

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors



1153 SCULTHORPE DR- Marcia and Russell Diallorenzo

1409 GORKY LN- Sam Manbeck and Michael Price

1124 SCULTHORPE DR- Gina and Bill Hunt

2119 WYETH LN- Allan and Cindy Sauln



## News from the Builder

The Sales Center officially opened to sell homes October 1st!! Karen and I are so looking forward to being busy through the holiday season. Four homes were sold in October. A fall festival / farmer's market was held 10/22 & 10/23. Holly



# *News From the Board*

Phase I/II street top coating procedure went smoothly and those folks who previously scraped their sedan undercarriage when going over the driveway curb - my car included - can breathe easy now. I brought forward owner's concerns about potential damage to the new top coat from construction vehicles when the final two homes are built in the Wyeth Lane cul-de-sac. I discussed alternative access to those lots with the project engineer, potentially having equipment enter off Aram as was done in part when the retention basin was filled in behind lots 388-391.

## **Trails Update:**

Trail 25 between Ashbridge and Aram will be renovated the week of October 24th. The gravel will be replenished, the vegetation cut back, and the slope regraded to assure that water run-off doesn't impact owner's yards. Following the renovation, a 6' high wood privacy fence as detailed on the Township-approved Land Development Plan (LDP) will be built. It will be constructed of cedar, finished on both sides, and will be the same style as the fence built behind the townhomes. There will be two one-way gates installed on the owner side to give Woodlands residents access to the trail.

Trail 26 between Aram and Sculthorpe will undergo renovation in November, likely mid-month. It will also be extended to connect to Sculthorpe, as detailed on the LDP. Both trails are designated as publicly accessible as detailed in the Conditional Use Approval (CUA) published by the Township in 2009.

Trail 24 is planned for Phase 4 of Woodlands and will be built at the appropriate time. It will also be accessible to the public per the CUA.

## **Clubhouse Update:**

The Grand Opening for the Clubhouse's interior amenities is planned for the around the Thanksgiving timeframe. The exact date is TBD and the festivities will be planned in conjunction with NV. Social Committee clubhouse subcommittee members were given a tour of the building last week and I will doing a final walkthrough with the Greystone developer and building contractor on Thursday, October 27th. Unfortunately, supply chain issues arose for some critical construction materials that will push the completion of the sundeck back to January 2023. The completion of the pool deck area will also be pushed back due to the tie-in with the sundeck.

### **Danella Property Management Update:**

I recently met with our new property manager, Sophia Reeves, and we discussed the priorities for the HOA and Danella for 2023. Sophia will have her office in the clubhouse and that will give her real-time access for any issues that might arise in the community. She is planning an informal HOA meeting with owners which will serve as an introduction for her to the community. It will be held via Zoom with the date/time to be announced.

That's all for now!

Gene Goldman

Woodlands HOA Board Member



# Get to Know Your Neighbors

As a new feature, 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 & Dennis Huston

1166 Sculthorpe Dr



Eileen and Dennis are both members of the Social Committee. Dennis heads the Poker Club.

### Where are you from?

*Dennis grew up in West Chester. He has spent his entire life in this area. Eileen grew up in Springfield, Delaware County.*

### Do you have children/ grandchildren?

*We have five granddaughters; one lives with us in Avalon each summer and works at Uncle Bill's Pancake house.*

### What are your hobbies?

*We both love to travel, attend theater, and watch the Eagles!*

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

*In Las Vegas we just saw "Beetle Love" an outstanding Cirque Du Soleil production...not to be missed. We have season tickets to Kimmel on Broadway this year*

### What do you like most about living in the Woodlands at Greystone?

*Love our new home but mostly the nice people who live here!*

## Carole & Paul Cavanaugh

1133 Sculthorpe Dr



Carole is a member of the Social Committee.

### Where are you from?

*Paul and I both grew up in Upper Darby. Although we lived about 3 miles from each other, we did not meet until our early 20s. We moved to the Woodlands from Chadds Ford where we had lived for 27 years.*

### Do you have children/ grandchildren? Are they local?

*We have 4 children and 9 grandchildren. Our grandchildren range in age from 25 years to 7 months. There are 19 in our immediate family. We are fortunate that all of our children live within an hour or less from us.*

### What are your hobbies?

*We enjoy bicycling and hiking and traveling. We have hiked on 6 continents. In 2019 we completed the Tour du Mont Blanc where we hiked around the Mont Blanc massif in the Alps trekking from France to Italy to Switzerland and back into France. We have also hiked Mt. Kenya, and Torres del Paine in Patagonia. Additionally, Paul enjoys riding his Harley-Davidson motorcycle and was a Motorcycle Safety instructor for Pennsylvania and Maryland. Carole volunteers as a Court Appointed Special Advocate for Abused and Neglected Children (CASA) in Chester County. As a CASA, I am appointed by judges to advocate solely for the children's best interests. I stay with each case until it is closed, and the child is in a safe, permanent home. As a CASA, I work with legal and child welfare professionals, educators, doctors, and service providers to ensure that all of the child's needs are being met. I also write reports and recommendations for the court so that the judges have all the information they need to make the most well-informed decisions. I have been a CASA for over 6 years and find it to be the most rewarding, although at times, most difficult job I have ever had.*

### Fun fact about you most people would not know?

*Paul is a Habitat for Humanity leader and together we have built homes in Borneo, Malaysia, Taos, New Mexico, Guatemala, Cambodia and Lesotho, Africa. Unfortunately, due to COVID international Habitat builds are currently suspended. We hope to get back out there soon!*

### What prompted you to move to The Woodlands?

*We were attracted to the Woodlands by the 7 miles of trails and the surrounding multi-generational community of Greystone. We also love the large "lower level" (aka basement) of our home which is a perfect space for our family of 19 to gather.*



# Committee Updates

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



## Parking & Streets (Andre).

The Parking and Streets Advisory Committee met for the second time on October 10th 2022 to address urgent business topics currently on the agenda of the Board. The Committee discussed matters ranging from the Dedication , the entry gates actuators, the streets signs and markings , the use of the Club House parking lot and the need for new guest parking spaces on Sculthorpe. The minutes of the meeting are posted on the HOA portal.

The committee unanimously adopted several improvements to the Parking and Streets of the Woodlands :

- To add 6 guest parking spaces on the Eastern segment of Sculthorpe , between Wyeth and the model homes . Residents along this area have no overflow parking spaces for their visitors and guests.
- To allocate 6 parking spaces on the front row of the Club House parking lot to Guest Parking
- To post only one sign facing Aram at each entrance gates of the Woodlands Community to remind residents , visitors and that they enter a 25 mph zone community and that there is no street parking allowed . These two signs should be very legible and would be in lieu of dozens of no parking signs throughout the residence.
- All guest parking spaces should be clearly identified with markings on the black top as well as pedestrian crossings
- No traffic of heavy construction trucks on the Internal Streets of the woodlands should the top coating be done in October. Consider new access to the two unsold lots at the bottom of Wyeth . Use Aram as the access to these lots and to complete all the necessary Landscape and Grounds , Storm water management work and infiltration ponds , trail and fences remaining to be done and repair the grounds and landscape at completion as needed.

- No dedication of part or all the Common Areas of the Woodlands at Greystone including the parking and the streets be done before all the land development work is substantially completed and inspected by an independent contractor per the terms of the Declaration.

On October 13th and with no prior sufficient notice nor consultation with the Committee nor the residents, Danella informed the residents that top coating of the streets of Phase 1 and 2 would start October 14th with parking and driving instructions and tentative schedule of completion . A notification of this work was posted on stakes in multiple locations of the Community. Residents were invited to call directly the contractor representative , Torrey with any questions or for further details .

This resurfacing of the streets will certainly put a first finishing touch to our beautiful Community and address the concern of the residents regarding the lack of levelness of the streets with the surface of their driveway.

The next P&S committee quarterly meeting may be scheduled for Mid December as needed and warranted.

Thanks to all residents for their patience and understanding in these transition times.

Andre C Bourrie

P&S Committee Chair

October 19,2022

## Landscape & Grounds (Anne)



The Landscape and Grounds committee met on 9/28/22 to review and discuss the Shearon maintenance schedule which is available for review on the Daniella website. There were several recommendations captured from the meeting. These will be discussed the week of October 24th in a meeting with Shearon.

Shearon has completed work on the swale common area behind the homes on Rockwell & Sculthorpe. The area was cleaned up and new sod put in place. The committee is working to compile inputs received from homeowners to be discussed in future meetings. The next meeting has not yet been scheduled but is tentatively planned for early December.

Please send any comments to Anne Stanley [ams9@aol.com](mailto:ams9@aol.com)



## Social (Dyanne / Linda)

The Social Committee Subcommittees have been busy working all month and their reports are below. The next Social Committee Quarterly Meeting has been scheduled for Wednesday, November 16 at 7 pm at Dyanne Westerberg's house. Only Social Committee Board Members and Subcommittee Leads need attend.

## Activities (Lead TBD)

The Activities Subcommittee held the First Annual Halloween House Crawl on Friday October 28. Thank you to the host families: Duffy, Cavanaugh, McElvenny, Beatty and others who supplied "treats". What a fun evening as we moved from house to house sampling specialty drinks and other treats while socializing with neighbors. We had almost 40 people attend and we look forward to doing this every year. The subcommittee is eagerly awaiting the opening of the clubhouse for more exciting activities. Stay tuned for details of our grand opening holiday celebration in December. We are looking for a lead for this subcommittee. If anyone is interested, please reach out to Dyanne Westerberg or Linda McElvenny.



### Clubhouse / Pool (Linda McElvenny/Judy Malkus)

The Clubhouse/Pool Subcommittee is looking forward to the opening of the clubhouse in the very near future. We have been working diligently to get answers to the many questions residents have about the clubhouse and facilities. We are also in the process of working on the procedures which will be distributed as soon as they are available. Committee members did a walk-through of the facility recently. The floor plans are available on the Facebook page. On the top floor there will be a Great Room with a fireplace in the center, an office/meeting room/copy room, Sunroom, Kitchenette, and bathrooms. The Great Room will have French doors that open onto a deck which will be available early 2023. There is also an elevator as well as a staircase going to the lower floor. On the lower floor we have a Game Room, Yoga Room, Fitness Room, Locker Rooms, and storage areas. The lower floor will lead out to the pool area which will be available in the spring. The pool area includes the pool, hot tub, large apron and two grills. We look forward to working with the Activities Committee to plan exciting events that will utilize these beautiful facilities.

### Communications (Tim Owens)

The Communication subcommittee continues to collect newsworthy information throughout the month to share with residents. Our primary means of communication is the monthly newsletter and the Facebook group. Please contact Dave Prilutski at [DavePrilut@gmail.com](mailto:DavePrilut@gmail.com) or Tim Owens at [Timinator1@comcast.net](mailto:Timinator1@comcast.net) if you have something you'd like included in an upcoming newsletter.

## Courts (Linda McElvenny)

Court usage has increased over the past month and they are being used regularly. The committee is evaluating court reservation systems and we plan to have something in place for the spring. The committee has also submitted some requests for enhancements including benches. Benches have been placed outside the courts but we are also looking at installing benches inside the courts. We are planning on organizing more activities using the courts in the spring but in the meantime, if you are interested in playing, reach out to a neighbor or post a request in the Facebook group. We are looking for a lead for this subcommittee. If anyone is interested, please reach out to Dyanne Westerberg or Linda McElvenny. Please remember to follow Woodlands Court Rules when using the facilities as posted on the courts.



## Sunshine (Annie Cohen) -

No update this month



# Progress at the Clubhouse and Courts!



New benches at the courts



Pool deck with new fence



Sun deck pillars with stone



Hot tub



Great Room



Kitchenette



# Woodlands at Greystone Events

## Book Club

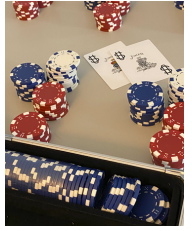


The next book club meeting is on November 3rd at 7pm. Eileen Prilutski is hosting at her home, 2015 Rockwell Circle. The book is *One True Thing* by Anna Quindlen. Everyone is welcome! Please RVSP to Eileen at [emprilutski@gmail.com](mailto:emprilutski@gmail.com) if you plan to attend and have not already indicated so on the Facebook event site.



## Poker Group

The poker group meets every Wednesday at 6:30pm. Sign up to play by Tuesday prior to each playdate. Email Dennis Huston at [denniswc@comcast.net](mailto:denniswc@comcast.net)



## Halloween House Crawl

We held our first annual Halloween House Crawl on Friday October 28th. The weather cooperated and over 50 residents enjoyed a special beverage and snack at four homes.



# Community News

## Bus Trip - Radio City Music Hall

Sunday November 20



The West Goshen township park and recreation department is offering a bus trip to Radio City Music Hall in New York City. See the Rockettes perform their Radio City Christmas Spectacular, spend some time exploring in the Big Apple, and conclude your day with a memorable dinner at the world-famous Stardust Diner. \$195 per person includes round-trip motorcoach transportation, a ticket to the show, dinner, and driver and server tips.

[Click to view more details](#)

## West Chester University



The school of music at West Chester University has numerous musical events throughout the month of November including the Criterions jazz ensemble on 11/4, harp festival on 11/13, WCU symphony orchestra on 11/19.

[Click to view more details](#)

## Longwood Gardens - Longwood Christmas Display

The Christmas display at Longwood Gardens runs from 11/18 - 1/8.



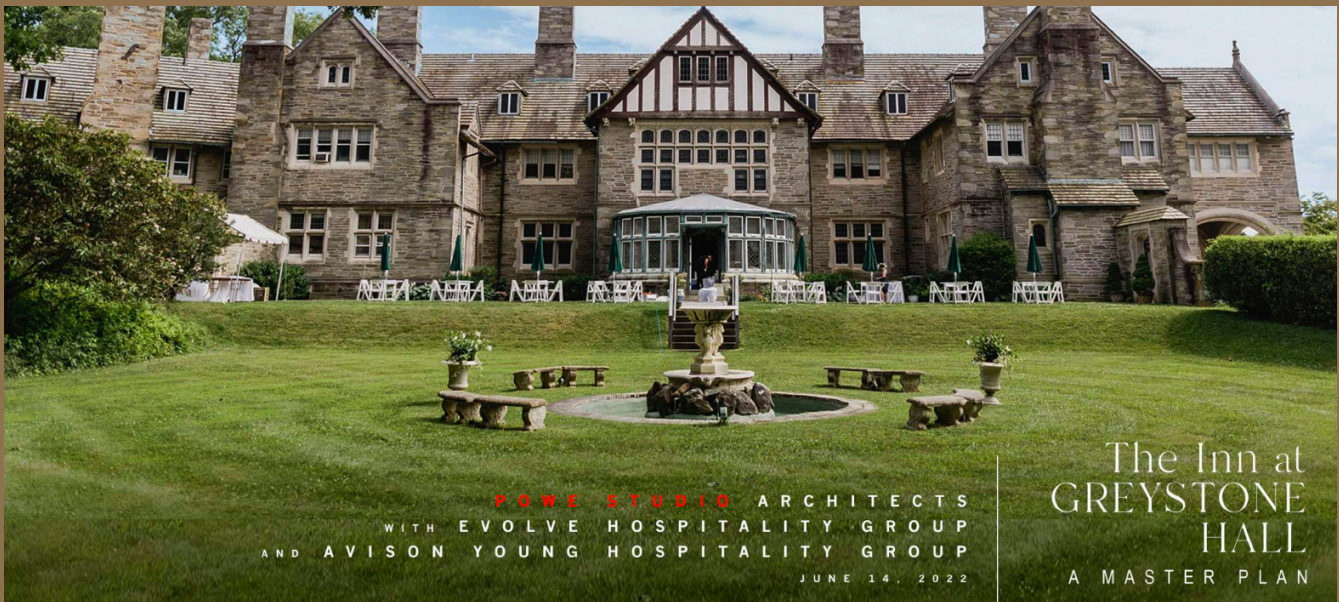
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# Community News

## Greystone Hall Submits Plan to Become Historic Inn

The building plans passed West Goshen township review and have been sent to the Chester County Planning Commission which has 30 days to take a look. A public hearing, while not yet announced, will likely be planned for sometime around the first week of December.



[Click to view more details](#)

## Greystone Hall Listed for Sale

Greystone Hall was listed for sale on September 30, 2022 for \$9,000,000.









[Click to view more details](#)



# Upcoming Events

November

2022

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1	2  Poker group 6:30pm	3 Book club 7pm	4	5	6
	8	9  Poker group 6:30pm	10	11	12	13
14	15	16  Poker group 6:30pm Social committee 7pm	17	18  Longwood Gardens Christmas begins	19	20  Radio City Music Hall bus trip
21	22	23  Poker group 6:30pm	24  Thanksgiving	25	26	27
28	29	30  Poker group 6:30pm				

## Management Office

Woodlands at Greystone

c/o Danella Realty & Management Co.

P.O. Box 1017 | 470 Norristown Rd, Suite 100

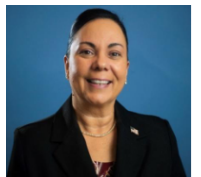
Blue Bell, PA 19422

Tel: (610) 834-6200 | Fax: (610) 834-6204

Sophia Reeves

Community Manager

sreeves@danellarealty.com



Sophia Reeves has 30 years of experience working as a contractor for military housing and in the property management field. Sophia brings demonstrated skills with being customer focused, contract negotiations, new construction, transition, transparency, and follow up. Sophia takes pride of ownership, policy driven and always strives to find a proactive way forward. Sophia's motto is "Always Do the Right Thing " and once the Community Center is ready for occupancy, she will be available Mon-Fri from 9am-5pm. Sophia understands the importance of meeting the needs of the customer and with her former social work background, Sophia's main passion is her willingness to help others. Here's to a smooth transition and together, building a great sense of community!