

Woodlands at Greystone Newsletter

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Welcome to New Neighbors

Welcome to the Neighborhood!



Eric and Denise Blasser, 1317 Kincade Lane

Vic and Laura Franchi, 1313 Kincade Lane



News from the NV Homes Sales Team

Happy Fall, y'all! We are so excited to see the community bustling with activity, and the leaves starting to turn all the beautiful shades of fall colors.

We have officially sold out of Phase 4, with the new home sites coming as early as October 15th! With a lengthy VIP wait list, it is sure to be a VERY busy few months till the holidays!

This month, look out for invites to our Nordstrom Fall Fashion Preview, as well as a Grandkids Trunk or Treat Event!

See you soon, Holly and Valarie

News From the Board (Gene Goldman)

Hello Neighbors!

The HOA Executive Board held its 3rd Quarter meeting Tuesday, September 26th. The meeting minutes will be posted in the Danella webportal in the next 30 days. Here are some highlights:

- The purchase of the pool and hot tub cover was approved. The pool will be winterized the second week of October.
- Owner concerns about the Bollinger mailboxes were discussed. Owners on Gorky and Kincaid complained about having to walk through mud to get their mail. The developer was not in favor of relocating those mailboxes but was responsive to the concerns. I discussed this matter with the NV Senior Project Manager for Woodlands. The main source of the mud was soil erosion from the homes being built on Bollinger since silt dams weren't placed there during grading. Since that conversation, straw bales were put in place and NV promised to send the street cleaning contractor to clear the existing mud and dirt from the area. Nails and screws will also be collected as they accumulate. Future construction in the area will have the silt dams placed at the start of ground breaking. The HOA will monitor the situation going forward.
- Recently, Sophia has received calls from owners requesting smaller totes to allow larger vehicles to park in their garage. Our contract with Mascaro calls for 95 gallon trash and 65 gallon recycle totes. However, due to supply chain issues, not all owners received those sizes when they moved in, especially those that closed in late 2020 into 2021. And some owners - me included - would like to have larger 95 gallon recycle totes. So the Board has approved Sophia sending an email to owners asking who wants a smaller 65 gallon trash tote or a larger 95 gallon recycle tote. Because the current contract runs through the end of 2024, any costs associated with the swap out of totes will be assessed to the homeowner who requests the swap. Please do not send requests to Sophia until she sends out the email. She first needs to confirm availability of the different tote sizes, again because of lingering supply chain issues. Any owner who initially received the incorrect size tote (not a 95 gallon trash or 65 gallon recycle), will have them swapped out at no charge, pending availability.

Just as an aside, I have previously asked everyone to put their house number on their totes to make identification of storm-related wayward totes possible so they can be returned to the correct household. Many of you have complied but during my morning walks around the community on Fridays I still see unmarked totes. Please do this as soon as possible with stick on vinyl numbers or with numbers written in permanent marker on the lids only (Mascaro has more tote lids than tote bodies when they exchange totes so this is their request). Thank you!

- The Woodlands Rules and Regulations are soon to be updated with the addition of rules governing the installation of “invisible” fences for dog containment. Included will be the buried wire version as well as a geofence GPS version. The rules were written by our Association attorney and will be strictly enforced. They will include the Declaration’s restriction that the containment system can only be “installed” in the unit’s rear limited common element (LCE), which for most units is a maximum of 15’ x 40’ but for some is less than that (mine is 8’ x 40’) and there are a few which have virtually no rear LCE.
- The Board approved a revision of the charter for the Social Committee renaming it the Events Committee with a focus on developing social events for Woodlands residents. Linda McElvenny was appointed chair of this committee and a vice chair and secretary will be named. All owners in Woodlands will automatically become members of this committee. A new charter, now being drafted, will provide the operational details.
- A new Facilities Committee will be chartered with a focus on providing the Board with recommendations for policies and procedures, including operations and purchases, etc., related to the Clubhouse and its integral amenities, the sports courts, the pool and hot tub. A chair, vice chair, and secretary will be named by the Board.
- Anne Stanley has stepped down as the chair of the Landscape Committee. The Board would like to thank Anne for her dedication and for the many hours of work she put into bringing up this committee and for leading it for the past year. Glenn Peters has been named as the next chair for the Landscape Committee. A vice chair and secretary will be named by the Board.

- Dave Prilutski was named as the continuing chair of the Architectural Review Committee and Rell Winand was named as the continuing chair of the Finance Committee by the Board.
- The Board will request that the chairs of Landscape, ARC, and Finance Committees submit nominations of members for 2024. The Board has decided that for 2024, an owner can be a member of only one committee in addition to the Events Committee which will have an “all in” membership charter. In addition, a unit's owners may not serve on the same committee at the same time.
- The Greystone Hall trails have been acquired by RLD. They are available for owners of Greystone/Woodlands to use. However, none of them have been dedicated to the Township and so they are not open to the public at this time. The dedication should take place by the end of November. The trails are part of the 7 miles promoted within the development and are marked with green Trail marker signs. There may be older “No Trespassing” signs still posted in conjunction with the Trail signs but those can be ignored according to the developer. He is in the process of removing them. The only exception is the driveway leading to Greystone Hall off of Aram - that is still the private property of the Hall and is not to be used by owners.

Thanks and Happy Autumn to all!

Gene Goldman

HOA Board Member / Board Secretary

News From the Property Manager (Sophia Reeves)



Deck Doors:

The repairs were made and from the water testing and weekend rainy weather, no leaks were found. We ask that homeowners ensure the doors are locked upon entering back into the clubhouse, kitchen or sunroom. Please note, if it rains and the doors are open then there might be some water that drips from the door being opened.

Barn Sparrows:

Dave B. inspected the last standing nest and it appears it was abandoned so it will be removed as time permits.

Game Room:

Message from the Developer designer – the ping pong table replacement is still pending delivery but the current one is still useable.

Trails Update:

The Township Engineer (Bryan Kulakowsky) states they are currently working on the developer punch list and the trails are not fully complete. Please note if you use the trail it is at your own risk. Once the trail is open which most likely won't be until Spring 2024, it will be open from dawn to dusk.

Out of Office:

I will be on vacation from Thursday October 5th and returning on Tuesday, October 10th 2023. If you have an HOA related need, please contact my colleague Lisa Scarlett via email lscarlett@danellarealty.com and cc sreeves@danellarealty.com

If you have an immediate need or an emergency, please call (610) 834-6200 and someone will be dispatched to return your call.

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.

Dayna and Rell Winand

2003 Rockwell Circle



1973 High School Prom



Rell chairs the HOA Finance Committee

Where are you from?

We both grew up in Lansdowne, PA where we met attending Lansdowne-Aldan High School. We moved to West Chester in 1980 where we have lived in 3 different houses before moving to The Woodlands.

Do you have children/ grandchildren?

We have 2 children. Our son, Adam and his wife, Sara live in West Chester. They have 2 children. Maddie 8 and Cole 5. Our daughter, Megan and her husband, Adam live in Glen Mills. They have 2 children. Zack 4 and Max almost 2.

What is/was your career?

Dayna worked for the Department of Health & Human Services for 10 years before leaving to raise their 2 children. In addition to running the household, Dayna enjoyed volunteering with the school PTO committees, Chester County Guardianship Program and a few part time jobs such as travel agent.

Rell graduated from Drexel University's Co-op program with a degree in accounting. He earned his MBA in finance from Widener University. Rell enjoyed working for small public companies where he held the position of CFO.

What are your hobbies?

Rell enjoys reading, music, watching mystery shows on TV and a cold lager. Dayna enjoys reading and more volunteering. Most recently, helping to plan her 50th high school reunion. While Rell is watching his mystery TV shows, Dayna is still following the doctors on Grey's Anatomy. Both enjoy spending time with their grandchildren.

Why did you choose The Woodlands?

We had followed the development of The Woodlands for several years. It was the perfect time to downsize and start a new chapter in our lives. We love the friendliness of our neighbors and all the available activities. It was our best move!!

Committee Updates

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

Architectural Review (Dave Prilutski).

Arc@woodlandsatgreystone.org

No update

Finance (Rell Winand).

The finance committee is currently in the process of accumulating 2023 actual expense detail through August with the assistance of Sophia. In addition, the finance committee is waiting for the 2024 landscape budget to be approved and to be submitted to the committee. Once the 2023 expense detail and the 2024 landscape is submitted to the finance committee, the committee will meet and prepare the 2024 budget. I anticipate that budget preparation will begin the first week of October.

Landscape & Grounds (Anne Stanley).

Landscape@woodlandsatgreystone.org

The committee has completed evaluation of vendors related to:

- 1) Rockwell Propane Tank Farm improvement project
- 2) 2024-2026 Landscape Maintenance

The committee recommendations were provided to the board. Special thanks to Tom and Glenn who spear-headed the tank farm project, which is proposed to be implemented this fall.

The committee also identified proposed improvement projects which will be proposed as part of the upcoming 2024 budget submission process. In addition you've seen emails from Sophia on two other landscape related improvements. One affects some of the homes on Sculthorpe where some new sodding and some aeration and over seeding was performed as part of a previously board approved project.

The other is related to calcium damage from a previous winter's snow treatment. Affected properties were identified via a walk-around, and homeowners have been notified as to the pending improvement plans.

Lastly I will be relinquishing the role of chair for this committee and want to thank Joanne for her support as well as all the committee members for their help on this committee and their passion to keep our community lookin' good!

Events (Linda McElvenny).

Social@woodlandsatgreystone.org

The Events Committee held the quarterly meeting on Thursday, September 7. The focus was on fall activities, budget items for 2023 and 2024, and new business. Minutes are available on the Danella website.

One of the new business items was holiday decorations. We are looking for a team of people to decorate the clubhouse for the holidays in a non-denominational style. If anyone is interested, please email social@woodlandsatgreystone.org.

Activities (Linda McElvenny)



Good news! NV Homes has offered to partner with us on some activities so we can expand our offerings! The benefit is they come with a budget and extra hands to help with planning the events. Please note details and deadlines for reservations. It makes planning much easier!

Upcoming Activities



- Wednesday 10/4 at 9:30 am - **New Neighbor Coffee & Trail Walk** - Join the Sunshine Workgroup as we welcome new neighbors to our community. Coffee and tea will be provided. Weather permitting, we will walk on the Greystone trails after the coffee for those who would like to participate.



- Thursday, 10/5 from 6:30-8:30 pm – **Fall Fashion Preview** – NV Homes is planning a fall fashion event with Nordstrom's. Contact Valarie Stock for more information or to RSVP (vstock@nvhomes.com). The flyer is available on the website.



- Friday 10/6 at 5 pm – **Happy Hour** – This month's happy hour will have an Oktoberfest theme! BYOB and any food you want. Let's get creative with our food and beverages! Festive attire optional! No sign up required.

- Saturday 10/28 from 5-9 pm– **Halloween House Crawl** - Join us for the second annual Halloween House Crawl! We will start at Duffy's (1422 Gorky) like last year and then move as a group to three different neighbors' houses to enjoy beverages and snacks. We are looking for 3 more volunteers to host on their driveway and provide specialty beverages . Other attendees will provide other beverages and snacks. Halloween costumes and decorations are optional but encouraged. RSVP on Facebook or social@woodlandsatgreystone.org.



- Sunday 10/29 from 12-2 pm **Trunk or Treat** – NV Homes is planning an event for residents and grandchildren. Mark your calendars. Details to follow or contact Holly Pack for more information (hpack@nvhomes.com)



- Friday 11/3 from 5 -8 pm – **Happy Hour and Game Night** - Please join us for an 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. Who remembers this popular television game show from the 60s? In our version a mystery resident who has had an unusual job or hobby will be selected. There will be 2 imposters and 3 panelists. Everyone else will be part of the voting audience. For this event to be successful, we need volunteers to sign up for the various roles. Please use this link to sign up by October 30: <https://www.signupgenius.com/go/10C094BAEA92CA1F8C07-44692581-woodlands#/>. If you have any questions, please contact Milt Mash (milt@computerwc.com). You can download the details on the [website](#).



- Saturday 11/4 at 12 pm – **Thanksgiving Centerpiece Workshop**. Join us to create your own Thanksgiving Centerpieces. We will make two pumpkins and one wheat centerpiece. The cost is \$80 which includes all supplies. BYOB and any snacks you want to share. Fun afternoon out! Please RSVP by October 21 on Facebook or social@woodlandsatgreystone.org



- Saturday 11/11 from 5-7 pm – **Pinot Noir Holiday Wine Tasting**. See the Wine Club section for more details. Please RSVP by October 21 on Facebook or social@woodlandsatgreystone.org so that we can determine how much wine we need.



Trips



Many of you expressed interest in doing trips as a group. Carol Bourrie has been researching this and there are some challenges to doing this ourselves so we are looking at organizations that have already created trips that we could participate in as a group. One of those organizations is West Goshen Township. Here is the link for their schedule. <https://secure.rec1.com/PA/west-goshen-township-pa/catalog>.

Another is Chester County Night School. Here is the link to their fall schedule.

[https://chestercountynightschool.org/ShowSchedule.awp?
&Mode=GROUP&Group=TRT&Title=Trips,+Tours+and+Travel](https://chestercountynightschool.org/ShowSchedule.awp?&Mode=GROUP&Group=TRT&Title=Trips,+Tours+and+Travel)

If anything looks interesting, let us know and we can try to get a group together. Anyone interested can sign up individually.

Clubhouse / Pool (Judy Malkus)



October 2nd marked the official closing of the pool and hot tub for the 2023 season. The formality of winterizing the pool and hot tub will commence the second week of October. The possibility of having the hot tub open until the end of October was discussed taking into consideration cost evaluations for propane, chemicals and maintenance. The motion was presented to the entire Social Committee for a vote and the majority were in favor of closing the hot tub at the same time as the pool on October 2nd.

It was a great first season for the pool and the clubhouse but, of course, it was not without some growing pains. Committees and Workgroups will continue to evaluate existing processes and procedures to make improvements and revisions in line with budgetary costs that might be involved. All homeowners have the opportunity to provide suggestions and recommendations by sending them to the appropriate committee mailbox or a written submission can be deposited in the "Suggestion Box" located outside the men's locker room across from the pool. Committee chairpersons will review and respond to the requests and communicate any relevant suggestions.

Much of our success this season was due to the contributions of all those on the "facilities crew" who donated their time and expertise from set up and furniture placement to troubleshooting all the unforeseen physical and operational aspects of the pool and clubhouse facilities. Thank you with much appreciation! We now have a garbage disposal in the clubhouse kitchen sink. Thanks to Dave Huppmann for installing for us!

The fitness room continues to be used by our residents on a regular basis. It is important to remember to sign in as this gives us a baseline view to assess our needs as the community grows. Please remember that the use of this facility is for homeowners and permanent residents only.

Thank you to Pat Bonner and Terry Hanlon for the addition of throw pillows for the sofas in the Clubhouse. It has certainly enhanced the appearance of the main room. The Clubhouse will be our refuge for the cold winter months ahead. Let's continue the relationships we made this summer and forge new ones. Along with many social events planned, you might enjoy ping-pong, shuffleboard, card games, yoga, a friendly game of pool or simply relaxing in the sunroom.

Communications (Tim Owens)

Community Website



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

The PowerPoint presentations I gave at the quarterly homeowner and social committee meetings are available on the Social Committee page in the Communications Workgroup Downloads section.

Courts



Tennis, pickleball and bocce courts will remain open and available for play, weather permitting. We need to either roll up the wind screens or take them down before winter. If anyone is available to help with this, please contact social@woodlandsatgreystone.org.

Sunshine (Annie Cohen)



Recently our members delivered welcome bags to new residents on Sculthorpe and Kincaid. We have updated the welcome letter with the most current information about The Woodlands. The bags also now include an introductory letter from the ARC Committee as well as from our property manager, Sophia Reeves. Our personal welcome to new residents has been well received.

Toward our goal for welcoming new residents we will be hosting a new neighbor coffee gathering followed by a walk on the Greystone trails several times throughout the year. All residents are invited to come and greet our new neighbors. Our next coffee will be Wednesday, October 4th, 9:30 am at the clubhouse.

Subsequent dates, also to be held at the clubhouse at 9:30am, are January 10th 2024, April 3rd 2024, and June 5th 2024. An invitation to the welcome coffee has also been included in the welcome bag.

Future meetings of the Sunshine workgroup will be posted on the community calendar. All are welcome.

Woodlands at Greystone Club Events

Book Club



For November the book will be Twenty Years Later by Charlie Donlea and the meeting on November 2nd. Please RVSP to Anna Bertsch at ambertsch@aol.com if you plan to attend and have not indicated so on Facebook.

Dinner Club



Unfortunately the date selection for DinnerFest 3 was for the wrong month as the response for the planning meeting resulted in only one other couple able to attend. Many on the team were traveling/vacationing or had conflicting events, so we are putting DinnerFest 3 on hold until after the holidays. Looking forward to the next DinnerFest event in 2024.

Wine Club



On September 30, a group of residents visited Paradocx Vineyards in Landenberg for a tour and wine tasting. We tasted 6 different wines and learned about the vineyard and wine making process. Due to the popularity of the event, we will try to schedule another winery visit in the future.

Our Pinot Noir Holiday Wine Tasting will be on Saturday November 11th from 5:00 - 7:00 pm at the clubhouse. Join us as we taste and learn about six different pinot noir wines from around the world just in time for the holidays. As always wine pairings will be provided. Please RSVP by October 14 so that we can determine how much wine and food we need. Once we have the responses, an email will follow with more specific details.

Ongoing Activities at Woodlands

Euchre



Back by popular demand! Starting October 3, 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 league plays Wednesday mornings with Thursday as a weather alternate. Play is from both the senior and white tees (player preference). All level of players are welcome. No commitment required, join us when you can. 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 meets outside at the clubhouse on Wednesday mornings at 8am.

Mahjong



There are currently two 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.

A new group of five will start lessons on Fridays from 11am - 1pm starting on October 5. For those starting lessons, please purchase the 2023 national mahjong league card on Amazon. You will need this to play throughout the year. Contact Eileen Huston (c4030@comcast.net) if interested in starting lessons.

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.