

# Woodlands at Greystone Newsletter

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## Welcome to New Neighbors

### Welcome to the Neighborhood!



Barbara and Richard Morecz, 1123 Sculthorpe Drive  
Nancy and John Logue, 1115 Sculthorpe Drive  
Robin Herd, 1111 Sculthorpe Drive  
David and Darlene Korenberg, 1315 Kincade Lane  
Jackie and Greg Kennedy, 1118 Sculthorpe Drive



## News from the NV Homes Sales Team

Sales have continued to be quick and easy, with the market being so hot for selling a current home!

We are down to our final 4 home sites in our current phase, with a few already lined up for September.

We expect the next phase to release on October 1st...with a waiting list that is anxiously awaiting! Enjoy the last few weeks of summer- looking forward to a busy Fall!

Holly

# News From the Board (Gene Goldman)

The process of preparing the trails to make them usable for owners has taken longer than anticipated. Although the trail signage requested by the Township has been installed (green trail directional signage for entrances and public parking), many of the trails are still marked as “No Trespassing” and the entrances to the public parking lots off Aram have been blocked with concrete dividers (apparently owners from the other communities were moving the “Road Closed” signs in order to park cars in those spaces). If you see a trail marked with a no trespassing sign, please do not enter it just yet. When a trail marked as such is ready for resident use, the no trespassing signs will be removed.

Trail 26 recently underwent a modification (regrading) to redirect stormwater flowing off it to the adjacent swale and water inboxes that will direct the flow to the infiltration pond. Previously, the angle of the path directed the run off over the retaining wall and into the back area of two homes located on the Wyeth cul de sac. That in turn caused some very unfortunate basement flooding. New drainage pipes were installed behind two of the homes and also in front of one of them to redirect the overflows to the culvert crossing under Aram. And one other Trail 26 update - as I previously announced, we were successful in negotiating with the Township to make Trail 26 private and as such, restricted for Woodland’s resident use only. To that end, a red Woodlands resident only entry sign was placed at the trail entrance off of Aram.

The Greenway Trail that runs from the public parking lot off Aram to Bernstein also underwent a modification. The outflow arising from the retention pond adjacent to Phase 5 of Woodlands where the ground prep work is now taking place would often cause slippery conditions on the asphalt portion of the Greenway Trail down by the pump house. That standing water would often have silt and mud in it or would freeze into black ice in the winter. A culvert was recently installed under the path and a new asphalt top coat was applied so that expected runoffs no longer would make the path unsafe. Be aware though, an extremely heavy runoff from a hurricane or tropical storm would likely overwhelm the culvert system and the path would become dangerously slick while the water flow remained heavy. That same caution would apply to most if not all of the other trails in Greystone that could experience heavy storm runoff.

My best to all,

Gene Goldman - HOA Executive Board Member/ Board Secretary

# News From the Property Manager (Sophia Reeves)



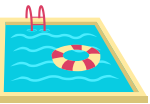
## **Deck Doors:**

The parts for the doors were ordered and 2-3 weeks out for delivery. Until final repairs are made please use the kitchen and sunroom doors to enter the deck areas. Ceiling tiles were replaced in the game room and no future leaks happened during the last rain storm. It appears the company has determined thicker weather stripping is required on the bottom and inside of doors.



## **Barn Sparrows:**

A special "Thank You" to Dave Bertsch for removal of the two empty nest but unfortunately he did find another egg in the one nearest to the pool room. Soon that baby will fly away and that nest will be removed. Dave is going to send over some preventative measures to hopefully stop them from nesting next year.



## **Pool:**

Thank you to all that continue to sign in and those that completed the guest waivers for this season. To prevent liabilities, please ensure the gate is securely closed after you exit the pool.



## **Game Room:**

Message from the Developer designer – the ping pong table is still on the waitlist for delivery.



## **Fitness Room:**

Please continue to sign in and out on the clipboard provided. Only unit owner(s) and permanent residents can use the fitness room. Thank you for your understanding and cooperation. Please report any fitness equipment that is not working to management. One of the treadmills is showing an error message and the vendor has been notified. If you notice any concerns in the future, please let me know.



## **Out of Office:**

I will be out of office on Monday, 4 September for Labor Day and will respond to messages upon my return on the 5th. If you have 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.

## Mike and Pat Bonner

2019 Rockwell Circle



### Where are you from?

*Mike was born and raised in North Wales, Pa and Pat was born and raised in West Chester. After marrying, they moved to West Bradford and raised their family in the Downingtown School District*

### Do you have children/ grandchildren?

*They have four children and six grandchildren. Megan (Dan), Michael (Kelly), and Ryan (Heather) live in the Glenmoore / Downingtown area. Our youngest, Jared, lives in Austin, TX. All their grandchildren are fortunately local.*

### What is/was your career?

*Mike is still working full time in the construction/commercial real-estate business. Pat had several roles working while raising children and most recently retired in 2019 after working 15 years for two different school districts.*

### What are your hobbies?

*Mike plays racquetball and pickleball. Pat enjoys pickleball, exercise classes, walking, golf, Canasta, and Mahjong. They love going to New York to see Broadway shows. The most*

*recent show was "Six". They're watching Medici on Netflix, getting ready for their trip to Italy in September.*

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

*Mike became a licensed pilot while he was stationed in Alaska in the early 70's.*

### Why did you choose The Woodlands for your new home?

*They love the location and the beauty of The Woodlands, and all that this lifestyle offers. The best benefits of moving here, that they never expected, are the wonderful people that they've met and the fact that they can walk out their front door and get involved in activities that they enjoy.*

# Homeowner Suggestions



As our community continues to grow and as we increase facility usage, we want to provide homeowners the opportunity to provide suggestions to the committees and workgroups.

If you have a suggestion, please send it to the appropriate committee mailbox. Committee chairpersons will review and respond to acknowledge the email. Committees and workgroups will periodically evaluate existing processes and procedures, along with relevant suggestions, to make improvements and revisions that will be subsequently communicated and distributed to all homeowners.

Thanks in advance for your contributions.

Anne Stanley on behalf of the Committee Leads

# Committee Updates

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

## Architectural Review (Dave Prilutski)

[Arc@woodlandsatgreystone.org](mailto:Arc@woodlandsatgreystone.org)

There is a new Exterior Alteration Request form. From here on out, please use it for any request. In the new form, your signature(s) is only required once, on the last page. As with the previous form, you must initial every page when submitting a request. The form is available on both the community website and the Danella website.

## Finance (Rell Winand)

No update this month

## Landscape & Grounds (Anne Stanley)

[Landscape@woodlandsatgreystone.org](mailto:Landscape@woodlandsatgreystone.org)

Thanks to Joanne Ritchie who helped us complete the Phase 1 and 2 dead tree inventory of the common areas and street trees. The information will be used for tree replacements.

Vendor bids were finally requested following the distribution and approval of the latest HOA board minutes. A meeting is scheduled this month to answer any vendor questions. The goal is to make a quick vendor selection and commence with the project in September.

Regarding the upcoming HOA September meeting, as well as the upcoming request for 2024 budget inputs, the committee will be evaluating 2024 vendor bid proposals and recommending a vendor for 2024-2027 as well as potential improvement projects for consideration as part of the overall 2014 budget request.

Thanks to Joann Jensen for sharing her landscape improvement suggestions on Facebook.

## Social (Linda McElvenny).

[Social@woodlandsatgreystone.org](mailto:Social@woodlandsatgreystone.org)

The next Social Committee General Meeting is scheduled for Thursday, September 7th at 7 pm. We will be planning events for the fall and identifying budget items for 2024. All are welcome! You may join us in the clubhouse or via Zoom.

At a recent meeting, the committee determined that we needed to purchase folding tables and chairs for various community events so we would not have to continuously borrow them from residents. The committee voted to focus on purchasing storage carts and tables this year using proceeds from 50/50 raffles. Our plan is to try to budget for folding chairs for next year. We now have available for use: one storage cart and eight folding tables plus the folding tables that were donated. These can be found in the upstairs storage room next to the conference room. Thank you to Milt Mash, Janet Melton, and Andre Bourrie for their efforts on this project.

## Activities (Linda McElvenny)



Good news! The Social Committee is partnering with NV Homes Sales Office to provide even more activities for you. We are currently working on the schedule for the fall. While we do our best to communicate everything in the newsletter, that is not always possible, so it is best to check the Woodlands website and calendars for the latest updates.



## Upcoming Activities



- Friday, September 1 at 5 pm - Happy Hour - BYOB and any food you want. No signup required.
- Thursday, September 28 at 6 pm – Dinner Fest (details TBD)
- Saturday, September 30 1-5 pm Paradox Wine Tasting and Tour Trip
- September (Date TBD) - Pop Up Farmers Market
- Friday, October 6 at 5 pm – Happy Hour (Octoberfest theme)
- Saturday, October 28 at 5 pm - Halloween House Crawl

## 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)



It has been a great summer of relaxation at the pool! Although summer is quickly coming to an end, the fun in the sun will be continuing at the pool until the end of September. The pool will be heated for the month of September. The official date of the pool closure is September 30. The formality of winterizing the pool will commence the first week of October. We are continuing to negotiate with several companies for the pool/hot tub covers.

The Board has approved keeping the Hot Tub open until October 31. Cost evaluations will be discussed by the workgroup for propane usage for heating as well as maintenance for chemicals and cleaning for the additional month.

Please remember to turn in the Guest Pool Passes that you were issued when you signed the Release of Liability for your guest(s). All passes (bracelets) must be turned in by October 5. Guest Passes that are not returned are subject to a \$10 fee. The Clubhouse/Pool Workgroup is working on revisions to this policy for next season, so stay tuned. The Homeowner Pass that you were issued will continue to be your assigned number and effective throughout the upcoming seasons.

A great amount of work has gone into getting the pool area up and running for this past season, as well as evaluating what needs were apparent and how we can continue to improve. The workgroup is continuing to address concerns and options for next year and the budgetary costs that might be involved.

Improvements continue to be made in the Clubhouse; specifically increased weather stripping installed on both sides of the doors to eliminate water from entering. It is MOST IMPORTANT that homeowners make sure the doors are secured and locked any time you use them. Some of the rain and windstorms we experience are extremely strong. Additionally, garbage disposal will be installed in the kitchen so that food debris will not clog the drains.

Lost & Found: Missing something? Please remember to check the lost and found bin located in the office copy room for any items you may have left behind. Some items of interest: a drone? Men's size 12 ABEO sandals?

Save your wine corks! We are planning to use them for a backsplash in the clubhouse kitchen! There is a basket in the kitchen for collection. Thanks to Tina and John Cunningham for the idea!

## Communications (Tim Owens)

### **Community Website**



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

The Local Events page has a list of upcoming bus trips by West Goshen township, a township fall yard sale, and other local events. Please let me know if you have any local event you would like on the website.

The August newsletter is now available on the Newsletter page. You can also view all past newsletters from this page.

Photos from the Rose all Day wine club event are on the Social Committee page under Wine Club.



## Courts (Anne Stanley)

The Courts Workgroup met this month to discuss the court reservations and any tool challenges. The workgroup is planning to meet in September to evaluate the current tool, rules and recommendations going forward.

The other major topic was 'courts enhancements' and included making updates to an existing spreadsheet of wish list items - some of which were actually obtained. Actions were taken to solicit estimates from our current court vendor. The vendor provided information was shared with the workgroup and will be considered as part of the overall process for establishing a 2024 budget request for recommendation to the Finance Committee and ultimately the HOA board. I am relinquishing my workgroup lead role at this time. Please reach out to Linda if you are interested.

## **Sunshine** (Annie Cohen)



No updates.

# Woodlands at Greystone Club Events

## Book Club



For September the meeting has been changed to September 14th and the book will be The Winemaker's Wife by Kristin Harmel. 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](mailto:ambertsch@aol.com) if you plan to attend the September meeting and have not indicated so on Facebook.

## Dinner Club



Dinner Fest 3, the Fall blockbuster community event is scheduled for Thursday, September 28 at 6 PM at the clubhouse. Be sure to save the date! The food, dress and contest themes for this event will be decided at a planning meeting on September 12 at 7 PM in the club house. So far, the suggestions have been sparse with Bikini Beach Blanket Party the leading contender. Please attend the planning meeting to help come up with a better theme! It will again be BYOB. I keep a list of suggestions for these events so if you cannot make the meeting or an idea hits you at 2 in the morning please email me (operators WILL NOT be standing by) at [Milt@ComputerWC.com](mailto:Milt@ComputerWC.com).

## Wine Club



We held a "Rosé All Day" wine tasting on August 19 which was a lot of fun. Thanks to Tom Schamber for helping to host. I think many of us have a new appreciation of rosé wine!

Winery Tour & Tasting Update! Tina and John Cunningham have organized a Winery Tour and Tasting for us at Paradox Vineyard in Landenberg. The original dates were not available so here are the details:

Date: Saturday, September 30th

Time: 1:00 pm - Bus Leaves from Clubhouse

Tour: 2:00 pm - 30 Minute Tour

Wine Tasting: 2:30 - 4:00 pm includes 6 different wines

Return: 5 pm - Arrive at Clubhouse

Cost: \$25 per person plus cost of bus

We are also planning a Pinot Noir tasting in November in preparation for the holidays.

# Ongoing Activities at Woodlands

## Bocce Social



There is a bocce ball social every Sunday 6:30 - 8pm at the bocce court through the end of September. Grab a neighbor and stop by!.

## 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](mailto:David.bertsch@verizon.net) or (484) 948-8721.

## Pickleball Round Robin



We have round robin play for beginners on Monday mornings 9:30 - 11am and round robin play for experiences players on Tuesdays 6:30 - 8pm and Thursdays 9:30 - 11am. We cancelled the Wednesday evening round robin for beginners due to low attendance. Scheduled round robins will continue until the end of September.

## Walking Wednesday



The walking group meets outside at the clubhouse on Wednesday mornings at 8am.

## 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!

## Mahjong



The group meets on Tuesdays in the clubhouse game room from 10 - 12 and Wednesday 1 - 3pm. A new group of five will start lessons on September 15 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](mailto: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.