

# The Woodlands at Greystone Newsletter

May 2024

## IN THIS ISSUE

Message from the Editors	1	Landscape & Grounds	4
Welcome New Neighbors	1	Events	5
NV Homes Sales Team	2	Ongoing Activities	7
Property Manager	2	Get to Know Your Neighbors	8
HOA Board	2	Just for Fun	9
Facilities	3	Last Month in Photos	10
Architectural Review	4		



## Message from the Editors

(Janet Melton & Dave Prilutski)

We are making a few changes. We are going back to a monthly newsletter as the off months still had a lot of information to convey. Future issues will be a pdf only.

We have also added a new section at the end called **Just for Fun**. Here each month we'll have anecdotes, curious expressions explained and other fun items. If you have something you feel would be appropriate for this section, please send it to [jomelton1@Comcast.net](mailto:jomelton1@Comcast.net) or [DavePrilut@gmail.com](mailto:DavePrilut@gmail.com)

## Welcome New Neighbors



### March Settlements

Jacqui North & Martin McNeil	1401 Gorky Lane
Larry and Anita Cellucci	1305 Kincade Lane
Bill and Kathy Tobia	1303 Kincade Lane
Miron Wolnicki & Marcia Geary	1112 Sculthorpe Dr

### April Settlements

Sharon and Drew Fitzgerald	1109 Sculthorpe Drive
Mark and Susan Steciw	974 Eakins Circle
Joe and Eileen Capriotti	982 Eakins Circle
Ed and Diane McFalls	1301 Kincade Lane

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



## NV Homes Sales Team *(Holly Pack)*

Hello Everyone! What a beautiful month ahead for The Woodlands! We are looking forward to our Annual "Blooming Neighborhood" Event, Saturday, May 11th, from 11am-1pm, here at the Sales Center. Come for some light breakfast and coffee and take home some assorted annuals for your gardens. Hope to see you then!

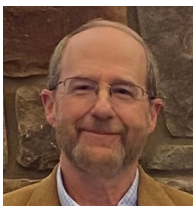


## Property Manager *(Sophia Reeves)*

**Guest Parking and Gate Transponders** - Be on the lookout for an email sometime in May with a homeowners form that will need to be completed and dropped off to the HOA office. You can slide it under the door if I'm not available. Once all vehicles are entered in the system, we will start issuing the transponders and pin codes. You will need to pick them up in person at the clubhouse.

Also, please go to the Community Website ([woodlands55.org](http://woodlands55.org)) under Calendars/Property Management to see my available schedule and if you need to make an appointment, please email at [sreeves@danellarealty.com](mailto:sreeves@danellarealty.com).

Please join me with welcoming our newest HOA Assistant Manager, **Jenna Cauley** to team Danella as she will be working on-site over at the Woodlands Clubhouse and will be assisting me from this day forward. Good news! Jenna worked with construction development for the last two years and has a good understanding of the many moving parts associated with customer service, financials, inspections and is task driven through end results. Jenna brings to the table ten (10) years of good work ethics, achieved her Bachelors in Business Management and strives to provide good quality service. She is very excited to be part of this beautiful community.



## HOA Board *(Gene Goldman)*

*Woodlands HOA Board Secretary*

Sheila and I were on a cross-country road trip during April and are looking forward to catching up with friends and neighbors now that we are back.



## Facilities (Anne Stanley)

*Facilities@woodlands55.org*

Spring is Here! Many thanks to the Facilities Maintenance workgroup who completed the work along with other volunteers who pitched in (thanks to Dave Prilutski, Fred Brandt, and Paul Cavanaugh) to put the windscreens back up. Let's hope the winds calm down for a while!

We are continuing to address requests related to the Fitness and Yoga Rooms. There is now a stand for the light weights that were previously acquired. In addition, the Yoga room will have some window film added to cut down on the direct sunlight and heat. We're also looking to add some fans to help circulate the air and provide cooling to those working out.

We met with the Pool vendor since the pool will be opening at the end of May. The team has volunteered to help clean the furniture after the vendor moves it out of storage. We're in the process of getting approval to purchase some new furniture which should arrive close to the opening date. In preparation for the opening, we'll be sending out some pool reminders for everyone.

The extra puzzles previously located on the top of the Sunroom bookshelf have been relocated to the Conference Room closet. Thanks to those who donated them!

We are planning to add some more blinds to the first floor but are still coordinating with the vendor to determine what will be purchased. Part of this purchase will include roller shades for the two office doors.

The new Danella assistant will be arriving soon and will be occupying the Conference Room. Dave is working on the details and will send out an updated communication when ready.

Thanks to those that provided inputs to the survey - we appreciate it! We'll be reviewing the results and addressing some feedback comments in the very near term.

We are in the process of making updates to our Clubhouse and Pool Rules and Regulations, including waivers, and hope to publish an update sometime this quarter. In the meantime, here's a few reminders about court usage:

- Guests must always be accompanied by a resident.
- No one under the age of 19 is permitted on the courts unless they are a family member.  
(see the entire document on the website at <https://woodlands55.org/facilities>).

*Facilities Committee members plus several volunteers installed wind screens around the tennis courts*





## Architectural Review *(Dave Prilutski)*

[ARC@woodlands55.org](mailto:ARC@woodlands55.org)

Please submit an ARC form whenever a contractor is working on the exterior of your property. Even for small projects, we need to have a certificate of insurance to protect the community.

Please ensure any contractor you hire complies with the West Goshen Township noise ordinance. Construction noise that is audible across a property line is only permitted from 7:00am until 7:00pm Monday through Friday, from 9:00am until 5:00pm on Saturday and not at all on Sundays and legal holidays.



## Landscape & Grounds (Glenn Peters)

[Landscape@woodlands55.org](mailto:Landscape@woodlands55.org)

Our warm and wet spring sure made the grass, flowers, and trees spring into action. A couple of key updates this month:

- Shearon completed the initial cleanup and applied mulch to a majority of the community. We learned Shearon did not have mulching the evergreen trees in their contract and we are working with them to get these trees mulched.
- Shearon completed the first mowing and will keep the mower height high for the next few mowings to manage the high grass growth rate in spring. They will adjust the mower height as needed once the lawns stabilize in the summer.
- Shearon will be applying turf treatments according to their schedule. We will update the Landscape page on the Woodlands Website with all schedule details provided. We will send out emails advising of the treatments but will not be emailing out mowing notices. Please check the schedule for more information.
- The Landscape Committee is organizing a number of community improvement efforts. Many of these will include volunteer opportunities so that we can address landscape needs, minimize impacts to the community budget, and show our pride in working together. Announcements will be made through email and on the Facebook page.
- We continue to work on the Community Transition effort (from the developer/builder to the HOA). We will share important details as we prepare our documentation. If you would like to share any concerns that impact the community please email the Landscape email box ([landscape@woodlands55.org](mailto:landscape@woodlands55.org)).





## Events (Linda McElvenny)

[events@woodlands55.org](mailto:events@woodlands55.org)

RSVP is required for all homeowners for all events. If couples are attending, both parties need to RSVP for an accurate headcount. RSVP either on Facebook Event or by contacting [Events@woodlands55.org](mailto:Events@woodlands55.org).

### **Happy Hour** - Friday, May 3 @ 5 pm

Join your neighbors for our monthly Friday Happy Hour! BYOB and bring an appetizer to share. Please RSVP so we know how many to expect. Hope to see you there as we welcome in spring!

### **Derby Party** - Saturday, May 4 @ 5 pm

Please join us for the 3rd annual Derby Party. Derby attire optional. BYOB! Bring \$1 bills for derby games. HOA will provide fried chicken and sheet cake. Sign up to bring other items using the following link:

**Derby Party Signup** <https://www.signupgenius.com/go/20F084CAEA62DA3FC1-48943574-derby#/>

### **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](mailto: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). Tour will begin promptly at 3 pm so please arrive no later than 2:50 pm. Snacks are not included so we could use a few volunteers to bring some light snacks such as cheese, meats and crackers. Please RSVP no later than Friday 5/3.

### **Bocce Social** - Friday, May 17 @ 5 pm

Who wants to play bocce? No experience necessary! Very informal! Stop by to play or watch us make fools of ourselves. You may want to bring a chair because seating is limited. Weather permitting!

### **Pool Opening Party** - Sunday 5/26 @ 4 pm

Join us for a BBQ to start the pool season. We will begin around 4 pm with drinks and appetizers. BYOB – covered cups and no glass please! HOA will supply meat. Sign-up to bring items below.

**Pool Opening Signup** <https://www.signupgenius.com/go/20F084CAEA62DA3FC1-48816603-pool#/>

### **Dine Around Pietro's Prime Steakhouse & Martini Bar** - Wednesday 6/5 @ 5 pm

The Evening starts at 5 pm with Happy Hour ... we will be using the back room that has a small patio which will serve as our bar & mingling place. This is a cash bar with **NO BYOB** but your drink bill will be added to your dining bill. At 6 pm we will be seated for dinner. The fixed menu will include appetizers (passed at Happy Hour) 1st course, Entrees (*plenty to choose from*) sides & dessert for \$80 pp with beverages added to your bill and a 20% gratuity will be added. Space is limited so when you rsvp make sure you can honor your commitment. If there are any questions please email me at [dunn.phyllis@gmail.com](mailto:dunn.phyllis@gmail.com)... And complete the rsvp on our Facebook page by May 28.

**Location:** Pietro's Prime, 125 W. Market St., West Chester, PA.

(Free parking available in the municipal parking garage across the street from the restaurant).

**Certified Pickleball Instructor Now Available!** For those who have been asking, we now have a Pickleball Instructor recommended by Eileen and Dennis Huston. He is a certified instructor and has submitted the required COI and liability waiver which are on file in the clubhouse. His name is John Amrein. His cell is 484-678-5777. He works at Next Level Indoor Sports in Chester Springs <https://www.nextlevelindoorsports.com/> and he will come to us. His rates are as follows:

- \$80/hour private
- 2+ pro (60 min) \$50/pp
- 3+pro (90 minutes) \$50/pp

Contact him directly to schedule. Contact Sophia to complete the liability waiver.

# Ongoing Activities at The Woodlands

## 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](mailto:David.bertsch@verizon.net) or (484) 948-8721

## Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 (with Eileen) meets **Tuesdays from 1-3pm**. Group #2 (with Lorraine) meets on **Thursdays from 10am – 12 pm**. Homeowners can attend multiple groups. If you are interested in learning to play Mahjong, contact Eileen Huston ([c4030@comcast.net](mailto:c4030@comcast.net)).

## 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](mailto:denniswc@comcast.net)

## 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.

## 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.*

## **Chet Woolard & Jill Laverty**

2113 Wyeth Lane



### **Where are you from?**

*Jill and Chet both grew up in Chester County, Jill in Malvern and Chet from Paoli. We both graduated from Great Valley high school, class of 1970. We barely knew each other in high school but met again 45 years later at a dinner party, and here we are.*

### **Do you have children/ grandchildren?**

*Jill has 3 children and 8 grandchildren. Chet has 2 children and 3 grandchildren with a fourth on the way.*

### **What is/was your career?**

*Jill was a teacher in the WCASD for 30 years, retiring in 2020. Chet is the senior partner in a CPA firm in Lionville.*

### **What are your hobbies?**

*Jill volunteers at the Chester County library tutoring adults who want to get their GED. She also enjoys playing pickleball. Chet enjoys playing golf and they both enjoy taking Pilates classes at the YMCA.*

*We are both beach people and love exploring all the different beaches near our home in southwest Florida. There's nothing better than sun, sand, music, long walks and lunch or a sunset at the beach. We are travelers and have visited many*

*countries. Before leaving home, we decide our route and what we'd like to see in each country we visit. When arriving, we rent a car and with the help of GPS our adventures begin. Our next adventure is New Zealand.*

### **Why did you choose The Woodlands as the location for your new home?**

*We decided on the Woodlands for three reasons: location, floor plan, and no outside maintenance. Easy living at its best.*



## Just for Fun

This month it's the derivation of Curious Expressions



There is an old Hotel/Pub in Marble Arch London which used to have gallows adjacent to it. Prisoners were taken to the gallows to be hanged. The horse-drawn wagon carting the prisoner was accompanied by an armed guard, who would stop the wagon outside the pub and ask the prisoner if he would like one last drink. If he said yes, it was referred to as ***one for the road***. If he declined, that prisoner was ***on the wagon***.



Again, in England in the 1500s... Baths consisted of a big tub filled with hot water. The man of the house had the privilege of the nice clean water, then all the other sons and men, then the women and finally the children. Last of all the babies. By then the water was so dirty you could actually lose someone in it. Hence the saying, ***don't throw the baby out with the bath water!***



At age 6 Mary Stuart of Scotland became queen of Scotland upon the death of her father. She was then betrothed to Francis II of France. She was raised in France to keep her safe from the English. She returned to Scotland in 1561 at age 19. Queen Mary Stuart would return to France to visit and enjoyed playing golf while there. When playing in France, cadets from the local academy were assigned to guard her and would carry her clubs. The term "***caddies***" for those who carry golf clubs entered the vernacular in the 1600's.

*If you have a story, anecdote, or other content you believe would be fun to share with the rest of the community please send it to Janet Melton or Dave Prilutski at [jomelton1@Comcast.net](mailto:jomelton1@Comcast.net) or [DavePrilut@gmail.com](mailto:DavePrilut@gmail.com)*

# Last Month in Photos

## Game Night *April 12th*



Arlene, Lorraine, Cynthia, Eileen, Dennis and Janet hard at work



Taking a break; Dyanne, Pat, Debbie, Mike, Cynthia and Joanne



The Winners; Annie, Dennis, Anna, Maria, Debbie, and Gigi

---

## Community Coffee Hour *April 10th*



Plenty of good food



A fun social time for all



Dave, Janet & Glenn posing for the photographer

---

## Bocce Ball Social

*April 26th*



Laura eyeing her throw



Carole's throw on it's way



Bali tossing the pallino