

Woodlands at Greystone Newsletter

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Welcome to New Neighbors

Welcome to the Neighborhood!



January Settlements

Donna Blaszkowski, 1319 Kincade Lane

Tammy Hiscox, 1110 Sculthorpe Drive

Christine and David Bland, 1120 Sculthorpe Drive

Jim and Lynne Kent, 1122 Sculthorpe Drive

February Settlements

Leah Goebel, 1311 Kincade Lane

Doug and Michaelleen Miller, 1309 Kincade Lane

Linda and Raymond Facciolo, 1307 Kincade Lane

Scott and Karen Whittington, 1114 Sculthorpe Drive



News from the NV Homes Sales Team

Happy March from Valarie and I! We are excited to have more home sites released, further up along Sculthorpe, in addition to the Eakins Circle sites... plenty of beautiful views and interested buyers for sure, despite the weather! Friends make the best neighbors- do you know someone who may want to make a move to The Woodlands? We'd love to meet them. Stay safe and warm!

News from the Property Manager

There are currently 140 settlements. The HOA is currently controlled by the developer. When we reach 189 settlements (75%) the homeowners take ownership of the HOA.

Just a friendly reminder to join the upcoming Homeowners Information Meeting which will be held on 27 March at 6pm Via Zoom: [March 2024 HOA Information Meeting Link](#)

I will be taking vacation on Thursday and Friday, March 21 and 22. These dates are posted on the property management calendar on the community website and I will post a notice on the door prior to my departure date.

Communications Workgroup (Tim Owens)

Website - Calendars



We have added a third calendar called Property Management. Sophia's appointments have been moved to this calendar.

The Events calendar has been renamed to Events & Comm Meetings. Committee meetings along with social events will be on this calendar.

The Facilities calendar has been renamed to Facilities & Landscape.

News from the Board

Hello neighbors!

I would like to use this month's column to review how the Woodlands Association Board manages its snowstorm mitigation obligations. There are three separate components that must be considered: 1) plowing the roads inside Woodlands as well as the responsibility for plowing Aram Avenue shared with Greystone HOA; 2) shoveling the walkways and driveways; and 3) putting down ice melt on walkways and driveways.

The Landscape Committee chaired by Glenn Peters took on the responsibility for grading the performance of Shearon, our new snow removal contractor. As you already know, they performed well during the first and third storms but fell far short of our expectations during the second storm. Glenn and Sophia worked with their management staff to put them on notice after the second storm that a repeat of such subpar performance would jeopardize their contract. They certainly took us seriously and performed as expected during the third storm. The point I want to make here is that your property manager (Sophia) and Board Owner-Representative (Gene) along with the Landscape Committee chair (Glenn Peters), Facilities Committee chair (Anne Stanley), ARC Committee chair (Dave Prilutski) and Finance Committee chair (Rell Winand), are on top of all aspects of the performance of every contractor working for the Association. That's not to say that we don't need or want to hear from our residents on how our contractors are doing; we certainly appreciate receiving such feedback.

What cannot happen though is for residents to interfere with contractors performing their assigned work for the Association. That happened during the last storm when an owner tried to stop Shearon from placing ice melt in their driveway by placing a "no salt" sign in the snow. The situation was resolved by removal of the sign and allowing the contractor to proceed with their assigned work. Why was the placement of the ice melt necessary? Because the Association is required to place it on surfaces where there could be injuries from falls sustained by residents, vendors, tradespeople, deliver persons, etc. This is the reason why we are required to deny requests made by residents to not place ice melt on their driveways and/or walkways. And yes, we have received a few of those requests by email. We asked our Association attorney to review our governing documents to guide our response to those owners. What follows in italics is what he wrote. The bottom line is that the HOA Board has a primary duty to protect the fiscal integrity of the Association and therefore cannot permit a situation where liability from slip and fall injuries could wind up costing the Association significant sums of money as well as jeopardizing our commercial liability insurance as well as its reasonable premiums.

Section 3.5 Limited Common Facilities.

(a) Sidewalks and Servicewalks: Sidewalks and servicewalks leading to the front door of the Units shall be maintained (including reasonable snow removal so as to make the sidewalks reasonably passable), repaired and replaced by the Association and the cost thereof shall be a Limited Common Expense, which shall be assessed against those Unit Owners so benefitted. The foregoing maintenance, repair and replacement obligations shall be irrespective of whether such sidewalks and servicewalks are owned by the Association, Declarant or Township. Ice-melting agents which have the potential to damage concrete shall not be used. As all Unit Owners are intended to be treated equally with regard to such Limited Common Expenses, the Association may include an equal assessment against each Unit in the Community as a component of the Common Expenses Assessments.

(b) Driveways: The Association shall be responsible for reasonable snow removal from driveways serving Units (including said portions on the Unit, which shall be Limited Controlled Facilities) to make them reasonably passable and the cost thereof shall be a Limited Common Expense, which shall be assessed against those Unit Owners so benefitted. Each Unit Owner shall be responsible for the repair and replacement of the driveway serving his/her Unit even if not wholly located on his/her Unit. As all Unit Owners are intended to be treated equally with regard to such Limited Common Expenses, the Association may include an equal assessment against each Unit in the Community as a component of the Common Expenses Assessments.

Section 3.5 of the Declaration constitutes a mandate: The Association SHALL perform snow removal (on sidewalks, servicewalks and driveways) and SHALL charge the cost thereof as a Limited Common Expense. This obligation is restated in Section 5 of the Declaration:

Section 5. Association.

(b) Association's Obligation to Maintain: The Association shall be responsible for the following: (i) the maintenance, repair, cleaning, mowing and general maintenance of all Common Facilities required or permitted to be constructed by Declarant pursuant to the Plan or Applicable Law and abatement of nuisances; (ii) the regulation, maintenance, repair and/or replacement of the Controlled Facilities as provided herein; (iii) the maintenance, repair, cleaning, mowing, snow plowing and ice removal, and general maintenance of Internal Streets, and other Improvements as may be necessary from time to time to ensure the proper functioning of the Common Elements, or as otherwise may be required by the Township from time to time; and (iv) any and all obligations relating to the Common Elements established in connection with the approval of the Plan and/or Law.

The Association shall have an easement over and across any part of the Property, including any Unit on which such facilities are located, for the purpose of gaining access and doing all things necessary to maintain, repair, clean, or replace the same, and to take such action as is necessary or appropriate to comply with Applicable Law and abate nuisances. The costs and expenses of maintenance, cleaning, repairing and replacing such facilities shall be deemed to be Common Expenses or Limited Common Expenses of the Association.

Due to liability concerns, snow removal contractors will not merely shovel or plow snow. Instead, areas will be treated with ice melting chemicals to prevent slippery conditions resulting from snow melt and re-freezing conditions. In July of 2022, Governor Wolf signed into law House Bill 1665, which expressly voids indemnifications in snow removal contracts where a contractor is “directed not to perform the snow or ice removal services”. In other words, if the Association were to direct the contractor NOT to apply ice melting chemicals after snow removal efforts (or after an ice storm), it could no longer seek indemnification from the contractor for any slip and fall liability. In that event, all such liability would fall on the Association.

Best regards,

Gene Goldman

Woodlands HOA Board Secretary

Get to Know Your Neighbors

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.

Glenn and Dawn Brooks

2109 Wyeth Lane



Glenn is a member of the Architectural Review Committee



Where are you from?

Glenn grew up and has spent his entire adult life in the West Chester area, except for the four (4) years he attended the College of William and Mary. Dawn grew up in the Wilkes Barre-Scranton area until she was eleven (11) years old. The family moved to the Overbrook Philadelphia area and finally to Havertown. She attended West Chester University and was working at a local gym when she met Glenn. Glenn and Dawn lived in the house that Glenn grew up in off of Boot Road for 25 years before moving into the Woodlands.

Do you have children/ grandchildren?

Glenn and Dawn have a 28-year-old daughter named Amanda. Amanda lives in Paoli, Pennsylvania and is a therapist/counselor.

What is/was your career?

Dawn is a retired pre-school teacher. She taught at Grove United Methodist Church's Pre-School for twenty (20) years and retired in May 2023. Glenn is the President of LNWA and Arbor Management, LLC, a vertically integrated real estate company that builds, develops, manages and owns affordable multi-family rental housing in an eleven (11) state footprint. This is Glenn's first job out of college and has been with the Wilmington, Delaware based firm for 37 years.

What are your hobbies?

Dawn enjoys playing pickleball, hiking and has resumed her interest in art. Glenn enjoys trail running, hiking, reading and being outside doing anything. Both enjoy traveling. Dawn's retirement now allows her to travel with Glenn on his business trips. Last year, they took a trip to Athens, Crete and Santorini on a National Geographic private expedition. They have a lake house in Wayne County, Pennsylvania where they can be found most weekends enjoying family, friends and the lake.

Why did you choose The Woodlands?

We decided to downsize and simplify our lives. We like our home and love the community and our neighbors. We try to attend as many functions in the community as possible given our travel schedule. The Woodlands fits our active lifestyle and the people we have met have enriched our lives.

Committee Updates

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

Architectural Review (Dave Prilutski)

Arc@woodlands55.org

It's time to think about bird guards. For those who are new to the community, we have a problem with birds building nests in our vents during Spring. Keep an eye on your vents and if you want to be proactive, have guards installed. They require an External Alteration Request be submitted but we can turn around these requests within a day. The guard must be plastic, and spray painted to match the siding or be white. Contractor information is available on the community website.

Events (Linda McElvenny)

Events@woodlands55.org

For more information or to RSVP for an event, please email events@woodlands55.org.

March

March Madness NCAA Men's Basketball Bracket Challenge



We will have a Woodlands at Greystone Group through ESPN. Please sign up by emailing me: (Amy Curran, navesink28@gmail.com) with your name and email address and I will sign you up for our group. You will need to set up an ESPN account which you will be prompted via email to do in early March (be sure to check your spam/junk folder). There is a limited time between when the bracket is available (March 17- Selection Sunday) and the start of the tournament (play in games on Tuesday and first round usually on Thursday), so you will need to get your account up and running and fill out your bracket in that time period. Final Four Games are April 6 and 8.

Last year the group was small but competitive and the ESPN platform allows for the group to communicate with one another (proper cheering and roasting, of course!).



Happy Hour - Friday 3/1 @ 5 pm

Join your neighbors of The Woodlands for our monthly First Friday Happy Hour! BYOB and an appetizer to share. Please RSVP so we know how many to expect!

Weight Management 101 - Saturday 3/9 at 11 am



A registered dietitian nutritionist from Downingtown Nutrition will provide a one hour workshop which will include what you don't know and small changes you can make that lead to results. It will be a hands-on interactive nutrition presentation that will provide that "aha" moment for adults 55+ on strategies to manage their weight. Time for Q & A will be allotted. Options for follow up will be discussed. Cost is \$30 which can be paid with insurance or HSA funds. Minimum 12 person attendance pre-registered with insurance information will be collected prior to the event. Deadline to RSVP March 2.

Sunday Brunch - Sunday 3/10 @ 11 am - 1 pm



Please join us for a Sunday Brunch. [Sign up](#) to bring your favorite brunch item to share! BYOB!

St. Patty's Day Party - Saturday 3/16 @ 5pm



Join us to celebrate St. Patrick's Day, the day when everyone is Irish! Festive attire encouraged. BYOB! NV Homes will be supplying corned beef and roast beef sliders as well as cake. We need additional food and drink items. RSVP and [sign up](#) for contributions using the link below.

April

Happy Hour – Fri 4/5 @ 5 pm

Community Coffee – Wed 4/10 @ 9:30 am

Game Night – Fri April 12 @ 6:30 pm

Bocce Social – Fri 4/19 @ 5 pm

Pickleball Events - TBD

Attention Card Players!



Do you like to play cards? Some people have expressed an interest in playing cards but we are not sure what or when. Let us know if this is your thing and we will connect you!



Communications Tech Support

If you need help navigating the website or accessing the community calendars, please contact events@woodlands55.org.



Fitness Trainer

Looking for some support with your fitness goals? Need some assistance learning to use the fitness room? We have a certified personal trainer available to help. We offer small group workout on Saturdays from 10-10:45 am, Clubhouse Lower Level, (\$20 per class) as well as Semi-Private and Private Sessions – in person or via zoom (\$30-\$60 per session). For more information or to sign up, contact personal trainer, Monique Bertrando at <https://www.mytrainingtime.com/>.



Guest Policy

Just a reminder that we currently have a “no guest” policy for events due to clubhouse capacity limitations and HOA liability.

Finance (Rell Winand)

To date, the Woodlands have experienced five snow events that required snow removal services from Shearon. The Finance Committee is currently in the process of evaluating the impact to the 2024 budget for the costs incurred for snow removal.

Facilities (Anne Stanley)

Facilities@woodlands55.org

In February we met with the Fitness equipment vendor who came to perform bi-annual maintenance. We discussed some ideas for enhancing the space in the room, and found there are some limitations with movement of the equipment, and so we are still assessing options. The vendor was able to provide information about additional accessories for the Multi-Function Trainer as well as some lighter weights. We are considering the storage requirements needed for these additional amenities while we evaluate the most cost-effective sources for purchase. We also obtained information on the display consoles that provide useful details about the buttons and selections to enable you to take advantage of the various available functions. This information will be posted in the Fitness Room and on the Facilities website for you to review.

You may have noticed that we recently acquired an outside mat for the clubhouse front entrance. Given the amount of snow-related treatments that have been applied to the sidewalks and parking lot, we hope that using the mat prior to entrance will help minimize floor damage.

Looking ahead to the pool opening, we have obtained quotes for some additional furniture, and will do a quarterly budget vs actuals review to assess the major expenses on our request list, with a continued priority on safety and security related items - one of which is installing handrails for the steps outside the clubhouse and courts.

If you have been to the Facilities page on the website you may have noticed that room reservations are on hold while we work to update our clubhouse guidelines and to establish a guest policy that will address all the clubhouse facilities and activities (courts, pool, events). As a reminder, the Fitness Room is for resident use only. Since our current focus on updating this information has taken priority, it has impacted the finalization of our survey, but we hope to get that out to you soon.

As mentioned above, look for updates on the website and as a reminder, please use the Facilities mailbox to communicate suggestions, questions or other inputs.

(facilities@woodlands55.org)

Winter Events

Winter sure made up for the last few lite snow years with 5 events this year that required snow clearing services (budget impacts will be communicated by the Budget Committee). We had mixed performance from our snow services vendor (Shearon) and we have delivered a 'scorecard' with each event identifying issues and reinforcing expectations. We identified minor damage caused by the plows and skid steers which Shearon will address once the weather warms. Some homeowners noticed some crumbling of the driveway where it meets the sidewalk. This is frost heaving and is not unusual with relatively new driveways. There were a few driveways that showed hairline cracks near the sidewalks. A paving company advised that these cracks are not large enough to cause issues and did not need to be filled. Both driveway issues would be resolved with a seal coat which should be applied after 3 years. There were issues where homeowners left cars in the guest parking spots during the storms. No actions were taken this season but fines and or towing will occur going forward.

General Landscaping

There have been a few common area trees that were damaged or died and were removed. Replacements will be ordered. We changed our flower order with Shearon to begin a shift to some perennials from purely annual plants in the flower beds at the community entrances and in the circles on Aram. The Landscape Committee is reviewing turf areas and will develop a priority list of locations needing some remediation.

Dog Waste

There has been an increase in dog waste being found in the common areas. We assume this is due to visitors with their dogs but just a reminder to pick up after your pet. We are considering some small relocatable signs we can place where we see activity. We want to avoid lots of unsightly signs and are not considering dog waste stations as they drive more visitors into the community.

HOA Transition

In March we will be starting to survey all home plots to verify the inventory and placement of trees. We will also be documenting common area issues (trail conditions, storm basins, propane farms, etc.) to include in final transition remediation. If you have any comments or requests please email the Landscape Committee at: landscape@woodlands55.org

Ongoing Activities at Woodlands

Euchre Cards



Tuesday evening Euchre has been canceled due to minimal interest. If you are interested in playing or learning to play this fun, easy to learn game, please contact Ernie or Karen Antczak.

Happy Hour



We have a happy hour the **first Friday** of every month at 5pm at the clubhouse.

BYOB. Bring any food you want.

Men's Golf Group



The men's golf group plays **Wednesday mornings** from Spring until Fall. The golf group will play occasionally in the off season when we have mild weather. 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.

Walking Wednesday

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

Mahjong



There are currently two groups which meet in the clubhouse game room (lower level).

Group #1 (with Eileen) meets **Tuesdays from 1-3 pm**. Group #2 (with Lorraine)

meets on **Thursdays from 10 am-12 pm**.

Homeowners can attend multiple groups. If you are interested in learning to play

Mahjong, contact Eileen Huston (c4030@comcast.net).

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.

Yoga



Classes are held on **Monday evenings 6 - 6:45pm** and **Friday mornings 9 - 9:45am**.

Meet in the lower level of the clubhouse.

Cost is \$40 for a 4 class card.