

Woodlands at Greystone Newsletter

IN THIS ISSUE >>>

Welcome to new neighbors1
 News from the NV Sales Team1
 News from the Board ...;.....2
 News from the Property Manager4
 Get to Know Your Neighbors6
 Committee Updates7
 Woodlands at Greystone Events..14
 Website Spotlight16
 Upcoming Events17



Welcome to New Neighbors



April:

William and Deborah Gatti - 1117 Sculthorpe Drive

Maureen McDermott - 1314 Kincade Lane

Robert and Andi Higgins - 2115 Wyeth Lane



News from the NV Homes Sales Team

May is for the MOMS! We are having our popular “Blooming Neighborhood” Event on Saturday, May 13th at the Sales Office! We will have some flats of annuals that you can mix and match and take a few flowers home for your garden. And, speaking of gardens and patios, so many of our neighbors have amazing back yard patios, pergolas, etc... we would love some pictures of what the endless possibilities are! If you are all set up for the warm weather, send some pics to Holly, at hpack@nvhomes.cvom!

Holly

News From the Board (Gene Goldman)

Hello Neighbors!

- The developer and project engineer reported that Woodlands trails #25 and 26 have been completed. The remaining trails in Greystone that are currently marked with “No Trespassing” signs will be open to owners (and the public) by the end of May, one month ahead of the projected June transfer from the Greystone Hall owners, the Jerrehian family. See the listing [here](#).
- Phase 5 of Woodlands, the area west of the Bollinger entrance, has started infrastructure development. Phase 5 also will include the future trail #24. The completion of the Woodlands development is now projected in early 2026.
- As I reported on the last HOA/Owners Zoom call, the developer initiated the transition of Phases 1 and 2 to the Association. For the record, I was opposed to a phased transition (as was my counterpart at the Greystone HOA) and would have opted for a single, full transition at the end of development. However, the developer had the right to engage in a phased transition. In response, I worked with Sophia to inspect the community to develop a punch list that was added to the transition memorandum to document work that the developer was required to complete prior to the transition taking effect. In addition, the clubhouse construction warranty was transferred to the Association since it is located in Phase 2. Nearer to the end of the Woodlands development, the Association will order both engineering and reserve studies to document any items that the developer must remedy to close out his obligations both to the Association and to the Township and to assure that the Association has an adequate financial reserve for infrastructure maintenance.

- Sophia will send an email on Friday April 28th to the Woodlands community announcing the May 1st implementation of the street parking rules that were circulated at the beginning of this month as part of the updated Woodlands Rules and Regulations. Please refer to section 18 of that document. For the month of May, owner, guest, and contractor parking violations will be noticed by a courtesy violation flyer placed on the vehicle's windshield. For the month of June, improperly parked vehicles will have a violation sticker affixed to the driver's side window and a fine will be assessed per the table of fines in the Rules and Regulations. Beginning July 1st, towing the vehicle (or trailer) will become an option under the very limited circumstances described in section 18. Please review the email and section 18 of the rules document and direct any questions to Sophia. Please remember, the ban on street parking was imposed by West Goshen Township (WGT) as part of the Conditional Use Approval (CUA) for the Greystone development. The CUA also banned street parking in the townhome and twin home portions of Greystone. This is a safety concern for all of our owners. The WGT fire code requires that streets have a 20' unobstructed width for the passage of emergency vehicles. Because streets in Woodlands, the towns and twins streets have sidewalks on both sides, a vehicle parked in the street reduces the width to under the mandated 20' clearance.
- The 2nd Quarter Woodlands HOA Executive Board meeting was held via Zoom on Tuesday, April 25th. In attendance were Board president Bill Reiser who also held the proxy vote for Board member Drew Reiser (not present), and myself as the Board member-secretary. There have been issues with access to past Zoom recordings and so published meeting minutes were spotty or missing. I agreed, as the newly appointed Board secretary, to take minutes beginning with yesterday's meeting. They will be posted on the Danella web portal for viewing by all owners after approval by the Board president but within 30 days of the meeting date. I will provide a summary of each Board meeting in the newsletter published the month after the meeting beginning with the 3rd Quarter meeting. I asked Sophia to schedule the two remaining 2023 Board meetings earlier in the appointed month (rather than towards the end of those months) so that I can summarize the published minutes in the following month's newsletter. A summary of the April Board meeting will appear in the June newsletter. That's all for now! Gene Goldman - Woodlands HOA Executive Board Member/Secretary

News From the Property Manager (Sophia Reeves)



Clubhouse Updates

Courts:

All repairs were completed. Please email sreeves@danellarealty.com if you see any future damages.

Pool:

The pool passed the health department inspection and we are waiting on the permits to arrive. Please note American Pool will be out M-W-F late afternoon to ensure the pool is ready for May 27th opening. Please note once the pool is open the water will need to be tested twice a day in the AM/PM and data will need to be logged on the sheet provided by the health inspector. To avoid additional cost to the Association to have someone conduct testing, the committee is looking for some volunteers and a training from the vendor will be provided. Please note signs will be posted inside and outside of the pool and do encourage everyone to read each sign prior to use.

Additionally, due to liabilities the gates will now have a fob system installed which will be installed prior to May 25th and your existing fobs will need to be used to access the pool and hot tub area.

Game room:

The new ping pong table is on back order until June 2023 but the current one still is operable for use. Please report any damages to the manager.

Fitness:

Please read the rules on the right side of entry door and note there was a light switch installed under the AED box and once it's turned on, it will prevent the lights from turning off. Please ensure to turn off the switch when leaving. Please report any damages to the manager.

Clubhouse access:

The doors are officially locked and approximately 95% of unit owners received fobs. If you still have not received your fob (s), please email me sreeves@danellarealty.com to schedule an appointment.

Outside exterior lights:

The lights are operable.

Front gates

This project was pushed until end of development due to the construction trucks need to use Bollinger access.

Settlements

The NV Homes sales team are selling and the projected settlements for end of 2023 is 143. Please note, the goal is for homeowners to take control of the board and we need to close on a total of 189 settlements (75%), and since there are only 36 homes projected to settle in 2024 and if all goes well, we will reach 189 by end of June 2025 and a transition election will be held within 60 days from reaching 75%.

Please don't forget to check out the Woodland's website which is found on the 1st page of the newsletter for all upcoming events.

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.

Lucie & Bob Hartfield

1404 Gorky Lane



Where are you from?

Lucie is French Canadian from Montreal, Quebec. Bob is from Drexel Hill, Delaware County. We met in 1973 in Wildwood Crest, NJ while vacationing with our respective parents. (Some claim it was an arranged marriage). We lived in Drexel Hill, Springfield and for 25 years in East Goshen (Bow Tree, for any fellow East Goshen folks!) and in Bethany Beach, DE for 8 years.

Do you have children/ grandchildren?

We have two daughters, living in Philadelphia and a granddaughter who is almost 3 years old. We were living in Bethany Beach since 2014 when our granddaughter, a Covid baby, was born in June 2020. We traveled back and forth to babysit for a week, every other week that year due to Covid nixing the childcare arrangements. After 10,000 miles of back and forth, our son in law suggested The Woodlands at Greystone and that was that!

What is/was your career?

We were married in 1978 and have worked together since 1980 in financial services. In 2002, we started Hartfield

Advisors Inc., with Lucie as a registered representative and Bob as a Certified Financial Planner. We are now semi-retired.

What are your hobbies?

We both enjoy traveling, especially in Europe, Canada and the US. We always look forward to an evening with friends sharing a meal at a great restaurant. Lucie loves cooking and all that is related to “food” but seems to be retiring her pots and pans along with her golf clubs to free her schedule for new interests. She joined the Yoga class which just started. Bob does serious virtual bike riding. He plays guitar and banjo – which started way back in the earlier days of the Philly Folk Festival. A weekly game of golf with friends usually is on his calendar.

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

We both truly enjoyed “COME FROM AWAY” and “HAMILTON”. More locally, we recently became acquainted with the Knauer “Uptown” venue in West Chester (attended “Magical Mystery Doors”).

Committee Updates

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

Architectural Review (Dave Prilutski)

Arc@woodlandsatgreystone.org



This is bird nesting season. They have been known to nest in vents from our homes. You can prevent this by installing a bird guard as pictured above.

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. The form is available on the community website and on the Danella site. Also make sure the contractors' certificate on 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.

Landscape & Grounds (Anne Stanley)

Landscape@woodlandsatgreystone.org

Our landscaping contractor has been busy in the community mowing, edging, installing mulch and applying pre-emergent herbicide, as well as applying turf treatment. We continue to meet monthly and discuss homeowner feedback as well as planned on-site activities and homeowner communications and updates. The on-site manager is here weekly for performance oversight and to help make mowing decisions. For the near term, mowing is expected to be weekly with every other week edging, weather permitting. The mowing schedule will likely be adjusted during the warmest summer months.

In May, Shearon will meet with the committee to discuss work scope and answer questions. The committee is also working to evaluate landscape improvement projects and has met with several vendors to discuss options.

Thanks to Tim Owens for helping us to update the Landscape and Grounds section of the Woodlands website. We have added more details in the General Information section to help clarify roles.

Thanks also to Carol Bourrie who has performed a soil sample on her property and has offered to share the results with the committee and with Shearon.

To all of those who have used the mailbox to ask questions or identify issues - we appreciate it. If you experience an issue with the mailbox, feel free to email me at ams9@aol.com.

Social (Linda McElvenny)

Social@woodlandsatgreystone.org

The Social Committee Subcommittees have been very busy. Be sure to check the Facebook Group, Clubhouse & Online Calendars, and Community Website for updates throughout the month. In April we started some new ongoing activities so hopefully there is something for everyone.

Activities (Linda McElvenny)



- Book Chat -There is a book chat in the Facebook group. Feel free to share what you are reading and comment on what others are reading. Open to everyone, not just Book Club.



- Yoga – We offer yoga classes twice a week in the clubhouse on Mondays at 6 pm and Fridays at 9 am. Jess Lupacckino from Day Vibes guides us through a 45-minute gentle practice with breathing, stretching and balance poses. All levels welcome! 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 preferred but not required. Yoga Sign Up



- Euchre – Join us to play a fun, easy to learn card game every Tuesday at 7 pm in the game room. No sign up required! No experience necessary! Just drop in!

In April we were able to schedule some social events around the spring religious holidays. On Friday April 7 we had our First Friday Happy Hour, which is always well attended and a lot of fun. On Saturday April 22, we held our inaugural Game Night. Annie and Paul Cohen did an amazing job organizing a lively evening of lightening round and ice breaking type activities. There was much laughter and silly prizes too!

As the weather improves, we will be scheduling activities on the courts. Sunday, May 7 we will have Pickleball for Beginners at 1pm and a Bocce Social at 6:30pm. We are hoping to establish a regular schedule for court activities. Let's stay healthy and keep moving! In May we have the following social activities scheduled:



- Friday, May 5 at 5 pm– Happy Hour which is also Cinco de Mayo! BYOB and BYOF (bring your own food). No sign up required!



- Saturday, May 6 at 5 pm – Second Annual Derby Party - Wear your fanciest derby attire (optional). BYOB! Bring \$1 bills for Derby games. Please RSVP. Sign up to bring other items using this link [Derby Food Sign Up](#).



- Friday May 12 at 6 pm - Four Lanterns Wine Tasting – Registration is closed.



- Thursday May 18 at 6 pm - Dine Around ...Teca – Join us as we all dine together at Teca Restaurant & Wine Bar in West Chester. We will order from their menu and pay as usual. The only difference is you will be surrounded by your Woodlands neighbors. RSVP by May 15. Parking is available in the lot next to Teca or the Chestnut Street garage.



- Sunday May 28 at 4 pm - Pool Opening Celebration – Join us for a BBQ to christen the grills and celebrate the opening of the much-awaited pool. We will begin around 4 pm with cocktails and appetizers. BYOB – covered cups and no glass please! Residents only, no guests. Pool Party [Food Sign Up](#)

Clubhouse / Pool (Judy Malkus)



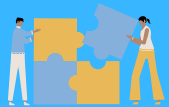
- Summertime is fast approaching as is the pool opening on May 27 at 9 am! If you haven't done so already, stop by to see the completion or enjoy the view from the newly opened deck.



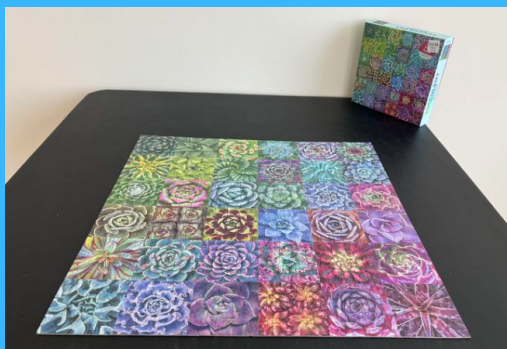
- Prior to this date, be sure to stop by the Clubhouse office (Monday-Friday, 9:00 am– 5:00 pm) to sign a Release of Liability Waiver which will be kept on file and pick up your pool pass. Please carefully review the Pool Rules and Regulations that you received. As a reminder, you will enter through the main clubhouse doors to sign in and exit through the pool gate.



- All the signage has been received as well as the pool safety equipment. Final ordering of miscellaneous items will be completed this month. To save money, we are looking to establish a Maintenance Committee to help with projects around the clubhouse. If this is in your wheelhouse and you are willing to help on an occasional basis, please let Sophia know so that she has a list of names to call upon. "Alone we can do so little; together we can do so much."



- Looking for a refuge from the dog days of summer? Visit the Sunroom and offer your piece of the new puzzle. Congratulations to Mike Beatty, and all who contributed, to completing the first of many puzzle challenges to come. We are still planning on adding a library to the Sunroom so hold onto your used books.



The puzzle in the sun room is completed!

Communications (Tim Owens)

Community Website - A new section was added to the Social committee page called Other Events. Be sure to check it out for photos from game night!



Other Events

This includes game nights, happy hours, and other special events

FREQUENTLY ASKED QUESTIONS

Please reach us at if you cannot find an answer to your question.

What property does a resident own?

What property (trees, driveway, grass, curb, etc..) is a resident responsible to maintain?

What property can a resident modify, with HOA approval?

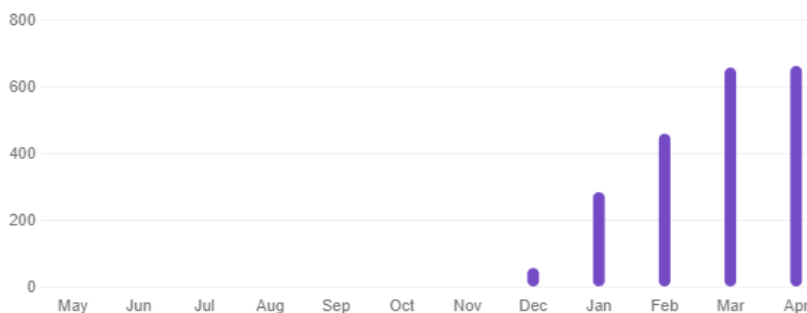
A new Frequently Asked Questions (FAQ) menu option has been added. Click on the question to see the answer. If you have a question for the FAQ please send to Dave Prilutski.

A new Fitness menu option has been added. It includes information on the yoga classes and a list of the fitness equipment in the fitness room along with a link to the manual. I plan to document how to program a workout on the various equipment.



2,109 Site Visitors

Last 12 months ▾



As of 4/30 our website had 660 visits in the month of April!



Website:

<https://woodlandsatgreystone.godaddysites.com/>

[Event Calendar](#) - Our calendar had many events in the month of April. You can access it from our community website (Event Calendar menu).

Woodlands at Greystone

Today ◀ ▶ April 2023 ▼

Print Week **Month** Agenda ▼

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	Apr 1
	7pm Kentucky Derby	10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	10am Sophia at a Mc 6:30pm Poker Group	3pm Pool Signs Disc 7pm Social Committ	11am Greystone Hor	
2	3	4	5	6	7	8
	11am Sophia at the l	10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	Clubhouse cleaning Passover 6:30pm Poker Group		5pm Happy Hour	
9	10	11	12	13	14	15
Easter		10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	6:30pm Poker Group	7pm Landscaping an		12pm Nv homes cor
16	17	18	19	20	21	22
	6pm Yoga Classes 7pm Courts subcom	10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	Clubhouse cleaning 6:30pm Poker Group	1pm Landscape and		7pm Game night
23	24	25	26	27	28	29
		10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	6:30pm Poker Group			
30	May 1	2	3	4	5	6
1pm Pickleball for be 7pm Bocce Social		10am Mah-Jong with 1pm Mah-Jong with 7pm Euchre Card Ga	Clubhouse Cleanin 6:30pm Poker Group	7pm Book Club	Cinco de Mayo 9am Yoga Classes 5pm Happy Hour (Ci	5pm Derby Party

Events shown in time zone: Eastern Time - New York



Courts (Anne Stanley)



The courts subcommittee met on 4/17/23 and were joined by several pickle ball playing homeowners. The meeting objective was to review the recommended court reservation system and to discuss preliminary rules for scheduling, however the majority of the discussion was focused on the need for the reservation system itself. The committee will be meeting again shortly to complete the original meeting objectives.

One suggestion that came out of the meeting was to set up events so that interested homeowners can meet others and also learn to play. Those events were scheduled for Sunday April 30th. More events to follow!

At the end of the meeting several courts enhancements were suggested and will be added to the existing list of needs.

Lastly, the courts vendor has been out making repairs to the courts. I was able to meet with him and discuss several courts maintenance issues, including the windscreens.

See you on the courts!

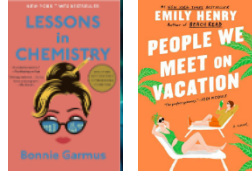
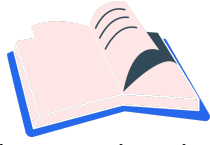
Sunshine (Annie Cohen)

WELCOME

Sales are underway so soon we should have some settlements and the Sunshine Subcommittee will be back in business greeting new neighbors and sharing important community information with them. They are considering welcome activities including walks once the trails are open.

Woodlands at Greystone Events

Book Club



The next book club meeting is May 4th at the clubhouse starting at 7:00pm. For May, the book is Lessons in Chemistry by Bonnie Garmus. The following meeting will be 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.

Dinner Club



Dinner Fest 2 is planned for June 15, so mark the date! We have had several ideas already suggested for that event. Watch for the planning meeting sometime at the end of May.

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

Woodlands Men's Golf Group



The men's golf league has commenced play! So far, we have 20 men signed up. We play Wednesday mornings with Thursday as a weather alternate. We primarily play Glen Mills, Broad Run and Wyncote plus an occasional alternate. Play will be from both the senior and white tees (player preference). The 19th hole seems to be a favorite. All level of players are welcome. No commitment required, join us when you can. If you are interested in joining please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.



Wine Club



Our second wine tasting event will be Friday May 12th at 6pm and will feature a sampling of wines from Four Lanterns Winery in Paso Robles, CA. Winery owners will present the wines via a 90 minute zoom. There will be time afterwards to enjoy the wines, pairings and fellowship with neighbors. For more information about this winery, check out their website at <https://fourlanternswinery.com/>. Registration is now closed.

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 Landscaping & Grounds Committee section



There are 3 areas on the site.
General information also includes a description of roles

General Information

Use the contact form to send us a question

LEARN MORE

Maps

See maps of the community

LEARN MORE

Shearon Information

See information from the landscaper

LEARN MORE

Overview of responsibilities

R2D Developer and Shearon Construction - R2D Developer and Shearon Construction - Common areas including tree planting and dead tree replacement (we do not have timelines for tree planting but generally plantings occur in Spring and Fall) prior to end of development the townships will confirm all tree plantings and replacements are expected to be completed.

Maintenance - Installed within the homeowners plot plan to include swales, front bed landscaping, plot trees and curb trees. If you just recently settled within the last 30 days and/or are missing trees that is noted on your plot plan, please enter a work order on the HOA Warranty, etc.

Earthcare - Contracted by HOA for initial homeowner landscaping (soil install, shrubbery, trees and flower beds) and swales per the plot plan.

Homeowner - After settlement contact HOA Warranty for plot issues related to initial landscaping. The warranty link can be found on the 1st page of the newsletter.

Shearon Homecare - Responsible for homeowner lawn care (mowing, bed edging and mulching of front beds only), as well as common area maintenance (mowing, bed edging, mulching of all trees except pine trees, planting and replacement).

Greystone HOA and Woodlands AA HOA Refs to Mowing Height (pdf)

Soil Sampling Results - AUG 2022 - Woodlands at Greystone (pdf)

Soil Sampling Results 2021 - Woodlands (PDF)

Woodlands Fall Seeding Map rev.2 9/15/22 (pdf)

Woodlands at Greystone Community Map (pdf)

Greystone Community Map (pdf)

Woodlands Walking Trail Maintenance Map 10.17.22 (pdf)

2023 Greystone and Woodlands Landscape Maintenance Proposal Maps 10.18.22 (pdf)

Upcoming Events

May

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Yoga 6pm Courts subcommittee 7pm	2 Mahjong 10am Mahjong 1pm Euchre 7pm	3 Poker group 6pm	4 Book club 7pm	5 Yoga 9am Happy hour 5pm	6 Derby party 5pm
7 Pickleball for beginners 1pm Bocce social 6:30pm	8 Yoga 6pm	9 Mahjong 10am Mahjong 1pm Euchre 7pm	10 Poker group 6:30pm	11	12 Yoga 9am Four Lanterns Wine Tasting 6pm	13 Blooming Neighborhood NV Homes event
14	15 Yoga 6pm	16 Mahjong 10am Mahjong 1pm Euchre 7pm	17 Poker group 6:30pm	18 Landscape meeting 1pm Dine Around – Teca 6pm	19 Yoga 9am	20
21	22 Yoga 6pm	23 Mahjong 10am Mahjong 1pm Euchre 7pm	24 Poker group 6:30pm	25	26 Yoga 9am	27 Pool opens!
28 Pool opening celebration 4pm	29 Yoga 6pm	30 Mahjong 10am Mahjong 1pm Euchre 7pm	31 Poker group 6:30pm			

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

Management Office

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