

The Woodlands at Greystone Newsletter

June 2024

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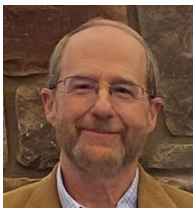


Welcome New Neighbors



May Settlements

Joe and Christine DellaVecchia	954 Eakins Circle
Richard and Anette Lehman	970 Eakins Circle
Scott and Julie Bennett	988 Eakins Circle
Tom and Linda Jasinski	1321 Kincade Lane
Bill and Dot Schroeder	1187 Sculthorpe Dr



HOA Board (Gene Goldman)

Woodlands HOA Board Secretary

Hello Neighbors!

Sheila and I are glad to be home after the month-long cross-country RV trip we took in April. The weather along the route was almost perfect save for strong westerly wind gusts (50mph+!) we ran into as we crossed from Texas into New Mexico along Route 66/I-40. We had to forego our planned visit to Los Alamos and Santa Fe and instead spent some extra time in Albuquerque and the Arizona Petrified National Forest. The winds died down before we reached Flagstaff and we then crisscrossed through the Nevada desert on NV State Route 95 on our way to Reno to visit family. Following a stop to visit more family in the Bay Area, we took in the breathtaking scenery of the Sequoia National Forest as we drove south through California before embarking on the journey home.

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

The temperatures along our route were seasonal for April and now that Memorial Day has passed, we are in the unofficial part of summer with abundant outdoor activities. But with that nicer weather comes an unwanted activity as well – door-to-door solicitors. As you know, Woodlands is a No Solicitation community. We have a sign stating that at the Sculthorpe and Bollinger entrances. Yet we know that solicitors ignore that signage and go door-to-door. So, what can a homeowner do? Take me as an example:

- 1) My first action is to stop the solicitor's spiel and ask to see their soliciting license which the person is required to have on their person when soliciting. I haven't found one solicitor to date who has one on their person. They usually say, "It's back at the office".
- 2) My second action is to remind them that soliciting on HOA property where a no soliciting sign has been erected indicating that the community has banned solicitation in a West Goshen Code violation. This is a new rule that was adopted by the Township in March of this year.
- 3) My third action is to ask the solicitor to kindly leave the community or else I will call the West Goshen Police Department and report the violation (use the non-emergency number (610) 696-7403 and refer the officer answering to Police Chief Michael Carroll's statement that solicitor violations will be prosecuted.
- 4) My fourth action is to send an email to Sophia and Jenna alerting them of the encounter and my actions. Try to get specifics that would help both the police and the HOA – a description of the solicitor, name, company, phone number, vehicle description, license plate number, photo or Ring video, if possible.

The West Goshen Township code is available via this link: [WGT Code: Peddling/Soliciting](#)

(Editors note: Gene's recommendation and the code are on the website under a new section titled "General")

When the gates at the entrances are activated, the number and frequency of solicitors should decrease, perhaps even stop although where there is a will as the saying goes...

One note – this being an election year, there will be a surge of political canvassers as we approach election time in the fall. They are not considered as "solicitors" and the HOA cannot prohibit them from canvassing in Woodlands. You do not have to open your door to them. If any are overly aggressive or otherwise inappropriate, please let Sophia and Jenna know the details. I'll go into more detail about electioneering do's and don'ts in Woodlands in a future newsletter as we get closer to November.

During the 1st quarter Board meeting we reviewed management reports including the snow budget going forward and recurring agenda items. The 1st quarter meeting minutes will be approved and posted for owner review following the next meeting which will be held at the end of June.

I know everyone is interested in hearing about parking. A parking update will be in the form of an all owner zoom meeting, date TBD.

My best for a safe and enjoyable summer!

Gene Goldman
Board Secretary



Property Manager *(Sophia Reeves)*

Transponders

We anticipate activating the entry gates later this summer. Each household will receive up to two transponders. Each household will also have a unique entry code they can provide to guests and others who wish to enter The Woodlands at Greystone on your behalf (family, delivery vehicles, etc.). We need each homeowner to provide their vehicle(s) information to start the process as each vehicle will need to be entered in the system and once gates are activated then there will be another announcement in July on how the transponders will be issued. Until then, please complete the form and email it or drop it off at the clubhouse. The form is available in the community website under a new section titled "General" and also via the links: [Vehicle Info - WORD](#) [Vehicle Info pdf](#). Go to "file" "Dpwnload" to obtain copies of the files. Copies are also available on the counter under the bulletin board in the clubhouse. Once you have completed the form, please email it to jcauley@danellarealty.com and/or, drop the documents off at the HOA Office located in the clubhouse.

Any additional transponders will cost \$84.50 (**prices subject to change**) and will usually take about 4-6 weeks for vendor activation and mailing, and transponders are only for homeowner and permanent resident vehicles. Please note, we are still waiting on additional transponders to arrive and the gates to be inspected before we can move forward with the use of gates.



Finance *(Rell Winand)*

From the Finance Committee: The April Financials have been published and reflect the following relative to the Year to Date (YTD) budget:

- Revenue is higher than budget by \$1,295
- Clubhouse and Pool expenses are below budget by \$18,687 reflecting security fobs not yet purchased and lower utility expenses and court maintenance.
- Contracts expense is in line with the budget with a \$606 favorable variance.
- General and Administrative is showing a favorable variance to budget primarily due to lower office expenses.
- Maintenance and Grounds reflect the overage to budget due to snow removal, but landscape and trash are less than budgeted through April.
- Professional fees are in line with the budget.
- Utilities reflect a favorable balance of \$2,784.

In summary, other than the snow events over the winter, all other expense categories, other than professional fees, are running less than budget.



Facilities (Anne Stanley)

Facilities@woodlands55.org

You should have received an email last week from Sophia with the news of the Pool Opening along with the new rules and updated guest waiver form. For those of you who have already been to the pool, hopefully you found the furniture clean and the water warm! We are working with the pool vendor to see if they can do more to remove some discoloration in the hot tub. If you've been near the pool deck, you can't help but notice the birds! Dave Bertsch (and others) have spent time knocking down the bird nests, so please know we're aware and working to find additional alternatives to this persistent issue.

On another note, after many iterations, we were finally able to get the rest of the blinds and door coverings ordered. We hope that these will further help to moderate the heat from the direct sun in the back of the clubhouse. Regarding temperatures - we've gotten some feedback with regard to the downstairs temperatures - too cold for the card gamers and too warm for the fitness participants. Please know that Dave is working to try to program the thermostats around certain recurring events, which should help - thanks Dave! Also - with regard to the Yoga Room, thanks to Jack for getting the window film in place to try to help with the sun and heat! As previously mentioned, we're looking to put some fans in the fitness locations to help assist with air circulation.

If you've been to the game room, you probably noticed that the ping pong table is gone. After having waited a year or so for the damaged table to be replaced, we opted to get a refund and expect to replace it with a new ping pong table - stay tuned.

Lastly, we're still addressing the survey results as well as our existing list of projects and purchases, so we'll send an update when we've got more details regarding next steps - including painting of the courts.

As always, please feel free to check the website for further information (<https://woodlands55.org/facilities>) and please use the mailbox to provide feedback (facilities@woodlands55.org).



Architectural Review (Dave Prilutski)

ARC@woodlands55.org

A few reminders when submitting Exterior Alteration Request (EAR) forms:

- All homeowners need to sign the EAR form (*for homes with more than one owner*). A typed signature in the Word or pdf form is acceptable.
- Please note there are still some of the old forms floating around. Please go to the Community Website for the current version when submitting a request.
- The contractor certificate of insurance (COI) must identify The Woodlands at Greystone as the certificate holder. The first page of the EAR provides the details. We still get some where the homeowner is identified as the certificate holder.
- The COI must be valid through the time period the work is expected to be performed. The expiration(s) are on the right side in the middle of the form.
- A copy of the plot plan for the property is required with the form for any deck, patio and landscaping projects. The planned work is to be indicated on the plot plan.



Landscape & Grounds (Glenn Peters)

Landscape@woodlands55.org

Spring has been good to the community and the lawns and flower beds are looking great. The Landscape Committee has been busy developing activities where the community can participate to help improve the community appeal. Working in conjunction with the Transition Committee we are hoping to have the Developer and NV assist in some of our objectives. Stay tuned for updates on things we have already accomplished and activities we would like to have your participation in.

General Landscape information.

Shearon is targeting Tuesday's as their mowing days. Of course that target is subject to weather, schedule conflicts, and conditions of the turf at The Woodlands. We are doing our best to update the Woodlands Web Page with any changes to the mowing schedule. Same holds true for any turf treatments or planned maintenance services. Turf treatments will be communicated by Danella emails for awareness regarding pets and other activities planned.

Transition Committee

We had a number of people volunteer to assist with the Transition Committee efforts (Thank you). We will provide regular updates to the community as we get the effort organized. One item to note is there are a lot of conditions around our ability to work with areas in the community that are designated as Limit of Disturbance (LOD). Think of these like "Do not disturb" generally. There are activities that homeowners and the HOA can ultimately complete but they require coordination and approvals with the township and the developer (until the phases are dedicated). We realize this along with other elements (trees, tank farms, turf conditions, trails, etc.) are frustrating but please bear with us while we get these formally presented to the responsible parties (Developer, NV, and Township).

Concerns and Feedback.

Thankfully our community is vocal and the Landscape Committee gets many emails a week reporting concerns, observations, and recommendations. We have a formal tracking process and we try to respond with information or planned actions promptly. Please make sure you send your observations or concerns to the Landscape Email at Landscape@woodlands55.org. We work closely with Sophia at Danella but it is important that any communications include this email to ensure it is tracked by our committee.



NV Homes Sales Team (Holly Pack)

Hello and Happy June to all! The Sales Office is busier than ever- lots of potential new neighbors are driving through and loving the activity around the community! Wishing everyone a happy and safe summer :)



Events (Linda McElvenny)

events@woodlands55.org

The Stargazer Winery Tour & Tasting which was originally scheduled for Friday May 10th was postponed due to weather. We are planning to reschedule to October so stay tuned for details.

The Events Committee will be holding the Quarterly General Meeting on Monday June 17th at 7 pm in the clubhouse. We will be planning events for July, August and September. All are welcome!

June Events

Below are the events for June. Please RSVP either on the Facebook Event or by emailing events@woodlands55.org.

- **Community Coffee** – Wed 6/5 @ 9:30 am
Join us at the Clubhouse to enjoy a cup of coffee or tea and chat with your neighbors.
- **Dine Around (Pietro's Prime)** - Wed 6/5 @5-8 pm
Pietro's Prime has said yes to all 78 Woodlanders who want to dine at their restaurant! We can all go but to make this evening a success for both the restaurant and the Woodlanders we have to be flexible and most of all patient. For more information, contact Phyllis Dunn at dunn.phyllis@gmail.com.
- **Happy Hour** – Fri 6/7 @ 5 pm
Please join your neighbors for our monthly happy hour. BYOB and bring an appetizer or something to share.
- **Bocce Social** – Fri 6/21 @ 5 pm
Who wants to play bocce? No experience necessary! We briefly review the rules as needed and take turns playing. Stop by to play or watch this very informal gathering. You may want to bring a chair because seating is limited. Weather permitting!
- **Poolside Ice Cream Party** - Sun 6/23 @ 1 pm
Stop by to make your own ice cream sundae! We will be set up downstairs near the pool. All ice cream and toppings will be provided by HOA. Guests are limited to 2 per unit and 2 children per adult not to exceed 6 children! Please bring your own chairs if you are bringing guests!

Ongoing Events

We are adding the following ongoing events.

- **Pickleball Round Robin**- Tues & Thurs 6:30-8 pm from 5/21 - 9/26
Meet at the courts. All levels welcome! No sign up required. We will rotate in if necessary. Weather permitting.
- **Morning Yoga** - Fridays @ 9:00am - 9:45am starting 6/14.
Friday morning yoga is back! We will do this ourselves which means no instructor, no cost and no commitment. Join us in the yoga room and we will follow one of the Yoga with Adrienne videos.

Additional information contained in Sophia's email distributing the newsletter:

- The Woodlands clubhouse conference room is going to be converted for the new HOA Assistant Manager (Jenna) as a dual office/meeting space. Good news! The developer is expensing this cost out of pocket vs using the association operating funds. The custom desk will replace the existing credenza and it's currently built with an ETA sometime in July. Please note, the credenza will be stored away until the Facilities Committee decide on another location and once the new desk is installed, this is where Jenna will be located and when there is a meeting scheduled, Jenna will join Sophia in her office temporarily then will return to her office once the meeting ends.
- We spoke with both NV Homes and the developer that trees are currently on back order and most likely won't start installing or replacing until late Fall 2024. If you are a new homeowner that settled within the last 30 days and you have a dead tree or shrubs within your sodded area or flower bed, please enter a work ticket on the NV Warranty site and if they give you any push back, please email me their response and I'll be happy to advocate for you.
- Confirmed with the WGT Engineer that they are still waiting for the trail and public lots punch list to be completed. However, you can use the trail at your risk and please avoid the Greystone Hall boundaries.
- Gates are still pending inspection from WGT, Fire and Police and do encourage all homeowners to complete the vehicle information form and drop off at the HOA Management office at your earliest convenience so we can start entering them in the system. If you are unable to print the form, you can find it on the word document on the Woodlands and email to jcauley@danellarealty.com
- Trash and Recycling totes -we confirmed that the smaller recycling tote has the same size lid as the trash and so we are currently seeking out two additional proposals to not only compare pricing to the current vendor, but also the size of totes that will be provided and then once the board makes a decision, a survey will go out to the community.

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

Pickleball Round Robin



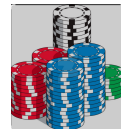
Pickleball Round Robins every **Tuesday and Thursday 6:30 – 8:00 pm**. Meet at the courts. All levels welcome! No sign up required. We will rotate in if necessary. Weather permitting! May 21 through Sept 26

Yoga



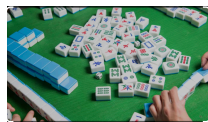
Classes are held on Monday evenings from 6:00-6:45pm. Meet in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

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.

Walking Wednesday



The walking group meets outside at the clubhouse on **Wednesday mornings at 9am** weather permitting.

Get to Know Your Neighbors

We are featuring homeowners willing to be profiled by street sections. We completed Rockwell Circle and will finish Wyeth Lane in July. At that point we are moving over to Gorky Lane. Janet Melton will be reaching out to ask if you are willing to be part of this feature.

Paula & Geoffrey Moore

2121 Wyeth Lane



Where are you from?

This is always a loaded question! Geoffrey was born in Nairobi, Kenya but from the age of 4 grew up in the south of England. Paula grew up in nearby Wallingford and was pretty much a Pennsylvania girl until meeting Geoffrey in Philadelphia. They married in 1994, and lived in France, Texas, Belgium, and England before returning to Pennsylvania in 2018. They enjoyed living in the borough of West Chester before buying in The Woodlands in 2022.

Do you have children?

We are ever so delighted with our two grown children. Genevieve is currently living with us while adjusting to life in the USA. She had earned a BSc from University of Durham and an MSc from the London School of Economics. She is loving work as a Consultant for Korn Ferry and trains and competes in Olympic Weightlifting in her spare time.

Our son, Ryan, works for the Maryland Energy Innovation Institute while pursuing his PhD at the University of Maryland in Chemical Engineering. His main interest is in sulphur solid state batteries.

What are your hobbies?

Paula is a pianist and has accompanied choirs and shows throughout her lifetime. She is an avid fan of the arts and recently loved seeing The Who's Tommy on Broadway. The experience was enhanced by reconnecting there with old friends.... one in the seat next to her, and the other playing guitar for the performance. Another memorable theatrical event was trekking to Provincetown, MA last September to see her sister perform in a lead role at the Tennessee Williams Theatre Festival! Paula also adores hiking and walking the beach and uses the fitness center regularly.

Former rugby playing Geoffrey enjoys all racquet sports—paddleball, tennis and pickle ball. Although not as proficient as he was during their time in Texas, he very much likes to play the occasional game of golf, particularly with his kids. A super fan of Harlequins rugby and West Ham football, Geoffrey hopes to see more live action matches in the near future, as well as doing a bit more travel for pleasure.

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

Both Paula and Geoffrey enjoy the social events, in particular the wine club, and also the fitness center and walking trails. But the most heartwarming part of living here are the fabulous people we have met and continue to meet. We have lived a lot of places, but nowhere with so many interesting and interested individuals all gathered together. We feel truly blessed!

Last Month in Photos

Derby Party *May 4th*



Carole and Phyllis



Derby ladies with their hats and fascinators



NV Homes "Blooming Neighborhood" *May 11th*

Our Host:
Holly Pack



Getting an
early start
at the food



Pool Opening Party *May 26th*



Hot Stuff
Chefs,
Mike &
Glenn



Enjoying the
food in the
A/C comfort
of the
clubhouse



The Ladies
keeping
their feet
cool