

The Woodlands at Greystone Newsletter

December 2025

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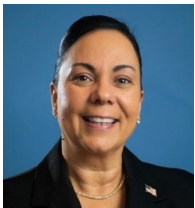
Welcome New Neighbors

(we are unable to obtain the first names of the new homeowners)

Welcome Neighbor!



Diorio	931 Eakins Circle
Fox	944 Eakins Circle
Lisowski	927 Eakins Circle



Sophia



Jenna

Property Manager *(Sophia Reeves)*
Assistant Property Manager *(Jenna Cauley)*

Tis the Season! We would like to say a special "Thank You" to everyone for your continued patience and cooperation during this final stage of construction not to mention the many challenges that come with it. Good news is there is a light at the end of the tunnel and next year all 252 homes will be built out. Engineering inspections will commence which will hold NV Homes and the developer responsible for any deficiencies. In the meantime, we are here to assist you with any HOA related needs.

Wishing Everyone Happy Holiday Cheers!



HOA Board (Glenn Peters)

BoardWoodlands55@gmail.com

Year Wrap-Up

As we close out the year, the Board is pleased to report that the builder has officially sold the last remaining lot in the community. This brings us firmly into the final phase of development. Due to remaining infrastructure work—such as the paving of Aram, landscaping and completing the stormwater basins and dams—the projected transition of the community from developer control to homeowner control is expected in late 2026 or early 2027.

Throughout the year, the Board has engaged in multiple productive discussions with the developer to address and resolve key items well in advance of the formal turnover. We also worked closely with West Goshen Township, which implemented several changes this year that affected resident requests, ensuring that all related issues were addressed promptly.

With winter approaching, the Streets, Parking, and Gates Committee will be sharing updates to the *Winter Weather Event Guide* to help the community prepare for potential adverse weather and ensure everyone remains safe and informed.

Holiday Decoration Guidelines

As the holiday season arrives, please keep the community's decoration standards in mind:

- Decorations may be displayed a few weeks before and after the holiday season; please remove them in a timely manner.
- Large lawn decorations—specifically items over 36” high or 48” wide—and inflatable decorations are not permitted. If unsure, please ask the ARC Committee.
- Home projector lights should be positioned so they do not shine onto neighboring homes.
- Please be considerate and have all holiday lighting turned off before midnight.

These guidelines help maintain a consistent and respectful appearance throughout the community.

Community Meeting Recap

Thank you to all residents who participated in the recent community meeting. Highlights included:

- **HOA Start Portal** – Presented the selected community portal, including rollout timelines and associated costs.
- **2026 Budget** – Presented the Budget and explained adjustments made to strengthen capital reserves in preparation for upcoming transition-related expenses.
- **Resident Survey Results** – Reviewed survey findings and discussed potential community projects and expenditures influenced by resident feedback.
- **Committee Accomplishments** – Recognized the impressive work of all committees and celebrated the involvement of more than 60 resident volunteers who contribute to the success and wellbeing of our community.

The Board wishes everyone happy holidays and we look forward to a great new year together?



Architectural Review *(Dave Prilutski)*

ARCWoodlands55@gmail.com

We are still working the issue of patio retaining walls with West Goshen Township. There's an update with our current understanding of their permitting process on the community website in the ARC section.

I am stepping down from the Architectural Review Committee at the end of the year. We have processed over 560 homeowner requests during the three years of my tenure. I thank everyone for your patience and understanding. I have enjoyed meeting and working with each of you. I also want to thank the committee members. They have done the heavy lifting of visiting homes and reviewing requests for patios, decks, landscaping, etc.

You will be in good hands going forward. The HOA Board requested and Dave Bland accepted the position of ARC chair starting in 2026. Please give him the courtesy you have all given me.



Facilities *(Mike Price)*

FacilitiesWoodlands55@gmail.com

Facilities has continued collaborating with other committees and workgroups including Landscape who provided model home plantings. The lighting from the model homes will be used to improve sidewalk illumination to and from the clubhouse. Based on recent event needs, additional chairs, carts and a new table have been added to the inventory. Also, we are looking to add motorized shades to the upper windows in the Great Room and coordinating with the Redesign team.

Completed Projects:

- Bocce court sidewalk repairs were completed by the developer.
- We are using absorbent mats during rain events as a short-term solution for the deck doors.
- A community bulletin cork board has been installed for paper flyers, announcements, events, etc.

On-going Projects:

- Purchase of the additional blinds before year-end
- More permanent resolution for the deck doors to prevent further leakage and floor damage.
- Improving the bocce court drainage.
- Evaluating additional gates for the courts.
- Researching solar lighting solution for mailbox locations.
- Updating AED devices and First Aid cabinet contents.
- Sourcing available training classes for CPR and AED device usage.

Courtesy reminders:

- Fitness users are requested to wipe down equipment and weights after using them.
- Once again, the lost and found items have grown to overflowing! Please claim your items prior to mid-January. Unclaimed items will be given to charity or disposed of. Thanks in advance.



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

The **October 2025** Financials have been issued and reflect the following information:

Overview

Year to date October 2025, the HOA had revenue in excess of the forecast by \$94,317. The year-to-date expenses exceeded the forecast by \$61,743. However, this deficit included the expensing of the prior years' operating fund balance of \$96,548 to the reserve fund balance. This results in the reserve fund's balance increased by \$96,548 while the operating fund's balance decreased by \$96,548. Excluding this non-operating expense, the result is a positive year-to-date income in excess of expense of \$101,752 as reflected by the operating fund balance, and a positive variance of \$129,122 as compared to the budget.

Income Statement

- Revenue is a positive variance to budget by \$94,317 due to HOA fees higher than the budget and timing on the working capital contribution from home closings.
- Clubhouse and pool expenses have a positive variance of \$28,846 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$2,808 due to timing for the HVAC maintenance.
- General and Administrative have a small unfavorable variance of \$697.
- Maintenance and Grounds reflect a favorable variance to budget of \$18,271 due primarily to lower snow removal expenses in the first quarter.
- Professional Fees expenses have an unfavorable variance of \$19,384 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$4,962.
- Reserve expenses were higher due to the transfer of \$96,548 from the operating fund to the reserve fund.

Balance Sheet

- Operating cash balance is \$152,154.
- Invested operating cash is \$90,566.
- Reserve Funds cash balance is \$251,422.
- Accounts Receivable balance is \$15,777.
- Operating Fund balance is \$101,752.
- Reserve Fund balance is \$346,529.



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

We have reached the end of the landscape season. I believe lawn cutting is complete and there will still be one more fall cleanup. A lot has happened since I took over and here are some of the highlights.

Street Tree Pruning: We received a quote for almost \$20,000 to trim all the street trees within the HOA but have opted to self-prune this year. Some volunteers from the landscape committee have been pruning the trees and it should be complete by the time you read this. Our plan is to prune all the trees up to and including Bollinger this year.

Model Home Plants: We were able to save many of the plants used around the model homes and have planted them around the community to mostly replace existing dead shrubs.

Propane Tank Farms: We have been working closely with the developer and Greenleaf Propane to get additional landscaping installed around the Gorky and Eakins propane farms. They have presented drawings for Board approval and are moving forward with the shrubbery installation. I am hoping it will be done this year.

Large Dead Tree Removal: Due to safety concerns, we will be removing a dead tree behind 1129 Sculthorpe if the developer does not step up. I am hoping this will be completed before the end of the year.

Sculthorpe Landscape Buffer: We have had the landscape buffer behind Sculthorpe surveyed to determine where we are allowed to maintain without township approval. This was the first step to cutting back the encroaching landscape buffer. Both the survey and encroachment cutback are complete.

Gardening Club: I have been trying to establish a gardening club and am getting some interest. I am not sure how this club will look as it will really be up to the members. Please let me know if you have any interest.

Transition: We all know we are still going through transition. I have hopes that the developer will do the right thing with landscaping and I have been discussing with the developer's project manager landscape areas that need improvement. I encourage you to reach out to me or fill out your transition committee form to help identify landscape areas.





Transition *(Sharon Fitzgerald)*

TransitionWoodlands55@gmail.com

The Transition Committee and its ten dedicated homeowner volunteers are building momentum, working towards a seamless transition and identifying common area deficiencies.

Homeowner Collaboration & Common Area Deficiencies

The team and homeowners have made good progress in gathering deficiency information.

- **Result:** We successfully collected 34 common area deficiency forms to date. This homeowner input is currently being reviewed to develop initial metrics for the Board on necessary community repairs.
- **Next Step:** The team will continue collecting forms. Your involvement is key to this success! We encourage more homeowners to volunteer their time to ensure all forms are completed, providing the most comprehensive picture for the Board. Contact transitionwoodlands55@gmail.com with any questions or if you would like to volunteer.

Risk Mitigation

In early November, the Transition Committee shared with the Board a detailed assessment of risks relating to current HOA vendors, comparing their insurance coverage against signed contract requirements.

- **Result:** This due diligence is mitigating potential community liabilities. The Transition Committee provided a review of the issues and an approach for closing associated risks which are actively being worked.

Transition Planning

The Transition Committee has completed drafting and delivering four Requests for Proposal (RFPs) to the Board for review.

These RFPs cover:

- **Tree Assessment:** Arborist review, inventory and planting suitability.
- **Financial Audit:** For the period of the Declarant Board.
- **Transition Engineering & Reserve Study:** Analysis of HOA assets and planning for future capital expenditures.
- **Stormwater Management:** Assessment of community infrastructure.

These RFP documents will assist the Board to efficiently secure quality professional services.



Streets, Parking and Gates (John Paradise)

SPGWoodlands55@gmail.com

The SPG Committee members have been meeting every month to prepare for the upcoming snow season. Our meeting minutes can be found on the Danella HOA portal for review. We recently met with Shearon to discuss protocol, communication and challenges that stemmed from the 2024/2025 snow season and have established a good relationship. There were some discussions about use of another chemical and I want to provide some transparency regarding the cost comparison of chemicals as follows:

- During the last snow season (2024/2025) Shearon used a total of 744 bags of traditional calcium chloride ice melt at a cost of \$42 per bag for a total of \$31,411.
- Option 2 – would be to switch to using magnesium chloride ice melt at a cost of \$85 per bag for a total of \$63,240.

All information and experience confirm that the traditional ice melt is minimally impactful to lawns. The magnesium product provides little further assurances and would not impact lawns any less than the traditional product. Both are substantially less impactful than use of rock salt which is currently being used on the roads.

The decision was made that we will continue with the most cost-effective solution which is traditional calcium chloride ice melt.

The updated Winter Weather Event Guide is available in the Streets, Parking & Gates section of the community website.



Social (Linda McElvenny)

SocialWoodlands55@gmail.com

Announcements:

Canasta Update- Roughly 10 residents have expressed an interest in playing canasta at the clubhouse. Most are not knowledgeable about how to play. A tutorial will be planned for after the holidays and anyone who has shown an interest will be contacted about the time for this. It is a fun and easy game. Feel free to add your name on Facebook or by emailing Donna Galer at (dgaler@gmail.com).

Gun Club - Larry Stewart is looking for people who might be interested in participating in a Woodlands Gun Club. If you have an interest in guns for trap shooting, pistol shooting, rifle shooting, hunting, this could be for you. We could also explore archery (bow and crossbow), gun laws, and gun safety. If you think that this is something that you might want to be part of, you can email Larry at stewartlar@aol.com with your name, phone number, and a list of your interests. We can go from there. We already have HOA board approval to get started.

Happy Hour Change - Starting in January 2026, Happy Hour will be held on the second Friday of each month. Please mark your calendars accordingly.

MahJongg - New groups starting:

- Mondays from 1:00 pm - 3:00 pm. If you would like to join, please email Debbie Feldman at dgfeldman@comcast.net or text 609-760-2744 to be added to a group text.
- Wednesdays from 10:00 am-12:00 pm. If you are interested in playing, please contact Sue Thimm at 610-213-0857.

Neighbors Helping Neighbors – Our goal is to connect neighbors who need help with neighbors who are able to help. If you need help, send an email request to the lead person with a brief description and they will contact their group of volunteers to get you that help. If you would like to be added to the list of volunteers who receive email requests email, Kathybetchley@gmail.com with the group you would like to help.

- **Meal Group** - Provide meals to neighbors when they most need it. Contact both Tina Cunningham at 484-252-1162 or Tinamcunningham@hotmail.com and Jodi Hurowitz at 610-405-9634 or Jodi.a.hurowitz@gmail.com.
- **Hospitality Group** - Coordinate rides and provide help with errands and other basic needs. Contact both Kathy Betchley at 615-618-7797 or Kathybetchley@gmail.com and Leslie Powers at 484-432-9367 or Leslie.powers227@gmail.com.
- **Tech Support Group** - Help with technical problems involving your computer, phone, TV, WIFI, audio systems and minor electrical assistance. Contact TechGroupW55@gmail.com.
- **Home Help Group** - Help with easy fixes or recommend you hire a pro. Contact: TBD (let us know if you are interested in coordinating this).
- **Specialties** - Individuals who are willing to share their expertise with neighbors free of charge. Let us know if you have something to share.
 - **Interior/Exterior Design Consulting** - Contact Marie Shirlow at 610-715-8911 or Marieshirlow1942@gmail.com.

Social Committee General Meeting - The next meeting will be held Tue 1/6/26 @ 7:00 pm in the clubhouse. Please join us! We need more volunteers and input to continue to offer a wide variety of events and activities. Everyone is welcome!

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 the Facebook event or by sending an email to SocialWoodlands55@gmail.com.

Winter Wreath Making Workshop (full, wait list only) - Mon 12/1 @ 1:00 pm

Our neighbor, Maryellen Ahern, will bring materials and get us started. Bring a glue gun and pruning scissors. Group limited to 20. Cost for materials is approximately \$35. If you have responded that you are coming but your plans have changed or you would like to be added to the waitlist, contact Maryellen Ahern thetwodocs@me.com.

Lunch Bunch (Fiorello's) - Thu 12/4 @ 12:30 pm

Join your neighbors for a fun lunch at Cafe Fiorello's in West Chester. The restaurant has a private parking lot. Please RSVP by 11/30 so we can give Fiorello a final head count.

Holiday Happy Hour - Fri 12/5 @ 5:00 pm

Join your neighbors for our December Holiday Happy Hour! Our HOA will supply heavy appetizers and dessert. BYOB and wear your festive attire!

We need some help before the events (e.g. picking up or heating/preparing food, setting up, and more), please contact Pat (patauriemma@yahoo.com) or Anette (amk9099@gmail.com) if you are willing to help.

Holiday Progressive Dinner - Tue 12/9 @ 5:00 pm

Sign-up is officially closed. If you would like to be on the wait list, contact Phyllis Dunn at 484-678-4357. Just a reminder: If you are already signed up, you will bring either an appetizer or two dozen holiday cookies unless you are one of the 14 chefs.

Breakfast Club (Bistro 24, Exton) - Thu 12/18 @ 9:00 am

The Breakfast Club will gather at Bistro24 in Exton. Come join your neighbors for a pre-holiday breakfast. All are welcome! Please RSVP by 12/14 to Sue Schweitzer (sueschweitzer53@gmail.com).

Book Club – Thu 1/8 @ 7:00pm

For 1/8/26 the book is *The Correspondent* by Virginia Evans. For 3/12/26 the book is *Theo of Golden* by Allen Levi. Please RSVP on the Facebook event or email Anna Bertsch at ambertsch@aol.com. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski at emprilutski@gmail.com.

Trivia Game Night - Sat 1/17 @ 5:30 pm

Let's shake the cold and gather at the clubhouse for a friendly night of trivia. Happy Hour, registration and team building starts at 5:30 pm. Trivia starts at 6:30 pm. Teams of eight per table are randomly assigned at registration. Prizes for 1st, 2nd and 3rd place teams. BYOB as usual. If possible, bring a snack or appetizer to share. Space is limited, please RSVP by 1/12/26 on Facebook or to Dave Huppman (sandydave83@gmail.com) or Dan Dunn (dddunn46@gmail.com).



Workgroup(s)

Communications (Marc Rubinger)

As reported in November, we agreed to proceed with the implementation and use of a new system for our community from a vendor named HOA Start (hoastart.com).

This month, we have been meeting with committees and doing other planning work to start installation of the system in January.

During 2026, we will implement the system in phases, likely finishing late in the year. Once we begin implementation work, we will update you monthly regarding progress and available help for new users, which will be offered both in small groups and one-on-one tutorials.

Ongoing Activities at The Woodlands

Group Fitness



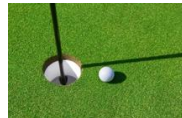
On **Tuesdays from 9:00 - 9:45 am**, resident Linda Hunt, who is a certified group fitness instructor, will be offering complimentary classes in the yoga room featuring light cardio, strength, and core. It will be a fun, energizing workout designed for all levels. No signup required, Please bring your own weights and a mat. There are limited weights available in the Fitness Room.

Poker



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

Men's Golf



Men's golf play **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.

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. All levels are welcome. No equipment needed.

Walking Wednesday



The walking group meets outside the clubhouse on Wednesday mornings, weather permitting. Timing depends on the weather. We currently meet at **9:00am**. For more information and to be added to text distribution list please contact us at SocialWoodlands55@gmail.com

Mahjong



There are currently four groups which meet in the clubhouse game room (lower level).

- Mondays from 1:00 pm - 3:00 pm.
Contact Contact Debbie Feldman at dgfeldman@comcast.net or 609-760-2744.
- Tuesdays from 1:00-3:00 pm. Contact Phyllis Schamber at pschamber@peoplepc.com.
- Wednesdays from 10:00 am - 12:00 pm.
Contact Sue Thimm at 610-213-0857.
- Thursdays from 10:00 am-12:00 pm. Contact Lorraine Moran at Moran1103@verizon.net.

Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in the lower level of the clubhouse. Cost is \$60 for four classes payable to the instructor.

Nine & Dine Ladies Golf



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

Get to Know Your Neighbors

Jodi and Bruce Hurowitz

1119 Sculthorpe Drive



Where are you from?

Jodi grew up in Maryland and Bruce grew up in Huntingdon Valley, PA. Jodi raised her family in Audubon, PA and Bruce raised his in Wynnewood, PA. They moved here in July 2023 from Wynnewood.

Do you have children/ grandchildren? Are they local?

Bruce and I met 10 years ago on match.com and were married in 2021. We have six kids between us, three local and three spread out between New York, California and Colorado. We

have three grandchildren under three (two granddaughters that are local and one brand new grandson born October 23rd) across the country, but we are hoping to have him back in this area soon. We love our family time and feel so blessed that our family grew when we brought everyone together.

What is/was your career?

Bruce owns an architecture and design firm that coincidentally enough, specializes in Senior Living. Jodi recently retired.

What are your hobbies?

We have a second home in Naples, Florida and loved spending the cold winters there enjoying the beach and many sunsets. We have been fortunate enough to meet many of our Woodland neighbors while in Naples and even have a "Woodlands Naples Supper Club"! Bruce is also an avid Eagles fan and has had season tickets in his family since he was six and attending games at Franklin Field. Jodi knew nothing about football until she married into a family of boys.

Are you a concert/theater attendee? What shows have you seen recently?

We enjoy a variety of live music. We most recently saw Jackson Browne in NYC and Marc Cohn & Shawn Colvin at the Lansdowne Theatre.

Fun fact about you most people would not know.

Our blended family of six kids share the same names which makes it confusing at times!

Why did you choose The Woodlands as the location for your new home?

We visited many communities and ended here because it offered everything we were looking for. We love our home, our friends here, and the amenities the Woodlands offers.

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

The people, everyone is so warm and welcoming. We could not be happier with our decision to move here. An added bonus for us has been the borough of West Chester, which we were not familiar with but have come to really enjoy.

Last Month in Photos

Homeowners Meeting



Scam & Security Presentation



Lunch Bunch



Pumpkins 4 Goats



Casino Night

