

The Woodlands at Greystone Newsletter

May 2025

IN THIS ISSUE

Welcome New Neighbors	1	Finance	6
NV Homes Sales Team	1	Parking	7
HOA Board	2	Events	7
Property Manager	4	Ongoing Activities	10
Facilities	4	Get to Know Your Neighbors	11
Landscape & Grounds	5	Last Month in Photos	12
Architectural Review	5		



Welcome New Neighbors



April 2025

Joe Canning

906 Eakins Circle

Jennifer & Jeff Walker

981 Eakins Circle



Melissa



Karen

NV Homes Sales Team

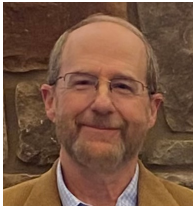
Melissa Higgins and Karen Helveston

From the Woodlands Team:

Spring is in full bloom, and what a gorgeous month we have ahead at The Woodlands! We are thrilled to invite you to our Annual “Blooming Neighborhood” Event, taking place on Saturday, May 10, from 12:00 – 2:00pm at the Sales Center. Come and enjoy a light lunch, mingle with neighbors and take home a lovely annual flower to brighten your garden!



We can't wait to see you there! Melissa & Karen



HOA Board (Gene Goldman)

Woodlands HOA Board Secretary

Hello Neighbors,

Voting for the Transition Board is underway, and the two new members will be announced at the homeowner's meeting to be held at the West Goshen Township building on May 12th. The Transition Board is the entity that will govern the Homeowner's Association from May 12, 2025 until the Annual Meeting in March 2026. At the Annual Homeowner's Meeting in March 2026, all three board seats will be up for election. At that election, the positions will have staggered terms of one and two years to ensure continuity. Currently, the developer, Bill Reiser, is the Board Chair and his son, Drew Reiser, is the Vice-Chair. Drew is not active in the Association and assigned his vote to Bill who votes it as a proxy during all board meetings. Therefore, Bill casts two votes to my one vote (as Board Secretary) on all matters. The current governance structure is known as a Developer's Board since it is controlled by the developer.

The purpose of the Transition Board is to guide the Association through the process of transitioning from control by the developer to control by the owners. The transition process itself is designed to facilitate a smooth shift from developer to homeowner governance. It is essential that the candidates who are selected for the Transition Board have experience with this process because many important steps in the final development process will begin in the next year. Those steps will occur in phases and will require negotiations and agreements between the Transition Board and the developer. The Transition Board will also have responsibility for reviewing all contracts that the Developer's Board entered into as well as reviewing the committee charters, chairs and members, editing community Rules and Regulations, etc.

Since this will be the last newsletter published under the Developer's Board, I would like to take this opportunity to thank all the folks who have given so much of their time to chair the community's committees and workgroups and participate as members. Everyone who has participated in self-governance of Woodlands from the inception of committees back in 2022 when I was elected to the Board has done so as a volunteer. No one receives anything for the time and effort they put in except the knowledge that they are making a difference for Woodlands. Our committees are high functioning and are well positioned to assist in the transition to homeowner governance. One need look no further than the Greystone Association transition for the positive difference having high functioning committees makes.

Listed on the next page are our friends and neighbors who have made such a difference in how Woodlands functions as an Association. My heartfelt thanks to everyone for their valued contributions!

(Editors Note: *this is the current committee membership list. There are others who worked on the committees in prior years who should be recognized as well. The prior committee membership lists are available on the Danella website.***)**

The Woodlands at Greystone (April 2025)

HOA Board

- Bill Reiser – *RLD Land & Development* - **Chair**
- Gene Goldman – *Homeowner Representative*
- Drew Reiser – *RLD Land & Development*

Danella Management Company

- Sophia Reeves – *Community Manager*
- Jenna Cauley – *Assistant Community Manager*

Architectural Review Committee

- Dave Prilutski – **Chair**
- Dave Bland
- Glenn Brooks
- Dennis Huston
- Steve Johnsen
- Larry Stewart
- Bob Wray

Events Committee

- Linda McElvenny – **Chair**
- Judy Malkus – **Vice Chair**
- Janet Melton – **Secretary**
- Book Club – Anna Bertsch/Eileen Prilutski
- Communications – Dave Prilutski
- Community Trips – Eileen Huston
- Dine Around – Phyllis Dunn
- Happy Hour – Anette Karlsson & Pat Auriemma
- Ladies Golf – Annette Erickson
- Mahjong – Phyllis Schamber/Lorraine Moran
- Men's Golf – Dave Bertsch
- Neighbors Helping Neighbors
 - Kathy Betchley & Leslie Powers
- Poker – Dennis Huston
- Sunshine Club – Annie Cohen
- Wine Club – Joanne Ritchie

Facilities Committee

- Anne Stanley – **Chair**
- Dave Bertsch – **Vice Chair**
- Terry Hanlon – **Secretary**
- Mike Beatty
- Jack Courtenay
- Dave Huppmann
- Jeff Osgood
- Mike Price
- Judy Malkus (*advisor*)

Landscape & Grounds Committee

- Glenn Peters – **Chair**
- Janet Melton
- Joanne Ritchie
- Tom Schamber
- Cynthia Travia
- Scott Whittington

Finance Committee

- Relland Winand – **Chair**
- Joe Jensen – **Vice Chair**
- Paul Cavanaugh - **Secretary**
- John Cunningham
- Dennis Quinn

Parking Committee

- Cristina Kincade – **Chair**
- John Paradise - **Vice Chair**
- Sandy McLaughlin - **Secretary**
- Christine Bland
- Michael Bray
- Linda Jasinski
- Frank Kugler

Transition Workgroup*

- Glenn Peters – **Lead**
- Drew Fitzgerald
- Sharon Fitzgerald
- Marcia Geary
- Cristina Kincade
- Scott Whittington

** Transition workgroup is not an HOA workgroup as long as it is a Developer controlled HOA*



Sophia



Jenna

Property Manager *(Sophia Reeves)*

Assistant Property Manager *(Jenna Cauley)*

A special "Thank You" to everyone who already voted. If you haven't voted yet, please check your email for the ONR activation and sign the consent form. Once your form is signed, the management team will verify your address and approve it, at which time you will receive another announcement saying you are ready to vote. Please note you only have until 7:00 pm on May 12, 2025, and no more votes will be accepted after that time. If you prefer to cast your vote in person via ballot, they will be accepted at West Goshen Township on May 12th between 5:30-7:00 pm and voting results will be shared by the ONR representative at 7:05 pm.

Please note, the electronic voting is secure and an easy site that only ONR has control over. The only thing Jenna and I can do is verify unit members that reside in each home. With this said, for those who are away on May 12th you can join by clicking the zoom link below at 7:00 pm sharp and ask to join 10-15 minutes early.

Join Zoom Meeting

<https://us02web.zoom.us/j/82584554770pwd=aUaBWRMF3vls786vwjVbdqm9VCPe4.1>

Meeting ID: 825 8455 4770 Passcode: 193444

Dial in by phone: (309) 205-3325 enter 82584554770##

IN-PERSON MEETING LOCATION:

The West Goshen Township Building is located at 1025 Paoli Pike, West Chester, PA 19380 located on the 2nd floor in the main administrative building. Doors will be unlocked for unit owners to enter at 5:30 pm. If you need any support, reach out to your management team, Sophia or Jenna, as we are always here to help.

If you need any support, reach out to Sophia or Jenna. We are your team and are always here to help.

Cheers!



Facilities *(Anne Stanley)*

FacilitiesWoodlands55@gmail.com

Good News - the elevator has been repaired! It took several visits but is now operating normally.

The committee met in April to discuss near-term projects including preparation for the pool season and other various repairs. We expect the pool vendor to be out to repair the Hot Tub prior to the opening on May 24th.

We have engaged the vendors for both the kitchen cabinet and the countertop and expect the work to start mid-late May.

Please send clubhouse, courts, and other facilities inquiries to the Facilities mailbox: FacilitiesWoodlands55@gmail.com.



Landscape & Grounds (Glenn Peters)

LandscapeWoodlands55@gmail.com

Shearon has completed spring turf treatments and feedback about the 'pet safe' zone approach has been positive. The regular mowing season is underway, and Shearon is scheduled to conduct mowing on Mondays unless weather or turf conditions require delay. There is a schedule of landscape activities on the web site, and we try to keep that updated for delays or any special services.

We complained to Shearon about the state of the parking lot this year after the mulch service. In prior years we did not experience the severe issues we did this year. We have been working with the developer to have a paved 'pad' installed at the emergency entrance location on Greenhill. While this was not in their plan, they have indicated that per our request, and at no cost, they will install one where we will be able to have landscape materials, and winter snow equipment or materials staged. This will eliminate the need for the clubhouse parking lot to be used in the future.

Last year we were able to get the developer to 'overtop' many poor turf areas with an enriched soil and seed, there was also aeration and slice seeding performed on steeper slopes throughout the community. While the majority of the seed took, and the enriched soil has helped the established turf root and expand, there are some areas that still need attention. These will be documented for transition activities and may require some HOA efforts along with pressing the developer for additional efforts.



Architectural Review (Dave Prilutski)

ARCWoodlands55@gmail.com

Some homeowners have installed irrigation systems that include sprinklers for the lawn area. Shearon requests we not run lawn sprinklers the 12-24 hours prior to mowing. Since weekly mowing is scheduled for Mondays, they request lawn sprinklers not run between 7:00am on Sunday and 7:00pm on Monday

The integrity of ARC members was questioned at the "Meet the Candidates" meeting on April 22nd. I would like to speak up in defense of our committee of hardworking volunteer homeowners. We do not make the rules or enforce them. Our role is to review a request and if in compliance with HOA rules, recommend the board approve the request and if not in compliance, work with the homeowner to be in compliance. There are times where a homeowner has requested permission to do something that would be precedent setting and where the HOA Rules are not clear. In some of these situations the Developer has declined the request as it did not fit with his vision for the community. ARC has reviewed over 370 requests since formation in early 2023. The vast majority have been approved by the Board in a matter of days



Finance *(Rell Winand)*

FinanceWoodlands55@gmail.com

The March 2025 Financials have been issued and reflect the following:

Overview

Year to date March 2025, the HOA had expenses in excess of revenue totaling \$6,801. However, the budget shows expenses in excess of revenue \$76,261. The result is an overall positive variance to the budget of \$69,460.

Details as follows:

Income Statement

- Revenue shows a positive variance to budget by \$10,290 due to HOA fees in excess of budget.
- Clubhouse and Pool expenses are a positive variance to the budget of \$20,902. This positive variance is primarily due to lower expenses to budget for supplies, pool and security system.
- Contracts expense shows a positive variance to budget of \$2,565 as minimal contracts expense was incurred year to date.
- General and Administrative is showing a favorable variance to budget of \$830.
- Maintenance and Grounds reflect a favorable variance to the budget of \$27,890 primarily due to a favorable snow removal variance to budget of \$20,464.
- Professional fees expense is \$6,365 less than the budget as no expenses have been incurred for legal and audit fees.
- Utilities expenses reflect a favorable balance to the budget of \$618.

Balance Sheet

- Operating cash balance \$160,868
- Reserve Funds cash balance \$195,645
- Accounts Receivable balance is \$11,186, a decrease from the prior month balance of \$19,484.



Parking (Cristina Kincade)

ParkingWoodlands55@gmail.com

We're pleased to share a few updates from the Parking Committee!

The old signposts in the overflow parking areas have been successfully removed, helping to clean up the space and improve the overall look of our community.

We're also excited to welcome two new members from Eakins Circle to the Parking Committee. With their addition, we now have a total of seven members actively working together to address parking needs.

As always, thank you for your support and cooperation. If you have any questions or suggestions, please don't hesitate to reach out!

parkingwoodlands55@gmail.com



Events (Linda McElvenny)

EventsWoodlands55@gmail.com

Announcements

Last Chance to Contribute to Service Project! Our current service project supports the Community Warehouse Project of Chester County. Woodland's resident, Christine Polywacz, is the Program Administrator!

The Community Warehouse Project is a non-profit furniture bank located in West Chester. They supply furniture and houseware items to people who have recently obtained housing after being homeless. Please consider donating a new or gently used item. Most needed items are mixing bowls, measuring spoons/cups, can openers, toasters, coffeepots, blenders, crockpots, hand mixers, bakeware, cooking utensils, and vacuums. Gift cards to Target and Walmart are also welcome.

The box to place the items will be in the clubhouse vestibule through May 2. Any questions, please contact Christine at christinep@communitywarehouseproject.com.

Neighbors Helping Neighbors

Neighbors Helping Neighbors uses Signup Genius to connect Woodlands community members who have a need (meals, rides, errands, companionship and other basic needs) with a group of neighbors willing to help when they can. If you or a neighbor needs assistance with anything, contact Kathy Betchley at kathybetchley@gmail.com or Leslie Powers at leslie.powers227@gmail.com. We have a group of neighborhood volunteers who are ready and willing to help. If you would like to be added to the distribution list to receive requests for needs, please contact Kathy or Leslie.

Walking Wednesday New Time!

Walking Wednesday will meet at 8:30 am starting April 30.

Water Aerobics Begins!

Water aerobics is scheduled to begin on Fri 5/30 from 10:00-11:00 am in the clubhouse pool (weather permitting). Classes will continue every Friday at this time through the end of September. A certified instructor, Christa from ACAC, will conduct the classes. Cost is \$50 for 5 classes or \$12 for drop-in payable to the instructor. Join us for a fun workout!

Events Committee General Meeting - Our next quarterly Events Committee general meeting is scheduled for Thursday 6/12 @ 7:00 pm in the clubhouse. We will be planning events for July, Aug & Sep. All are welcome! Please consider joining us. We would love your help!

Upcoming Events

The following are the upcoming events which are held in the Woodlands clubhouse unless otherwise noted. All events in the clubhouse are BYOB. RSVP is required for all homeowners. If couples are attending, both parties need to RSVP for an accurate headcount. You may RSVP on Facebook Event or by sending an email to Event Organizer or EventsWoodlands55@gmail.com.

Happy Hour - Fri 5/2 @ 5:00 pm

Join your neighbors for our monthly Happy Hour! Bring an appetizer or dessert to share and BYOB.

Derby Party – Sat 5/3 @ 5:00 pm

Join your Woodlands neighbors for our annual Kentucky Derby Party! The Woodlands HOA will be providing fried chicken, potato salad and sheet cake. BYOB and click link to sign up to bring additional items [Sign Up Link](#) . Don't forget to bring several \$1 bills for optional Derby games. Wear your best Derby attire!

Book Club – Thu 5/8 @ 7:00 pm

The May book is *Lady Tan's Circle of Women* by Lisa See. Please RSVP on the Facebook event or email Anna Bertsch at ambertsch@aol.com. The following meeting is on July 10th and the book is *The Story She Left Behind* by Patti Callahan Henry. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski (emprilutski@gmail.com).

Ladies Golf - Tue 5/13 - Time TBD

Attention Lady Golfers! Are you ready for an exciting season of spring/summer golf? Hopefully everyone is healthy. We are pleased to announce the beginning of our golf season, with our first game set to be held at the beautiful Spring Hollow Golf Club in Spring City as we totally enjoyed playing there last year. The proposed date for the first outing is Tuesday, May 13. Mark your calendars and prepare for a day of fun, competition, and camaraderie as we kick off the season in style. There will be a meeting to discuss the logistics and any questions you may have. The date and time for the meeting will be announced soon. Please do not hesitate to contact Annette Erickson at annettee@comcast.net or 610-212-2360 if you wish to play or have any inquiries.

Lunch Bunch (Limoncello, Chester Springs) - Thu 5/15 @ 12:30 pm

Join us for our monthly Lunch Bunch outing at Limoncello in Chester Springs. We will be dining alfresco in their new outdoor dining space. Please RSVP by Mon 5/12 so we can make a reservation. Men are welcome! Meet at the restaurant or carpool.

Meet the Trainer - Sat 5/17 @ 11:00 am

What are your fitness goals? Are you interested in individual or small group sessions? Need help using the equipment in the fitness room? Stop by to meet our certified fitness instructor, Monique Bertrando, to learn more about how she can help you achieve your goals. No obligation.

Pickleball Palooza - Sun 5/18 @ 5:00 pm

Attention all pickleball players! Get ready for an evening of fun, food and friendly competition. There will be four courts available for all levels of play. BYOB! Light fare will be provided. Feel free to bring a food item to share. Spectators welcome!

Dine Around (9 Prime) - Tue 5/20 @ 6:00 pm

GOOD NEWS! 9Prime can now accommodate everyone who wants to join our Dine Around on Tues, May 20. The waitlist has officially been kicked to the curb. That said, they do need an accurate count, so no mystery guests please. Right now, our count is 82. If you haven't signed up but want in, just shoot an email to Phyllis Dunn at dunn.phyllis@gmail.com by May 17. If your plans have changed, please contact Phyllis.

Here is what you can expect:

We will be dining in the large UPSTAIRS dining room. From 6:00 to 6:45 PM we have time to socialize and pretend we remember everyone's name. Piano music will be provided by some of our musically talented Woodlands neighbors...can you guess who? If you want a drink, head to one of the two bars upstairs. PAY for your drink there. Then once you are seated, anything you order will go on your own separate check. Tables will seat 8 to 10 people. The Prix Fixe three course menu is \$69 per person. Included on the menu, a wine pairing, consisting of three wines for \$30pp will be offered. Lastly, I've assured the 9Prime team that we are the MOST serene, unflappable, Buddha-like group of diners ever to wheel a steak knife. So please pack your patience like it's your favorite side dish, and don't forget to carpool because parking is still a thing in West Chester. Looking forward to a wonderful evening with wonderful neighbors!

Pool Opening Luau- Sun 5/25 @ 4:00 pm

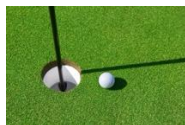
Join us as we kick off the pool season with a Luau! We will begin around 4:00 pm with drinks and appetizers. BYOB – no glass please! HOA will supply main food and paper products. Sign up to bring other items. [Sign Up Link](#). Wear your bathing suit and/or colorful Hawaiian attire. Event is rain or shine and will be held in the clubhouse if weather is inclement.

Wine Tasting - Sat 6/28 @ 4:00-6:00 pm

Save the date! Details to follow.

Ongoing Activities at The Woodlands

Men's Golf Group



The men's golf group plays **Wednesday mornings** from spring until fall. We have a great group and hope more resident golfers will join us. For more information, please contact Dave Bertsch at David.bertsch@verizon.net or (484) 948-8721.

Poker Group



We now have over 20 members. There are 2 tables of play every **Wednesday night at 6:30pm** in the clubhouse. All are welcome! Contact Dennis Huston with any questions (484) 888-9048 or at denniswc@comcast.net

Water Aerobics



Water aerobics will be held at the clubhouse pool on **Fridays at 10:00am during pool season**. Cost is \$50 for 5 classes or \$12 for drop-in. No equipment needed and all levels welcome.

Nine & Dine Ladies Golf



Who is interested in a casual golf outing followed by lunch? Outings will begin again in May. If interested in joining us, contact Annette Erickson at annettee@comcast.net or (610) 212-2360.

Walking Wednesday



The walking group meets outside the clubhouse on Wednesday mornings, weather permitting. Timing depends on the weather. We currently meet at **8:30am**. For more information and to be added to text distribution list please contact us at EventsWoodlands55@gmail.com.

Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in the lower level of the clubhouse. Cost is \$40 for four classes.

Mahjong



There are currently two groups which meet in the clubhouse game room (lower level). Group #1 meets **Tuesdays from 1:00-3:00pm** and is currently full. Group #2 meets **Thursdays from 10:00am-12:00pm**. If you would like to join the Thursday group, please email Lorraine Moran at Moran1103@Verizon.net.

Get to Know Your Neighbors

Vince and Monica Arcana

1403 Gorky Lane



Where are you from?

Vinnie and Monica are from Drexel Hill, Pa. They moved to West Chester 47 years ago, and just recently celebrated their 47th wedding anniversary. A fun fact: They have known each other since their young teens and lived two blocks away from each other growing up.

Do you have children/grandchildren? Are they local?

We have 3 children, all married. We are blessed with 9 grandchildren: 7 girls and 2 boys ranging from 15 months to 11 years old. Our one daughter and son live 10 mins away from us and our eldest daughter lives in Southport, Ct.

What were your careers?

Vinnie was an Allstate agent for 35 years in Media. Monica worked for an interior design firm in Ardmore, then full time mom and homemaker. Monica was a part-time sales associate at Talbots in King of Prussia for 15 years.

What are your hobbies?

We both love to golf, watch all our Philly sports teams and spend time with our family, grandchildren and friends.

Why did you choose The Woodland's at Greystone?

When we first got married, we lived in Goshen Valley, then Audubon townhomes then our beloved Bow Tree community for 35 years. We purchased a home at the Woodlands as we wanted to stay in the area where our children grew up and 2 of our children live. Our Woodland neighbors are wonderful, and the community is great and has so much to offer.

Last Month in Photos

Fashion Secrets & More for Women



Intro to Pickleball

