event Calendar section



The event calendar identifies activities in The Woodlands. Danelle Community Manager, Sophia Reeves, and the Committee Chairs input items to the calendar.

Woodlands at Greystone

Today		June 2023		Print		Week	Month	Agenda
Sun	Mon	Tue	Wed	Thu	Fri	Sat		
28 4pm Pool Opening C 6:30pm Bocce Ball S	29 Sophia is off - Hap 10:30am Pickleball fo	30 10am Mah-Jong with 1pm Mah-Jong with 1pm Landscaping wi 6:30pm Intermediate	31 Clubhouse Cleaning 6:30pm Poker Group	Jun 1 8am Courts trash pic 8:30am Cleaning Poo 9:30am Intermediate 1pm Landscaping Mc	2 9am Yoga Classes 5pm Happy Hour	3 8:30am Cleaning Poo		
4 6:30pm Bocce Ball S	5 8:30am Cleaning Poo 6pm Yoga Classes	6 10am Mah-Jong with 1pm Mah-Jong with 6:30pm Intermediate	7 6:30pm Poker Group	8 8am Courts trash pic 8:30am Cleaning Poo 9:30am Intermediate 7pm Landscape and	9 9am Yoga Classes	10 8:30am Cleaning Poo		
11 6:30pm Bocce Ball S	12 8:30am Cleaning Poo 6pm Yoga Classes	13 10am Mah-Jong with 1pm Mah-Jong with 6:30pm Intermediate	14 Clubhouse Cleaning 6:30pm Poker Group	15 8am Courts trash pic 8:30am Cleaning Poo 9:30am Intermediate 6pm Dinner Fest	16 9am Yoga Classes	17 8:30am Cleaning Poo		
18 6:30pm Bocce Ball S	19 8:30am Cleaning Poo 6pm Yoga Classes	20 10am Mah-Jong with 1pm Mah-Jong with 6:30pm Intermediate	21 6:30pm Poker Group	22 8am Courts trash pic 8:30am Cleaning Poo 9:30am Intermediate 7pm Social Committ	23 9am Yoga Classes	24 8:30am Cleaning Poo		
25 4am Poolside BBQ 6:30pm Bocce Ball S	26 8:30am Cleaning Poo 6pm Yoga Classes	27 10am Mah-Jong with 1pm Mah-Jong with 6:30pm Intermediate	28 Clubhouse Cleaning 6:30pm Poker Group	29 8am Courts trash pic 8:30am Cleaning Poo 9:30am Intermediate	30 9am Yoga Classes	Jul 1 Sophia Off on Mo 8:30am Cleaning Poo		

Events shown in time zone: Eastern Time - New York



Upcoming Events

June 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Yoga 9am Happy hour 5pm	3
4 Bocce ball social 6:30pm	5 Pickleball beginner 9:30am Yoga 6pm	6 Pickleball intermediate 6:30pm	7 Men's poker 6:30pm Men's golf – Broad Run	8	9 Yoga 9am	10
11 Bocce ball social 6:30pm	12 Pickleball beginner 9:30am Yoga 6pm	13 Pickleball intermediate 6:30pm	14 Men's poker 6:30pm	15 Dinner Fest 6pm	16 Yoga 9am	17
18 Bocce ball social 6:30pm	19 Pickleball beginner 9:30am Yoga 6pm	20 Pickleball intermediate 6:30pm	21 Men's poker 6:30pm	22	23 Yoga 9am	24
25 Poolside BBQ 4pm Bocce ball social 6:30pm	26 Pickleball beginner 9:30am Yoga 6pm	27 Pickleball intermediate 6:30pm	28 Men's poker 6:30pm	29	30 Yoga 9am	

You can view all upcoming events from on our website

Management Office

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