

Woodlands at Greystone Newsletter

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Welcome to New Neighbors



1127 SCULTHORPE DR- Susan Dolan and Chuck Carreno

1406 GORKY LN- Jeff and Karen Lowinger

1412 GORKY LN- Roy and Cheryl Baranello

1414 GORKY LN- Gary and Michelle Cooper

2121 WYETH LN- Geoffrey and Paula Moore



News from the Builder

Nothing new as far as sales go. We are waiting on approval to sell any day now, with a nice list of soon-to-be buyers waiting to secure their home sites!

I'm hoping to hear from the HOA on the official opening of the Clubhouse, to plan another weekend event to celebrate the Grand Opening...waiting on the actual date from Danella.

I do not have any news or info on the trails, but I've heard from a few of the avid walkers that they have been able to access some beautiful trails, with stone bridges and canopies of trees.

Looking forward to another colorful Fall season and seeing everyone taking advantage of the Clubhouse courts and amenities!

Holly

News From the Board

Greetings from the Woodlands HOA Board of Directors!

There soon will be additional developer activity in Phase One of Woodlands, which comprises all of Rockwell, Wyeth, and Sculthorpe up to the model homes.

1) **Top coating of the streets:** the plan is to begin top coating in October. Prior to that, construction damage and other wear and tear deterioration of the curbs, driveway depressions, and streets will need to be remediated. That process has already started. Specific owners impacted by driveway depression (the continuation of the curb that slopes in front of the driveway apron) repair activity will be notified in advance so they can relocate vehicles as needed (not all owners will be impacted by this). Owners in Phase One will receive specific instructions on driveway access and driving on the affected streets before the top coating process begins. As soon as the top coat project is completed, the plan is to shift all construction traffic to enter Woodlands only through the Bollinger entrance.

2) **Activation of Sculthorpe Entrance Gates:** Sometime after the completion of the Phase One top coating project, the entry gates on Sculthorpe will be made active. RLD has put out a request for bids for the project that will entail adding actuation motors to the gates and the purchase of electronics for distribution to the owners for use in their vehicles to enter/exit the community. There will be a pin pad installed in the pull-off by the entrance for delivery and service vehicles as well as visitors to use. The Parking and Streets Committee has been asked to advise the Board on this project as more details become available.

3) **Mailbox Relocation:** The Wyeth Lane set of mailboxes will be relocated directly across the street thus restoring one of the overflow parking spaces (which is currently marked "No Parking"). The concrete pad has been poured as has been the sidewalk access strip from the street.

News From the Board

4) **Clubhouse Progress:** As all can see, the sun deck addition construction project has been moving along. The plan remains on track to open the clubhouse to owners by the end of October. The pool and hot tub will be ready for use in the Spring. The Clubhouse Rules and Regulations are undergoing a final revision and I will share a copy with the Social Committee for comments, suggestions, and final edits before distributing to owners.

5) **Trail 25 & 26 Updates:** Trail 26 is the trail behind the homes on Sculthorpe that winds around to Aram. It is scheduled for refurbishing this Fall. Trail 25 runs behind the homes on Wyeth and also terminates in Aram and is slated for a 6' high wood fence to be installed in October after the trail's drainage slope and gravel renewal is completed. The fence will be on the homes side of the trail and will have two entry gates (locations tbd) for owners to be able to access the trail. Trail 24 will be constructed in Phase 4 of Woodlands. The Landscape and Grounds Committee will be asked to advise the Board on the maintaining and beautifying the trails within Woodlands. The HOA is responsible for maintenance of all trails located in Woodlands.



6) **Remediation of Calcium Pellet Damage:** Danella Management is working with John Balascio, the snow removal contractor from the 21-22 season, to repair the grass damage for the homes that sent in photos. This is the best time of year to seed &/or lay sod so Danella is working with him to schedule the repairs.

7) **Fall Planting at the Entrance Roundabout:** Shearon has received the plantings slated for the roundabout by the Sculthorpe entrance and will be switching out the summer flowers for the fall ones. Deer resistant varieties were selected.

That's all for now.

Gene Goldman - Woodlands HOA Executive Board Member

Get to Know Your Neighbors

As a new feature, each month we will spotlight 2 neighbors

Gene & Sheila Goldman

2103 Wyeth Lane



Gene is the Resident Executive HOA Board Member

Where are you from?

Sheila is from San Francisco, CA and Gene is from Cedarhurst, NY.

What is/was your career?

Sheila was a dental assistant back in the day and then a full-time mom to two sons. Gene is a board-certified podiatrist who has practiced for almost 40 years, the last 27 with the Veterans Health Administration.

What are your hobbies?

Sheila loves searching for online treasures and Gene is into producing hi-resolution images using medical-grade microscopes paired with DSLR cameras.

What TV show are you watching on streaming services now?

We both love Netflix true crime documentaries. Gene is hooked on the HBO GOT prequel, House of the Dragon.

Fun fact about you most people would not know?

We bought the Cleveland Heights, Ohio house that the late Supreme Court Justice Antonin Scalia raised his 9 children in. Gene was teaching at the Kent State College of Podiatric Medicine at the time.

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

The proximity to everything from the Borough of West Chester to Center City Philadelphia all the while living in a luxurious home surrounded by woods and trails.

Glenn & Debbie Peters

2005 Rockwell Circle



Glenn and Debbie are the Facebook Group Administrators.

Where are you from?

Debbie grew up in Central New Jersey. After college she lived in Center City Philadelphia, Houston, and Wilmington. Glenn grew up in Bucks County and has lived in Pennsylvania his whole life.

What is/was your career?

Debbie is the Global Commercial Insurance Director for an international environmental and sustainability consulting company headquartered in London. Glenn is a Global Risk Advisor helping Fortune 100 companies address the ever-changing aspects of financial and non-financial risk. These roles have allowed Debbie and Glenn to travel the world together, working and taking in the sights.

What are your hobbies?

Debbie and Glenn are avid scuba divers and dove in the Caribbean and the Great Barrier Reef. They enjoy cooking and international travel and are making their way through their bucket list. With the courts opening, Debbie and Glenn resumed their interest in tennis and Debbie is learning to play pickle ball thanks to several kind and patient neighbors

Fun fact about you most people would not know?

Debbie and Glenn's first date was the Prince concert in 2004. Since then, they have attended 47 concerts (and counting) and multiple times with several artists (i.e. Billy Joel, Elton John, Coldplay, U2, Sting, Maroon 5, Michael Buble, Adele, Ed Sheeran etc.)

What prompted you to move to The Woodlands?

Debbie and Glenn were married at Greystone Hall. At time of their wedding in 2006, Greystone Hall owners were in the process of selling their land for residential development. Having lived in West Goshen Township for 16+ years and a mile away, they kept an interest in the development. Glenn and Debbie were the first to sign a home site contract during The Woodlands opening weekend on November 16, 2019.

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

Debbie and Glenn are really impressed by all of the friendly people in the neighborhood. We appreciate and value the friendships we've made with neighbors who share common interests.

Committee Updates

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



Parking & Streets (Andre).

The first meeting of the Parking and Streets Committee took place on September 16th via Zoom and in person at the home of Andre Bourrié and the committee members discussed several topics related to the Charter of the Committee. Minutes of the meeting once approved, will be published on the HOA website. Motions were made and adopted to rename all overflow parking spaces “ guest parking spaces” and to allow guests to park in any available such space for up to 72 hours without the need to have their cars registered with the HOA. A friendly reminder was made for the residents to complete or update the Automobile information of the “owner information” form given to The Woodlands Community Association who mails it with their welcome letter and the login to the HOA website upon settlement of the owner’s home. The HOA request for exterior alteration form will be updated to include information of the contractor’s vehicle(s) used to provide services to the requesting resident. Residents may also have noticed the work in progress to relocate the bank of mailboxes at the top of Wyeth to the other side of the street, right next to the existing walkway. This will free up another much needed guest parking space there. Please check the HOA calendar for any follow-up meeting of the Parking and Streets Committee.



Landscape & Grounds (Anne).

The first committee meeting was held on 9/14 with several homeowners in attendance. There was general discussion about the committee charter and Gene was able to provide some input on activities he’s been working. He requested that the committee review and provide any suggested changes to the Landscape schedule. Anne noted that several homeowners had emailed concerns that she is capturing in a log for future discussions. Minutes will be posted to the Daniella website.



Social (Dyanne / Linda).

The Social Committee has been very busy this month. The following sub-committees have been established and the leads are moving forward on their agendas.

- **Activities** (Lead TBD) – The Activities Subcommittee met on September 11 and created a list of exciting activities for the community. Some activities need to wait until the clubhouse is open but that did not stop us. We have scheduled the following: Poker Night on Thursday, October 6, Halloween House Crawl on Friday, October 28 and Book Club on Thursday November 3. Details about activities will be shared through our community newsletter, Facebook Group and Danella Portal.
- **Clubhouse/Pool** (Judy Malkus) - The first meeting of the sub-committee was held on September 20. In attendance were co-chairs Linda McElvenny and Judy Malkus along with members Janet Melton (secretary), Anne Stanley and Joanne Ritchie. We reviewed the floor plans and lists of furniture and equipment. Clarification was made on the design of the kitchen which has been established as a “catering’ kitchen. There is no oven or stove and the expectation is to use food trays with sternos. There is a refrigerator and dishwasher. As you can imagine, there are many questions still to be answered regarding clubhouse access, booking apps, budgets, and management, to name a few. Pool discussions, as well as grilling areas, are on hold for now until we launch the much-awaited completion of the Clubhouse. Established rules and regulations are being reviewed and will be communicated once they are completed.

- **Clubhouse/Pool (Judy Malkus) Continued** - The sub-committee will work hand-in-hand with the Activities Sub-Committee regarding the opening of the clubhouse which is still slated for late October. Once opened, residents will not be able to rent/use the facility for private parties. Once we get the general processes and policies ironed out for the opening, we will take this on. Additionally, the parking lot cannot be used for activities until it is turned over to the HOA from the developer. Know that the mission of this sub-committee is to address your concerns, answer your questions, and provide updated information which, in turn, will create an exciting new facility for our community to come together! If you would like more information regarding the Clubhouse/Pool Sub-Committee, contact Judy Malkus (jmalkus106@aol.com) or Linda McElvenny (lmcelvenny@verizon.net)
- **Courts (Linda McElvenny)** – The Courts are now available for play on a first come first served basis. We have 1 tennis, 2 pickleball and 2 bocce courts. The tennis and pickleball courts are locked and the code for access is 1150. We are reviewing an online court reservation application and decided to wait until the spring for further review and implementation. If someone is waiting, please limit play to 90 minutes. The court rules have been posted so please be mindful of them. We have identified some enhancements and have submitted them to the builder. He has agreed to install benches which is currently underway. Any capital improvements to the court area would require HOA budget approval.
- **Communication (Tim Owens)** - Dave and I are excited to produce the second edition of our community newsletter. We hope you are enjoying it. Please contact Dave Prilutski at DavePrilut@gmail.com or Tim Owens at Timinator1@comcast.net if you have something you'd like included in an upcoming newsletter. Also, please let us know your feedback on this newsletter.

- **Sunshine (Annie Cohen)** - The Sunshine subcommittee held its inaugural meeting on September 15th. Our plan is to develop a role in the community over time with input from the residents. Ideas are warmly welcomed. Our first priority is to welcome new residents. The Chester County Visitors Bureau will provide us with bags that will include information about the Brandywine Valley. We plan to include in that bag an information sheet specifically about our community. Examples of such information are trash pick up days, how to access the Facebook and Danella Realty portal, clubhouse hours, HOA representative information, the location of the post office. Our goal is to make the transition go more smoothly by having pertinent information easily available in a one sheet format. The bags will be delivered by members of the committee as new move-ins occur. Our next meeting is October 13th, 7pm hosted by Carol Cavanaugh at 1133 Sculthorpe Drive. Please consider joining our subcommittee by contacting the chair, Annie Cohen at anniecohen@aol.com.

Progress at the Clubhouse and Courts!



Pool deck area



Sidewalk area for new bench



Pool and pool deck



Sun deck

Announcements



Please contact Dave Prilutski at DavePrilut@gmail.com or Tim Owens at Timinator1@comcast.net if you have something you'd like included in an upcoming newsletter announcement section. Also, please let us know your feedback on this newsletter.

Woodlands Resident Named to Township Zoning Hearing Board



The Board of Supervisors of West Goshen Township unanimously accepted the appointment of The Woodlands resident Paul Cavanaugh as an alternate member of the Zoning Hearing Board.

The Zoning Hearing Board has 3 members and 2 alternates.

Speed Limit on Aram Avenue



The West Goshen Township Board of Supervisors approved a Resolution designating a 25 MPH speed limit on Aram Avenue and authorizing enforcement of traffic regulations on that still private connector, by the West Goshen Police Department. This action was taken to resolve an issue related to school bus access on Aram Ave. Please note the new posted speed limit.

Remember to Lock Your Car Doors



If you park your car in your driveway overnight, please remember to lock your doors. There have been reports of thieves going into unlocked cars in the Executive Home community and elsewhere in the West Chester area. In one case in NJ thieves used the garage door opener in an unlocked car to enter the garage and then the house.

Announcements



Greystone Hall Plans Shared with Community



The Jerrehian family hosted an open house at Greystone Hall to inform the community of their revitalization plans. Many residents of The Woodlands attended but for those who didn't here's a quick synopsis. The Jerrehian family has owned Greystone Hall since 1942. They are currently investigating a sale of the property and are targeting parties interested in turning it into a luxury hotel. This would require a zoning change. It's in the very early stages but they have hired outside advisors who depict a 60 room hotel with some new outbuildings and a plan to convert the Carriage House (visible from Aram) into a Café style restaurant and a spa. Of course, the buyer will have final say. The conversion is estimated to be at least 3-4 years away.

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 if you plan to attend and have not already indicated so on the Facebook event site

Poker Group



On Thursday, October 6 at 7:00 PM, The Woodlands Poker Club will hold its first gathering at the home of Dennis Huston 1166 Sculthorpe Drive. Please email denniswc@comcast.net if you plan to attend. Please email Dennis if you are unable to make the first session but have questions or suggestions for future meetings.



1st Annual Halloween House Crawl

Mark your calendars for the 1st Annual Halloween House Crawl on Friday Oct 28 starting at 6 pm (rain date Sat Oct 29). Costumes and decorations are optional! For now we are looking for 4-5 homes to host the crawlers on their driveway. Each house will have a specialty drink and appetizers which others will contribute. More details to follow.

Please reach out to Debbie Duffy (debduffy03@gmail.com) or Linda McElvenny (lmcelvenny@verizon.net) if you are interested in hosting

Community News



Annual West Chester Halloween Parade

Oct. 26th (rain date Oct. 27th) in downtown West Chester.

[Click to view more details](#)

Bus Trip - New York Finger Lakes



Oct. 15 & Oct. 16

In conjunction with West Goshen Parks and Recreation we are planning this trip to the Finger Lakes. Participants will enjoy transportation to four wine tastings and two beer tastings, one night of lodging with breakfast, one brunch with mimosas. \$399 per person for a single room; \$329 per person for a double; \$319 per person for a triple; and \$309 per person for quad accommodations. (Price in check out has already been totaled pending your reservation number).

[Click to view more details](#)

Just Tennis Fall 2022



Justin DePietropaolo and the Just Tennis staff have been running tennis programs in Chester County for 15 years. They've partnered up with clubs and municipalities to offer quality and affordable . tennis camps and clinics. Previous and other current places include Ridley Township, Marple Newtown Recreation, East Goshen Township, Applecross Country Club, Glenhardie Country Club, Pennypacker Country Club and United Sports Training Center

[Click to view more details](#)

Community News



[Click to view web site](#)

VISION

We are delighted that you have chosen Uptown! as your home for entertainment. Established in 2017, featuring world class performing arts in historic downtown West Chester, Uptown! offers Broadway style theater, opera, jazz, comedy, classical and contemporary music, film and renowned speakers, not to mention our award winning performing arts education classes and workshops for youth and adults.

Free Electronics Recycling and Shred Event







**Saturday October 8, 2022
9AM-12PM**

**West Goshen Township Municipal
Complex, 1025 Paoli Pike**

Upcoming Events

October

2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6 Poker group 7pm	7	8 Recycling & shred event 9 -12
9	10	11	12	13 Sunshine committee 7pm	14	15  Finger Lakes bus trip
16  Finger Lakes bus trip	17	18	19	20	21	22
23	24	25	26  West Chester Halloween parade	27	28 Halloween House Crawl	29
30	31  Halloween					

Management Office

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