

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



We will have no more settlements until end of March, due to the break between phases this past summer.



News from the Builder

The Sales Office is buzzing with activity, as we head into the Spring Market! With winter (almost) in our rear-view mirror, the experts say this is still a great time to buy a home! Interest rates should level off now between 6-7%, and inventory of homes on the market is very LOW. So, selling homes is still taking less than a month!

We are putting together an album of your beautiful back yard finished hardscapes, fire pits, pergolas, pavers, gardens etc. If you would like to send us yours, we would love to have them to show prospective buyers! It's hard to see them as you drive by!

Holly

News From the Board (Gene Goldman)

A sign has been placed at the Sculthorpe entrance directing construction vehicles to enter through the Bollinger entrance. While this may reduce oversize vehicles from entering Woodlands through the main entrance, it will likely not prevent all from doing so; please report sightings to Sophia with the name of the company associated with that vehicle, if possible. The activation of the Sculthorpe mechanical gates remains on hold for now. We also have not received all of the necessary transponders due to continuing supply chain issues.

The Woodlands Rules and Regulations are undergoing final edits for Board review and approval. The edits were made to clean up some sections that contained conflicting language and also to clarify the intent of some rules in other sections. Owners will be able to compare the current and new documents for changes once received. Section 18 on Parking is finishing up a rewrite to include the language developed in conjunction with the Parking Workgroup (again, my thanks to them for their assistance with this project).

As everyone should be aware by now, the West Goshen Township Conditional Use Approval (CUA) for the developer's Land Development Plan for Greystone dating back to 2019 and earlier included a ban on street parking in the Woodlands, townhouse, and twins communities in Greystone due to the narrower width of the streets and the impact that has on the passage of emergency vehicles. The ban cannot be appealed and enforcement by the HOA is mandatory, hence the need to rewrite the street parking rules to be in alignment with the CUA. During that process, every consideration was given to making the process as equitable, transparent, and enforceable (without being onerous) as possible. The Board is aware that this rule may result in unintended outcomes and so I will reconvene the Parking Workgroup around 90 days post implementation to not only review the process for possible revisions but also to consider future infrastructure changes that could mitigate the shortage of guest parking spaces. As soon as the Woodland Rules and Regulations document has been approved by the Board, it will be distributed to all owners by Danella email and certified US Mail. In order to give all owners time to make adjustments to their garages (if so needed/desired) to accommodate up to two vehicles as the individual situation warrants, the street parking ban enforcement will not begin until April 1st. For the month of April, once enforcement begins, violations will consist only of provision of owner education.

Starting May 1st, repeat violations will result in more owner education of the rules and may include imposition of a fine, and in addition, starting June 1st, cars that are parked in the street where the owner cannot be located may be subject to towing (emphasis on “may”). Imposing fines and towing of vehicles are never a first option. At my last community, Highpointe at Shanahan, a 58 unit community located in the Borough of West Chester, street parking was fully banned from the inception of the community with no guest parking available outside of the unit driveways and in my 8 years as president of that HOA we issued fewer than five citations, most of which were rescinded upon appeal, and there were zero instances of towing. I would hope that will be the situation here, too. More on this to follow including TBA Parking Q&A Zoom Town Hall with Sophia and myself later this month.

Trails 25 and 26 and the infiltration pond off of trail 26 are now slated for completion by the end of June 2023 and that project also includes the long awaited release of the Greystone Hall and other community trails now marked off with “No Trespassing” signs. This project has been delayed several times by soil remediation around the dam and ponds areas. I spoke to the developer and project engineer yesterday and a June 30 opening to owners is on track, perhaps even sooner if at all possible.

I took a walk around our community and the adjacent parts off Aram with Anne Stanley, Sophia, Evan Santino (NV project Manager), and then my counterpart on the Greystone HOA Board, Brett Van Horn, took over my spot for a walk-around the other communities, all to point out the accumulation of trash throughout Greystone. Much of it was construction related but some was also owner-generated including recyclables blown about from cans on windy/stormy days. NV is sending out a crew to fully clear the Greystone and Woodlands landscapes of debris. The Landscape Committee is looking into organizing volunteer trash patrols and the Board fully supports this. We are also working with Shearon to assure that their crews pickup trash when they start their seasonal mowing. The issue is most apparent between the last cut of the season and the first cut of the following season when crews are not out to pickup debris. More on this to follow...

The one-time Capital Contribution paid at closing by new buyers increased from \$1000 to \$1500 as of this past Tuesday by amendment of the offering statement provided to prospective buyers. There were some legal requirements that had to be satisfied that prevented an earlier enactment but the additional dollar amount will go towards the overall HOA budget and is not restricted to use for capital projects.

Thanks everyone!

Gene

News From the Property Manager (Sophia Reeves)



Exterior Alteration Request:

Please note the new ARC Committee is in full effect and ready to assist all homeowners through this process. The forms can be found on the Danella portal and for a faster process, please email the completed form with required documents to

ARC@woodlandsatgreystone.org.

Clubhouse Updates:

FOB's: Over 70% of fobs have been issued out to the community and since some homeowners are still away for the winter, the doors will remain open M-F 9am-5pm. Once all homeowners have turned in their paperwork and at 100% completion is when the doors will officially be locked. This way, no Greystone residents and prospective buyers can just pop up to use the facility amenities.

Wi-Fi: Username is clubhouse and the password is Woodlands1150!

Courts: Keypad is 1150 and it's 1st come 1st serve and currently no RSVP required but subject to change

Great Room Deck: They still have some minor work to complete with regards to the sunroom and kitchen doors plus, some outside brick repairs but the deck will be ready for use by end of March 2023. At which time, the committee will decide how many tables and chairs to place in this area.

Fitness Room: The light switch was installed which can be found under the AED box and must be turned off when not in use

Ping Pong Table: The new table is on back order but the vendor came and added a temporary net so the homeowners can still enjoy it.

Grills: There are 3 grills installed (2 next to the pool deck and 1 located at the end of the kitchen ramp area) - photos are on page 9 and soon, the Committee will send out an announcement on when they are available for use and if reservation will be required.

Pool and Hot Tub: The pool is projected to be completed 30 APR followed by a two week post blaster brushing to get ready for opening day which will be 27 MAY through 30 SEP 2023. Please note the pool will be tested and left at 68 degrees but will not be heated throughout the summer. However, the hot tub temp will be set at 101 degrees and there will be a 15 min timer set for each use so please check read all medical alerts on the sign before entering

Bocce Court: Repairs are still underway with the vendor and should be completed by end of March/mid-April.

Landscaping: The Shearon team are currently digging up the exterior area by the side of clubhouse and surrounding pool area to install trees and shrubbery.

Community trash and debris: The week of 20 FEB, both myself, Gene, Anne and the NV Project Manager inspected Woodlands community to identify areas of concerns and although, there were construction material, there was a lot of windblown trash and recycling debris as well. The Project Manager has agreed to complete a one-time clean-up of all trash and debris by end of next week ECD 10 MAR and going forward, wherever there is new construction going on i.e. Wyeth, Gorky, and throughout the remaining phases, they are committed to clean-up their construction debris but not any items resulting from windy trash days. With this said, one good suggestion that some of the board and committee members thought of is to have volunteer clean-up day whether bi-weekly or monthly as it appears these windy days are not going away any time soon.

Trash and Recycling Days: One suggestion that was made by Gene is to add removable address number stickers on the front of your totes and/or, use a marker and mark the top lid only with your address # to locate them if they come up missing. We still have one trash and one recycling totes missing their home and hopefully will be recovered soon as we believe they belong to a homeowner that is still away for the winter.

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.

Eileen & Dave Prilutski

2015 Rockwell Circle



Eileen co-chairs the book club.

Dave chairs the ARC & assists Tim with the newsletter.

Where are you from?

Dave was born in Detroit but went to High School in West Chester. Eileen grew up in Narberth and Norwood in Delaware County. We've moved a lot (12 primary residences) but we consider West Chester home.

Do you have children/ grandchildren? Are they local?

We have 2 married daughters and one granddaughter. Both families live in King of Prussia. Our oldest daughter was in 7 homes before she was 11 due to multiple corporate moves so both are happy to stay local.

What is/was your career?

We met at ARCO Chemical (now part of LyondellBasell). With all Dave's corporate moves Eileen managed the household. After corporate life Dave was an adjunct professor in the business schools at Drexel and West Chester. We are both fully retired now.

What are your hobbies?

We enjoy travel. We lived in Europe for several years. Our favorite spots are beach oriented. Especially Hawaii. We both enjoy musical theater. Eileen favors dance (ballet). Dave is more into concerts. Eileen is an avid reader. Dave plays golf (not well) and is a member of the poker club.

Fun fact about you most people would not know?

Eileen is the great great granddaughter of Luke Dillon, a hero of the Irish Republic. Representatives from Ireland come every year for a celebration that honors him. Eileen also did bit parts in a few movies and commercials. She portrayed a nun in the movie The Mighty Macs, about the Immaculata Championship program of the early 70's.

Committee Updates

A list of all committee members is available on the Danella HOA Website

Architectural Review (Dave Prilutski)

Arc@woodlandsatgreystone.org

The HOA Board has approved the charter of The Architectural Review Committee (ARC). We are now official and up and operating. Please contact us with any questions and send your External Alteration Forms to our email address. The new website is also a great way to reach us. See the article in this newsletter.

Landscape & Grounds (Anne Stanley)

Landscape@woodlandsatgreystone.org

The committee met on 2/23/23 and got updates from Gene, including our recent walk-around with NV to discuss construction debris. During the walk we observed areas where homeowner trash has accumulated as a result of windy weather. Management is working with the trash collectors to ensure they close trash can lids after pick-up, but we encourage homeowners to monitor their cans for tipping, spillage or otherwise escaping trash that gets blown around the neighborhood. Gene assisted with trash clean-up near his home, and encouraged us to establish volunteers to similarly assist throughout the Woodlands following windy Fridays. Let me know if you'd be willing to assist.

The rest of the meeting was spent with Sophia reviewing the approved 2023 Landscape budget. We identified some related questions for the upcoming meeting with Shearon next month. We also briefly discussed the proposal provided by Shearon to landscape the Rockwell Propane Tank Farm. The upcoming Spring Clean-up will be a focus of discussion for the March meeting, and we will request they meet with the committee for a detailed discussion of the work scope and budget allocation. Homeowners are encouraged to send Landscape and Grounds concerns to the mailbox. We will be soon be updating the landscape page on the website with relevant information for general homeowner interest. Meeting minutes are currently pending approval and will be uploaded to the Danella website when ready. Thanks to all committee members and others who are working to help maintain this beautiful development.

Social (Linda McElvenny).

Social@woodlandsatgreystone.org

February was a busy month for the social committee as all the planning from January is starting to come to fruition. Soon we will have permanent name tags thanks to the work of Phyllis Dunn, Joanne Ritchie, and Anne Stanley. Once Sophia prints them, they will be kept in the clubhouse, so you do not have to remember to bring them. We are planning to have them for our March Events.

As we begin to use the clubhouse more, we realize there are many things we need and a limited budget. Jack Courtney offered to coordinate a 50/50 raffle at some of the social events. Tickets are optional and will be \$2 each or 6 for \$10. Proceeds will go towards items needed for the clubhouse (TBD). Bring your \$\$ if you are interested in participating!

If you are interested in helping to organize an event, please reach out. It's a great way to meet new people and get involved in the community!

The next Social Committee General Meeting will be held on Thursday, March 30 at 7 pm in the clubhouse. Subcommittees will be giving updates and we will begin to plan events for the spring. Everyone is welcome to attend!

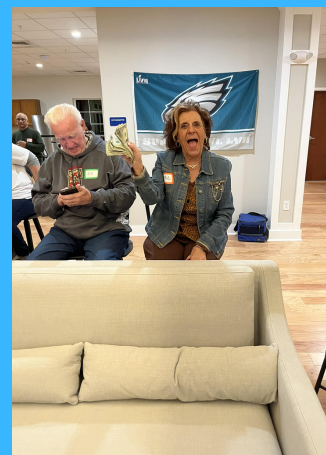
Activities (Linda McElvenny)



We held our first Friday Happy Hour on Friday, February 3rd, which was well attended. The “no sign-up, come as you are, and bring what you want” format made it easy for everyone to enjoy themselves. Our next Happy Hour will be Friday, March 3rd at 5 pm. Mark your calendars! Remember BYOB and optional BYOF (bring your own food)! There was a question about who has the best pizza locally! Hint Hint!



On Sunday February 12th we held a Super Bowl Party and despite the outcome of the game, everyone had a good time. A few of us even won some cash! Thanks to Glenn Peters for helping set up the televisions. He is working on directions, so everyone knows how to use them in the future.

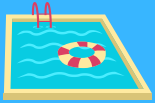


The money winners!



Mark your calendars for Friday, March 17th at 5 pm for our St. Patrick's Day Celebration. Join us for some Shamrock Shenanigans! BYOB! Green food, green drink, and green attire are optional! We are planning some Ping Pong and Shuffleboard challenges so bring your skills too! RSVP in Facebook or Social@woodlandsatgreystone.org. Sign-up for contributions using this link: [Signup Genius](#)

Clubhouse / Pool (Judy Malkus)



The proposed Rules and Regulations for the pool/hot tub area have been submitted to the Board. Pending approval are the pool access procedures, hours, passes for residents and guests, emergency procedures and general rules of operation.

The Clubhouse/Pool Subcommittee will be meeting again this month on March 7 to review the necessary signage for the pool/hot tub area. Other on-going projects will include bookcases for the sunroom, sign-in sheets for the fitness room and the continued evaluation of the fitness room layout. Costs continue to be evaluated as we research the purchase of basic supplies.

There has been some discussion about uses for the Sunroom. We are planning to add a bookcase for a library so if you have any used books you would like to donate, please set them aside. We have also set up a jigsaw puzzle so feel free to stop by and add a piece or stay for a while to work on it while enjoying your favorite beverage.



New grills at the clubhouse

Communications (Tim Owens)



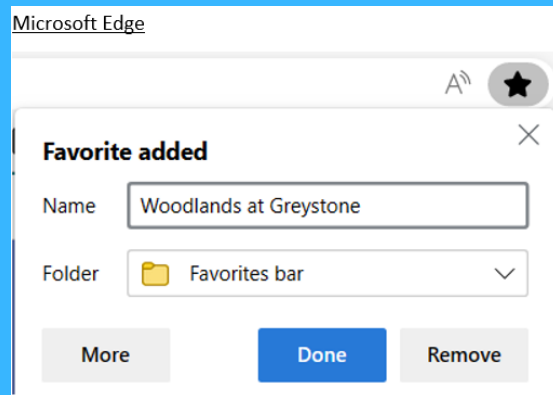
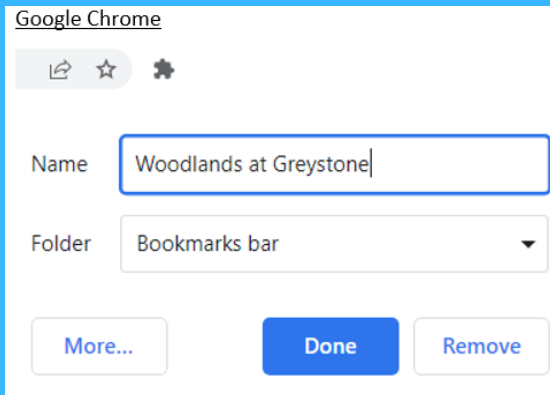
We are adding a new feature to the newsletter to highlight one area of our new community website. In March we are focusing on the Architectural Review Committee (ARC) page. You can find this on page 16.



You can access our community website a couple ways.

1. Use the link at the bottom of page 1 of this newsletter
2. Type woodlandsatgreystone.godaddysites.com in your web browser

When the website is displayed in your web browser, you can save it to your favorites to make it easy to find in the future. Simply click on the star in the upper right corner and choose where to save the favorite.



A list of upcoming bus trips organized by West Goshen township and some local events have been added to the Community Events page on our community website.

Courts (Anne Stanley)



The Courts subcommittee met on 2/16 to discuss our court reservation system expectations and experience and then hosted a call with Court Reserve to better understand their features and costs. We decided to look at and evaluate other on-line court reservation systems to see if we can find a cost-effective solution that meets our needs. Our goal is to have a recommendation next month.

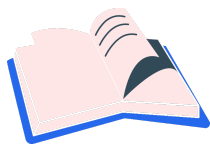
Sunshine (Annie Cohen)

WELCOME

The Sunshine Subcommittee's primary role is to welcome new residents. They have been doing this by delivering reusable bags with local magazines, maps, brochures, and a welcome letter which contains important information about our community. Due to the hiatus in sales, there will not be any settlements or move-ins until the end of March or April.

Woodlands at Greystone Events

Book Club



The next book club meeting will be March 2 at the clubhouse starting at 7:00pm.. For March the book will be The Secrets you Keep by Kate White. The May meeting is May 4th also at the clubhouse at 7:00pm. For May, the book is Lessons in Chemistry by Bonnie Garmus. 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



We are having our first Woodlands Dinner Fest on Thursday, March 9. The sign up form will allow you to select participation in one of 4 categories (Appetizer, Side/Salad, Main Dish, Dessert). Here is your chance for Woodlands immortality by submitting the family favorite recipe that will be available to the community (or the store purchase location). Your offering should be for 8 or more people, be contained in a serving dish with serving utensil(s). Cups, plates, napkins and eating utensils will be supplied by the HOA. The event is a BYOB. Appetizers start at 6 PM with the main dinner to start at 6:45. Please enter what your dish is under 'Comment' to prevent duplicates. Sign Ups end Wednesday, March 8. For last minute sign ups contact Milt@ComputerWC.com directly. Click on the following link for the [Sign Up Genius](#) site with our event. Milt Mash.

Woodlands Men's Golf Group

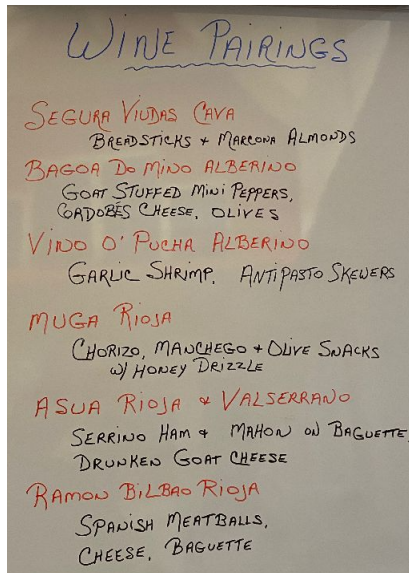


The men's golf league will commence play sometime in early spring. So far, we have 15 men signed up. We will play Wednesday mornings with Thursday as a weather alternate. We plan to primarily play Glen Mills, Broad Run and Wyncote plus an occasional alternate. Play will be from both the senior and white tees (player preference). All level of players are welcome. If you are interested in joining please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Wine Club



On Saturday, February 25th, we 'traveled' to Spain as we enjoyed "An Evening of Wine Tasting." Our team of 'sommeliers,' including Debbie Duffy, Joanne Ritchie, Doris Metz, Diana Heintz and Karen DeLise, took us on a 'tour' of various regions of Spain where we tasted a CAVA, 2 Albarinos, and 3 Rioja reds, along with a tasty assortment of pairings for each! Thirty people attended with everyone sharing their love and knowledge of wine. See our [website](#) for more photos!



Trips Club



The Trips Group is on hold for now while we determine the best way to proceed.

Website Spotlight- ARC Page

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



There are multiple sections to the website. Check them out!

This month we will spotlight the Architectural Review Committee section



[Home](#)

[Committees <](#)

[Community Events](#)

[Contractors](#)

[Event Calendar](#)

[Newsletter](#)

[Architectural Review](#)

[Finance](#)

[Landscape and Grounds](#)

[Social](#)

[Committee members](#)

The Architectural Review section includes the various documents and forms needed when contemplating an Exterior Alteration to your home.

There is a section where you can submit your request

DOCUMENTS

You must complete a request for exterior alteration form for all external architectural changes. There are both Word and pdf versions of the form available below. You can type directly into either form (use Adobe Acrobat for the pdf version). A typed signature is acceptable.

A copy of the HOA Rules and Regulations is below. Review it for guidance on your planned project.

Many external projects will also require approval from the Township Zoning Board. A copy of the Township Residential Code Package is below. Pages 14 and 15 of the Township document are the Township Zoning Permit application. Send your zoning permit application to permits@westgoshen.org. Depending upon the scope of your project, a Building Permit may also be required by the township. That is available on pages 16 & 17 in the document.

Exterior Alteration Request Form - pdf Version (pdf)	Download
Exterior Alteration Request Form - Word Version (docx)	Download
Township Resident Code Package (pdf)	Download
HOA Rules and Regulations (pdf)	Download

USE THE FORM BELOW TO CONTACT THE ARC TO DISCUSS YOUR PLANNED PROJECT AND TO SUBMIT YOUR EXTERNAL ALTERATION REQUEST AND SUPPORTING DOCUMENTATION

Name*

Email*

Phone*

Address*

Comments

@ Attach Files

Attachments (0)

SEND

Upcoming Events

March 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Poker group 6:30pm	2 Book club 7pm	3 Happy hour 5pm	4
5	6	7 Clubhouse / pool subcommittee meeting Mahjong 10am	8 Poker group 6:30pm	9 Dinner club 6pm	10	11
12	13	14 Mahjong 10am	15 Poker group 6:30pm	16	17 St. Patrick's Day celebration 5pm	18
19	20	21 Mahjong 10am	22 Poker group 6:30pm	23	24	25
26	27	28 Mahjong 10am	29 Poker group 6:30pm	30 Social committee meeting 7pm	31	

You can view all upcoming events from our [Google calendar](#)

Management Office

Woodlands at Greystone

c/o Danella Realty & Management Co.

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Community Manager

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