

April 2024 Update

The HOA newsletter is bi-monthly. The next edition will be for May.

Architectural Review (Dave Prilutski)

We have received questions regarding driveway seal coats. While these projects are routine maintenance you are still required to submit an Exterior Alteration Request form to ARC to ensure we have a certificate of insurance for the contractor. It will receive expedited approval if the proper COI is provided.

Facilities (Anne Stanley)

The Facilities team has been hard at work - have you noticed?

- 1) The initial set of blinds were installed, and additional measurements were taken for future blinds. The committee will need to evaluate options for the office doors and determine what to order next.
- 2) The Maintenance workgroup re-organized the Fitness Room to optimize the space. In addition, accessories were added to the Multi-Fitness Trainer, and some light weights were purchased. The existing weight rack was moved into the first closet and the descriptions for the equipment displays were posted.
- 3) The thermostat covers were installed, and Dave Bertsch is working to establish some programs so that we can more easily accommodate well attended events. We are continuing to monitor the temps upstairs and down to best address various levels of activity.
- 4) In anticipation of the warmer weather, bird spikes were installed. Hopefully this will make pool and hot tub time more enjoyable!

Other Projects

- The team finalized the survey and is in the process of testing the approach. We hope to distribute it next week.
- The committee provided our Conference Room - Office conversion recommendation to our HOA board representative.
- We will be revisiting reservation systems and hoping to find a single solution that lets us reserve clubhouse rooms as well as courts.
- We drafted guest policy exception inputs in the form of waiver updates. The committee will review at the next meeting, then forward to the HOA board and legal (if required).

Final Note

We are working to maintain and prolong the life of the clubhouse and all related facilities and assets. Please continue to enjoy them! We added the front door mat but continue to find mud being tracked into the various clubhouse rooms. We hope with your help to avoid having to add the cost of additional cleanings, and hope that you can use the mat to avoid bringing salt and mud inside. We also respectfully request that you leave things as you found them; we appreciate you cleaning up after yourselves - including wine spills on the floor. If by chance you find something out of order or out of place please advise the committee by using the mailbox: facilities@woodlands55.org. Other requests or feedback are welcome via the mailbox as well.

Landscape & Grounds *(Glenn Peters)*

After a busy winter we are ready for some warm weather. Here are a few updates:

- Spring clean-up is underway, and mowing will begin in early April.
- Some homes have had grass die-off along the edge of walkways or driveways. This does not qualify for remediation by Shearon, and we will provide some information on how this can be addressed by homeowners.
- Signage is being developed to reduce trespassing and dog waste issues.
- Community Events will be announced to help address curb appeal throughout the community.

Please reach out to the Landscape Committee with any requests. landscape@woodlands55.org

Events *(Linda McElvenny)*

All events are held in the clubhouse unless otherwise noted. For more information or to RSVP, please contact events@woodlands55.org.

April Events

Happy Hour - Fri 4/5 at 5 pm

Join your neighbors for our monthly First Friday Happy Hour! BYOB and an appetizer to share.

Community Coffee - Wed 4/10 at 9:30 am

Come out and join the Sunshine Committee as we welcome new neighbors to our community. Weather permitting, we will walk on the Greystone trails after the coffee for those who would like to participate.

Game Night – Fri 4/12 @ 6:30 pm

Join us for a lively evening of silly quick group games. No skill necessary. Great way to get to know your neighbors! BYOB! Light snacks will be provided!

Bocce Social – Fri 4/19 @ 5 pm

Join us for the first bocce social of the season. We will review the rules and rotate playing. Stop by to play or watch us make fools of ourselves. You may want to bring a chair because seating is limited.

Pickleball for Beginners - Sat 4/27 at 12 - 1:30 pm

Interested in learning to play pickleball? Need more instruction? Stop by to learn or review the basics from your neighbors and practice. We are not experts but know enough to help you get started. Bring your own paddle (if you have one) and water!

Please note that courts will be closed to open play at this time.

May Events

Derby Party - Saturday, May 4 @ 5 pm

Book Club - Thursday, May 9th at 7 pm

The book is *Wrong Place Wrong Time* by Gillian McAllister. Please RSVP on Facebook Event or by contacting Anna Bertsch at ambertsch@aol.com.

Stargazers Winery Tour & Tasting - Friday, May 10 @ 3 pm

Join us for a tour and wine tasting at Stargazers Winery in Coatesville. The cost is \$25 which includes the tour and a flight of 5 different wines (both white and red).

Pool Opening Party - Sunday 5/26 @ 4 pm

Ongoing Events Update

Men's Golf - As warmer weather is here, the 2024 Woodlands Men's Golf Season will be starting up and 2024 golf information has been sent to our current email list. If there is anyone who is interested in playing on Wednesdays (late morning), please contact Dave Bertsch by email: david.bertsch@verizon.net or by phone: 484-948-872 so you can be added to the weekly golf emails.

Yoga - The Friday morning yoga has been canceled due to low participation. We are continuing with Monday evenings from 6-6:45 pm.

Communications Workgroup Update

Thank you to Tim Owens for leading the Communications Workgroup since inception. Tim is stepping down from his role, so we are looking for additional help. If there is someone interested in helping, please reach out to Dave Prilutski or Linda McElvenny.