

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors



1426 Gorky Lane – Kenneth Fox

1131 Sculthorpe Drive – Joseph Orlando & Margaret Smith

1129 Sculthorpe Drive – Robert and Barbara Jacobs

1402 Gorky Lane – Denise Zomorrodian

# News From the Board

Hello Neighbors!

In the 5 months I have served as the elected owner-member on the Woodlands HOA Executive Board (EXBO), our community has experienced exciting growth. I will provide some comments on a few of the most notable recent Woodlands' changes in this message as well as ongoing updates in future newsletters. As always, please free to contact me by email ([docgene888@mac.com](mailto:docgene888@mac.com)) or text (484-885-3050) with any questions or concerns.

**Clubhouse/Courts:** The structural modifications necessary to add the sun deck to the rear wall are underway. In addition, the basin behind and to the side of the pool is being worked on to assure proper drainage. The furniture for the clubhouse is in local storage as is the gym equipment that Bill Reiser is providing to the HOA at his expense, instead of via the lease that was originally planned. Bill will also install benches in the pickle ball and tennis courts. Any other modifications to the courts, pool, or clubhouse will become the responsibility of the HOA once we have a deeper discretionary budget.

## Progress at the Clubhouse!



Support pillars for the sun deck in place



Leveling the basin behind the clubhouse for proper runoff

**Contracts Renewals and Oversight:** The landscape maintenance contract with Shearon was renewed in March prior to my election to the EXBO. I meet monthly via Zoom with Shearon Maintenance Division representatives (they also have a construction division which contracts directly with Reiser Land Development. The HOA has no relationship with the construction division). The July meeting was held as a walk-around at Woodlands and as a result of issues noticed three immediate changes were made:

- 1) The lawn edging will now occur every 2 weeks instead of 6x a year as called out in the original contract.
- 2) The walking trails had become overgrown with grass and weeds and Shearon has now laid down a repressive spray over the gravel. This service was not part of the original contract but will now be added to next year's contract iteration.
- 3) The mowing along the Woodlands property perimeter where grass meets wood land growth was uneven and in some areas, the property boundaries could not be fully ascertained. A virtual property line was agreed upon at the walk-around and now the mowing is more symmetrical.
- 4) With the Landscape and Grounds Committee soon to kickoff, the planning for changes to be considered for the 2023 landscaping maintenance contract will be a key focus of their work. As a separate matter, the snow renewal contract will soon be up for a renewal bid with an eye towards preventing a recurrence of the calcium pellet-induced lawn kill event. Also, a snow captain will be appointed. More on that responsibility in a future newsletter.

**Danella Web Portal Emails/Calendar:** Jessica and Lisa will be saving pertinent emails sent by Danella to all owners in a folder on the web portal so that new owners can review older correspondence. Danella is setting-up their Events web portal calendar so that key Social, Landscaping, and Parking Committee members will be able to add items for homeowner viewing without having to ask Jessica or Lisa to make the addition. The calendar items will include a Zoom link using Danella's account that are virtual or in-person+virtual. There will also be folders for the committee's to upload their approved minutes and other documents to that all homeowners will be able to access.

**Lot Sales and HOA Budget:** As has been discussed on the unofficial Woodlands HOA FB page, there was a suspension of lot sales at the end of May while RLD and NV began renegotiations of their contract. Although the new model base prices weren't posted on the NV website as of 7pm on 9/5, they will range from low-mid \$800's to over \$900k. There are a number of committed buyers in the queue and the new lot number/sale signs already went up in Phase 3. The sales suspension will have an impact, although hopefully it will be limited, on the HOA revenue flow in early 2023 since there will be an approximate 2-3 month span where there will be no closings as construction ramps up again in the fall. The HOA receives a \$1000 capital improvement contribution from homebuyers at closing. I have asked for an Executive Board meeting to discuss an increase in that contribution amount and I will add an update on the progress of that in a future newsletter.

That's all for now!

Gene Goldman

Woodlands HOA Executive Board Member



## **News from the Builder**

Phase 4 will start selling in September, as we have been on a 'pause' since June while waiting on initial improvements being made by the developer/NV Construction. Curbs and road must be in and paved, before we can then schedule the water, gas, electric, cable lines, etc. Last step is home site signs, then we are a go. We have a nice waiting list of prospects and have started to hold home sites to start the sales process and hold appointments.

Phase 4 is the newest release and includes about 40 homes. Phases 1 & 2 were below the clubhouse and are all sold with the exception of 2 in the cul de sac. Phase 3 was all the homes starting at the models and above that have been built and homes that are settling now.

Our next highlight will be when we reach 50% sold! Due to the summer hold, we shoot to reach that amazing benchmark in October/November and will certainly celebrate like we did at the 100th home owner mark!

As of now, we have 108 homes sold, and still on a plan of 4 per month...so excited to jump back into a busy selling season for fall! Holly

# Committee Updates

A list of all committee members is available [on the Danella HOA Website](#)



## Social

Woodlands Social Committee is responsible for organizing and communicating any and all social events that occur within the Woodlands community to which all the Woodlands homeowners are invited. This includes the planning and utilization of the tennis, bocce and pickleball courts as well as the swimming pool. Social events and other homeowner uses of the clubhouse are also part of the Social Committee's charter.

The Social Committee Officers are:

Dyanne Westerberg - Chair

Linda McElvenny- Vice Chair

Janet Melton - Secretary

The subcommittees we have established are: Activities, Clubhouse/Pool, Communication, Courts, and Sunshine. We are currently planning some amazing activities, so stay tuned!

The Activities Subcommittee of the Social Committee will be meeting on Sunday, September 11 at 7 pm at Dyanne Westerberg's house at 1213 Rockwell Circle.

Please contact Dyanne at [dyannewesterberg@gmail.com](mailto:dyannewesterberg@gmail.com) if you are interested in attending.

If you would like more information about the Social Committee, contact Dyanne Westerberg ([dyannewesterberg@gmail.com](mailto:dyannewesterberg@gmail.com)) or Linda McElvenny ([lmcelvenny@verizon.net](mailto:lmcelvenny@verizon.net)).



## Parking & Streets



The Parking and Streets Advisory Committee of The Woodlands at Greystone will hold their first meeting on Friday September 16th 2022 at 5:30 PM. The committee will be chaired by Andre Bourrie with Dennis Quinn as Vice-Chair. Committee officers will be discussed and nominated during that meeting as needed and sub-committees will be formed.

The 9- member strong committee is excited at the opportunity to serve the best interest of the residents and to accommodate their parking needs to an extent as reasonable as possible.

The Mission of the Committee is to receive owner's input and concerns related to parking, parking spaces, internal streets and other hard infrastructure surfaces and to propose and assist in coordinating major and minor changes to the Community parking rules and regulations as permitted by law and by the township conditional use orders. Major or minor improvements to the hardscape surfaces including sidewalks and gates of The Woodlands Community will also be recommended to the HOA Board by this committee. It will not get involved in enforcing the parking rules and regulations, a responsibility which will continue to be assumed by the management company under the supervision of the Executive Board.

The Committee will focus on the orderly enhancement of the resort like image of our community of residents, with special attention to the current traffic and resident safety standards: a vibrant community we can all be proud of to welcome our guests and visitors to our beautiful new home.

If you would like more information about the Parking and Streets Committee, please contact Andre C Bourrie at: [andrecbourrie@gmail.com](mailto:andrecbourrie@gmail.com)

## Landscape & Grounds



Landscape and Grounds Committee Kickoff -9/14 7pm via Zoom

All interested homeowners are encouraged to attend our kickoff meeting. The committee will be addressing landscaping and other soft surfaces such as trails.

Zoom meeting details will be posted in the Woodlands Facebook site or can be emailed to you directly if desired.

As a reminder if you have turf damage as a result of excessive calcium use during snow treatment, please send your photos to Management (see Jessica's email on 8/9/22).

If you can't attend the meeting but are interested in participating, feel free to contact me.

Anne Stanley (Chair)

(Cell) 703-217-9935; ams9@aol.com

# Announcements



This section of the newsletter will include items residents would like to share with the community. Some examples are:

- Birthday
- Anniversary
- Birth of grandchild
- Events that may be of interest such as group trips, sporting events

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 announcement section. Also, please let us know your feedback on this newsletter.

**Happy birthday!**



John McElvenny - Sept 20

Amy Curran - Sept 28

## Book Club



The book club is meeting on 9/8 at 7pm.

Phyllis Dunn will host. The book is West

with Giraffes by Lynda Rutledge



Everyone is welcome! Please

RVSP to [dunn.phyllis@gmail.com](mailto:dunn.phyllis@gmail.com) if you would like to join.

## 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

Jessica Stropas, CMCA

Senior Community Manager

[jstropas@danellarealty.com](mailto:jstropas@danellarealty.com)

Lisa Scarlett

Assistant Community Manager

[ls Scarlett@danellarealty.com](mailto:ls Scarlett@danellarealty.com)



## West Goshen Township

### Beware of Mail Theft



We are seeing a significant increase in check theft from personal, business, and even some blue standalone mail collection boxes. The stolen checks are altered and then cashed by the suspects.

United State Postal Service recommendations:

- If possible, deposit mail close to collection time or inside the post office
- Never mail cash
- Promptly pick up your mail
- Inquire about overdue mail

As always, report suspicious activity.

### Events at Greystone Hall



DEAR NEIGHBORS,

THE JERREHIAN FAMILY INVITES YOU TO JOIN US

WEDNESDAY, SEPTEMBER 7TH

6PM TO 8PM

AT

GREYSTONE HALL

2450 ARAM AVE

TO LEARN ABOUT OUR PLANS TO PRESERVE AND REVITALIZE

GREYSTONE HALL

PRESENTATION AT 6:30 PM AND AGAIN AT 7:30 PM

LIGHT REFRESHMENTS WILL BE SERVED

Halloween House Tour 

Wed 10/26 1 – 3:30pm, 6 – 8:30pm




Enjoy a “Clue” inspired mystery at Greystone Hall by participating in a scavenger hunt to find whodunit with what and where. Refreshments will be served.

Cost: \$42

Register at [cclifelearn](http://cclifelearn)

# Upcoming Events

## September 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Labor Day	6	7 Open house at Greystone Hall 6 - 8pm	8 Book club meeting 7pm	9	10
11  First game: Philadelphia Eagles at Detroit Lions 1pm  Activities subcommittee meeting 7pm	12	13	14 Landscape & grounds committee meeting 7pm	15	16	17
18	19	20  John McElvenny's birthday	21	22	23	24
25	26	27	28  Amy Curran's birthday	29	30	