

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



Eileen Katz, 1308 Kincade Lane

Lou and Colleen Esagro, 1312 Kincade La

Dianne and Dennis Murphy, 1116 Sculthorpe Drive



News from the NV Homes Sales Team

Half of the planned Phase 5 Homesites were released to us, and we are off and running with 14 holds for sales! These are the highly anticipated sites along the basin, along Eakins Circle...

We are awaiting the curbs and paving to be finished, before we can officially “sell” them, but we have lots of interested future home owners!

We are looking forward to a busy, hectic- but fun few months ahead!

Hope to see you all soon,

Holly and Valarie

News From the Board (Gene Goldman)

Happy November!

A special meeting of the Woodlands HOA Board of Directors was held on October 10th to review a proposed amendment to the Gas Delivery & Equipment Agreement entered into by Woodlands HOA (by the initial developer's Board) and Greenleaf Propane, LLC on June 20, 2019. That initial agreement set the monthly customer charge at \$9.50/month and the transportation and delivery charge at \$1.17 per gallon.

For new customers only (i.e., for homeowners who enter into a contract to purchase a home in Woodlands as of June 20, 2023), the customer charge will be \$11.25/month and the transportation and delivery charge will be \$1.72/gallon through June 19, 2024. For all existing customers (termed unaffected subject units in the amendment), the existing rates as set by the initial agreement will expire on June 19, 2024 (every owner received a copy of the initial Gas Delivery & Equipment Agreement at closing).

As of June 20, 2024, and annually thereafter, the rates for the customer charge and the transportation and delivery charge will be adjusted annually per the terms set in the initial agreement for all Woodlands' owners. The amendment's wording also applies to propane charges for the Townhomes and Twins communities since they too have community tanks and the Greystone HOA also passed the amendment. I pasted the wording on future rate increases as it appears in the [amendment](#). I will scan the initial propane agreement and ask Sophia to post it on the Danella portal.

As you all aware, Woodlands HOA is controlled by a developer's Board meaning that the developer has two votes to one vote for the owners; that won't change until 75% of planned units are closed on by new owners which, based on the current sales volume of 3 units per month, is projected to be sometime in mid to late 2025.

As your representative Board member, I initially protested the increase but when the developer voiced his intention to pass it, I asked for two considerations:

- 1) That the agreement be reviewed since no owner received propane service from Greenleaf prior to July 2020 and thus the initial agreement date should be recognized as June 2020 instead of June 2019, thus pushing back the rate increase for original owners by one year and
- 2) That the developer needs to assure that Greenleaf reduces the need for additional landscaping in and around future propane tank farms by placing the tank heads at ground level instead of protruding above, and that sufficient landscaping installed around the tank farms is an owner expectation.

The developer agreed to review item (1) above and said he would discuss item (2) with Greenleaf. The special meeting minutes are posted on the Danella portal. The September quarterly Board meeting minutes are pending final review and posting (I authored both documents in my role as the Board Secretary).

On another topic, I convened a follow-up meeting of a Parking Workgroup to review the effectiveness of the parking rules that we put into place in May 2023 that were necessitated by West Goshen Township's ban on street parking. For the most part, we have had outstanding cooperation from Woodlands' owners (thank you!) with only sporadic street parking violations. Sophia has followed up on all of those instances and educated owners on their responsibilities to be vigilant about where they and their guests park.

However, there have also been a number of instances where the guest parking spaces were over utilized by some owners and their guests and so the workgroup focused their review on tightening the guest parking space utilization rules. To that end, and to assist Sophia with oversight of parking in Woodlands, the Board agreed to enter into a contract with an HOA parking management software company that is helping to manage owner and guest parking in over 1,000 HOA's across the country. Danella has another local community that uses that system and is very pleased with the results. The system consists of multiple database and report options as well as a license plate recognition mobile app to create an owner and guest registry system. The Woodlands Rules and Regulations will be updated to include revised guest space parking language and will be distributed to all owners once signed by the Board president.

The parking management system will be rolled out in December after demonstrating / discussing it during the next HOA-Owner Zoom meeting.

Just as an FYI, the Greystone HOA adopted a version of the Woodlands' street parking rules for the Townhomes and Twins communities which also have a West Goshen Township-mandated ban on street parking. Their parking rules go into effect on November 1st.

Thank you!

Gene Goldman

Woodlands HOA Board Member/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.

RJ & Kristen Saturno

2007 Rockwell Circle



Where are you from?

RJ is originally from Bethel, Connecticut before moving to Gaithersburg, MD. Kristen grew up in Newtown Square, PA. We met in Washington, DC before moving to Houston, TX for a few years. We moved back to Drexel Hill, PA where we lived for 12 years before moving to Chester Springs, PA where we lived for over 20 years before moving to The Woodlands.

Do you have children/ grandchildren?

We have two children, a son and a daughter. Our son, Christopher, lives in West Chester. He has one son, CJ is 2-1/2 years old. Our daughter, Shea lives in Connecticut. We are preparing for her December wedding.

We also care and enjoy spending time with Kristen's special needs brother who resides in the area.

What is/was your career?

RJ graduated from the University of Maryland and from the American University Law School before entering the FBI where he served for 25 years as a Special Agent. He currently is employed by Pennrose Properties and serves as Vice President of Legal and Compliance.

Kristen graduated from Marymount University with a degree in nursing. She worked as a nurse for a few years before entering the world of Pharmaceutical, Nutritional and Medical Device Sales. She held various positions including Account Management, Sales Management and Customer Development.

What are your hobbies?

RJ enjoys exercise, physical fitness and landscaping. Kristen enjoys fashion and shopping. We both enjoy spending time with family and friends. We love to travel particularly to the sunny Caribbean. We love going out to eat and trying new restaurants.

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

We were ready to downsize and The Woodlands was the perfect location, close to family and friends. We love the friendly atmosphere of the community and enjoy the benefits that the community has to offer.

Committee Updates

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

Architectural Review (Dave Prilutski)

Arc@woodlandsatgreystone.org

The ARC committee continues with the same members for the next term. Glenn Brooks, Dennis Huston, Larry Stewart and Bob Wray are full members. John Kincade is the alternate. Please join me in thanking them for their work during this initial term.

Facilities (Anne Stanley)

Facilities@woodlandsatgreystone.org

The Facilities team is newly established and has Dave Bertsch as Vice Chair and Terry Hanlon as Secretary. The main responsibilities for this team include the Clubhouse, Pool, Hot Tub, all outdoor courts, as well as the fitness center and other clubhouse equipment. We will be evaluating all related rules and process as well as considering potential modifications to enhance or otherwise prolong the usage of our community assets. We recognize that communication with homeowners is an important part of the committee responsibilities and we will be having future meetings with you to share and discuss our on-going efforts and updates. We also plan to use the website to provide informational updates. In addition, with the help of Tim Owens we now have a location on our community website along with a mailbox that homeowners can use to send questions, concerns, or general comments to the committee.

Finance (Rell Winand)

A new finance committee has been formed. The new members are:

Rell Winand, Chairman

Joseph Jensen, Sr., Vice Chair

Paul Cavanaugh Secretary

Dennis Quinn

John Cunningham

I want to take this opportunity to thank the previous committee members for their hard work and dedication. The 2024 budget is currently being developed and scheduled to be sent to the Danella CFO by October 31, for a final review. After his review, the budget will be sent to the Board for their review and approval.

Landscape & Grounds (Glenn Peters).

Landscape@woodlandsatgreystone.org

The landscape committee has reorganized and looks forward to serving to keep the community looking its best. I wanted to take a moment to express my sincere gratitude to the initial committee, chaired by Anne Stanley, for their dedication and hard work during that time. Your contributions have made a significant impact, and the community is truly thankful for the effort you put into every task and decision.

The committee has had our kickoff meeting and we have developed a set of objectives to organize our efforts. These include:

- Enhance the Aesthetic Appeal of the Community Landscape
- Improve Sustainability and Environmental Impact
- Enhance Safety and Accessibility
- Foster Community Engagement

Our committee is developing a series of small projects and activities we believe can make a significant difference in the appearance and safety of our community. We will be promoting Community Engagement to help reflect the interests of our residents, minimizing community budget impacts, and foster neighborly good will. Most of these efforts will get underway as we exit the winter season in 2024.

We will be sharing important information shortly regarding our snow season. A well-thought-out snow removal plan is crucial for ensuring safety and accessibility during winter weather. We are working with the awarded snow removal contractor, Shearon, to develop a plan that rotates starting locations, considers cars in driveways, and is designed to get the most out of our contract funds. These plans will have specific resident responsibilities and recommendations which we will share through official HOA communications. We are also looking to organize a community assist program for residents who may need a helping hand in the event of snow events.

We have lots of ideas for community events such as beautification competitions, workshops to improve lawn and flower beds, and community events to address shared or common areas. We look forward to serving and hope we can make a positive impact.

Events (Linda McElvenny).



Events@woodlandsatgreystone.org

The Social Committee has recently reorganized into two committees. The newly formed Events Committee will focus on events both on and off the Woodlands premises. All Woodlands residents are welcome to all events. While we do our best to communicate all events in the newsletter, you may need to check the community calendar and the Woodlands Facebook Group for updates. If you need assistance with the Facebook Group, contact the page administrators, Glenn and Debbie Peters. You may also contact us at events@woodlandsatgreystone.org for more information.

The Events Committee Board includes:

- Linda McElvenny (Chair)
- Judy Malkus (Vice Chair)
- Janet Melton (Secretary)

The next Events Committee General Meeting will be in December (date TBD). Everyone is welcome to attend and contribute.

Holiday Decorations

We are looking for a team of people to decorate the clubhouse for the holidays in a non-denominational style. We are also looking for donations for decorations. If you can help with either of these, please contact us at events@woodlandsatgreystone.org.

Fitness Trainer

Some of you have expressed an interest in having a fitness trainer or strength training workout. If this is something that interests you, please let us know. If we have enough interest, we can try to make it work.

Upcoming Calendar

The following are our upcoming events. Please RSVP on the Facebook page or by emailing events@woodlandstgreystone.org.



Thursday, November 2 at 7 pm – **Book Club** - Twenty Years Later by Charlie Donlea. The book for January 2024 is The Extraordinary Life of Sam Hell by Robert Dugoni. The date for the January meeting will be determined at the November meeting. Please RVSP to Anna Bertsch at ambertsch@aol.com if you plan to attend the November meeting and have not indicated so on Facebook.



Friday, November 3 at 5 pm – **Happy Hour with Game Night**- Please join us for a special extended happy hour. We will begin at 5 pm with the traditional happy hour but starting at 6:30 pm, we will host our own “To Tell the Truth” Game Night.



Monday, November 6 at 9 am – **Grow & Thrive at Every Age Breakfast Program** - This FREE breakfast program sponsored by IBX and Patina will feature several speakers who specialize in improving the total health and well-being of senior adults. Attendees will receive a boxed breakfast, and giveaways. A barista will be available to offer a variety of beverages. There will be an opportunity to actively engage in an informal discussion and Q&A.



Tuesday, November 7 at 5:30 pm (first seating) and 6:15 pm (second seating) – **Dine Around: Spence Café** – Sold out! Waitlist only!



Saturday, November 11 at 5 pm – **Pinot Noir Holiday Wine Tasting** – Sold out! Waitlist only!



Wednesday, November 29 at 1 pm – **Holiday Wreath Making Workshop** - Join us to create your own holiday or winter wreath. Our neighbor, Maryellen Ahern, will bring materials and get us started. Bring glue gun and pruning scissors/scissors. Please RSVP by November 8 so we know how many supplies to get. Cost for materials \$35.



Friday, December 1 at 5 pm – **Holiday Happy Hour** - Join us for a Holiday Happy Hour. This month is BYOB ONLY! Food will be provided by our HOA and NV Homes. Festive attire encouraged. Bring your holiday spirit!

Communications Workgroup (Tim Owens)

Community Website



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

Committees Menu

- Social has been renamed to Events
- A new Facilities menu option is added

COMMITTEES ^

Architectural Review
Events
Facilities
Finance
Landscape and Grounds
Committee members

New Facilities Committee Page

- Reserving a room in the clubhouse has moved here
- The Courts page has moved here

Contractors Menu

- The Vendor and Client list have been updated

Events Committee Page

- The photos from the dinner club have moved under Other Events

Courts Menu Item

- The Courts menu item is removed

Ongoing Activities at Woodlands

Euchre



Join Karen and Ernie Antczak on Tuesdays from 7 – 9 pm in the game room to play this easy to learn card game. No experience necessary!

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 finished regular weekly play with a 3 man scramble on Wednesday, October 25th. The golf group will try to extend play into the late Fall, weather permitting, but otherwise will start up again in the Spring. It was a great first year for the Woodlands Golf Group and we hope for more resident golfers to join us. If you are interested in joining us please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Walking Wednesday



The walking group continues to meet outside at the clubhouse on Wednesday mornings at 9am, weather permitting.

Mahjong



There are currently three 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 Wednesdays from 10 am-12 pm. Group #3 (with Sue) is currently taking lessons on Fridays from 11am - 1pm.

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. No sign-up required.