

The Woodlands at Greystone Newsletter

March 2025

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Welcome New Neighbors



February 2025

Larry and Meryl Dowdy	985 Eakins Circle
Pam and Bill Rappolt	969 Eakins Circle
Joseph and Jennifer Callaro	909 Eakins Circle



Melissa



Karen

NV Homes Sales Team

Melissa Higgins and Karen Helveston

Life is like a warranty...it runs out at the worst time possible! Joking aside, it is good to know who to call when things go wrong. If a concern arises during normal business hours, please contact the NVHomes Customer Care Center at 877-507-0057 or online at MyNVHome.com. If an urgent issue arises after-hours, you should contact the Emergency Subcontractor.

- Electric: RKN Mechanical – 610-777-6298
- Plumbing: Chesapeake Plumbing – 302-732-6006
- HVAC: Sobieski Mechanical – 302-993-0104
- Appliances: GE – 800-432-2737

It's important to notify the NVHomes Customer Care Center of the emergency (i.e., next available business day). Reason being, it will ensure that any/all warrantable events are documented in your home's permanent file. For the most recent update and version of your warranty manual as well as home care tips you can visit <https://www.mynvhome.com/home-warranties>

(Editor's Note: Last month the Property Manager section provided the subcontractor contact information. We neglected to include the role of NVHomes Customer Care described above. This information is available on the community website.



HOA Board (Gene Goldman)

Woodlands HOA Board Secretary

Hello Neighbors!

Spring is around the corner, but we are still looking back at the costs associated with clearing snow from Aram Avenue. A cost that we share with the Greystone Association. The developer asked that the Boards of both Associations send a letter to the West Goshen Township Manager, Chris Bashore, asking that the Township take ownership of Aram Avenue as soon as possible. Snow removal on Aram Avenue alone can cost the two Associations upwards of \$50,000 in a season. Even after dedication to the Township, the developer will still be responsible for repairs to Aram for 18 months. This is the letter I sent:

Dear Mr. Bashore,

The residents of the active adult community, Woodlands at Greystone, request that the Township Supervisors take ownership of Aram Avenue as soon as possible. As you know, for all intents and purposes, the public has been traveling freely over the road and treats it as a public road. School busses travel the road many times a day. In addition to the busses, the elementary school has added considerable traffic to the road. We understand that the road was always supposed to be an important Township Road connecting Pottstown Pike and Phoenixville Pike. Motorists are certainly taking advantage of the connection, yet the road remains our responsibility. During the winter season, it seems unfair that as tax paying citizens, we must absorb the \$50,000 cost of snow removal. It is our understanding that the developer of Greystone would still be responsible for any repairs that need to be made to the road for 18 months after the Township accepts ownership. We appreciate your consideration of our request and would be pleased to speak at a public meeting in support if that is needed. Thank you and we look forward to the Townships response.

Gene Goldman

Woodlands at Greystone HOA Board Secretary

The HOA Board held the 2025 1st Quarter meeting on February 17th. Here are some updates:

- The Bollinger entrance sign and lighting project proposals are starting to come in. Bill Reiser will review and work with the project manager on finalizing the contract awards for the work.
- Since the Township has not accepted dedication of the trails throughout Greystone to date, Bill is going to restrict availability to residents only, no public access.
- The next Homeowners Information Meeting is scheduled for Tuesday March 25th at 7:00 pm. Sophia will send out the Zoom link. Bill Reiser will be logged on to discuss the final phase of development. ONR will also be logged on to give a preview of the electronic voting process. ONR is the company selected to manage electronic voting for the two Woodland HOA Board seats to be vacated by the developer that will be filled at the transition election to be conducted at the West Goshen Township Building (also to be presented via Zoom) on May 12th at 6:00 pm. More details to follow.
- The 2nd Quarter HOA Board meeting will take place on May 12th immediately following the election.

Gene Goldman

HOA Board Secretary



Sophia



Jenna

Property Manager *(Sophia Reeves)*

Assistant Property Manager *(Jenna Cauley)*

Spring will be here before you know it and for those planning on doing any outside projects, please make sure you include the Danella team when submitting an ARC request for HOA board approval. If you need help obtaining a plot plan or completing the paperwork, please email Jenna at jcauley@danellarealty.com

Save The Date! Woodlands Annual Meeting 25 MAR 2025 at 7:00 pm via Zoom:

- <https://us02web.zoom.us/j/85164903632?pwd=Wz8WQunU6sVIEcfFgbRBleTgqbBZsZ.1>
- Meeting ID: 851 6490 3632, Passcode: 038011 (if applicable)
- Join by phone: Dial (646)931-3860 then enter meeting ID 85164903632 and press ##



Landscape & Grounds *(Glenn Peters)*

LandscapeWoodlands55@gmail.com

Winter events have hit us more than we would like but we have tried to balance the response to focus on safety first and budget second. Not always perfect but like a meteorologist we try. As reported in previous newsletters the ice melt used does not cause sidewalk damage, and does not damage the front porch stone. We have shared with Shearon that the application of ice melt amounts are uneven and they need to work to address this. As with any winter season there may be some curb damage from the plows and snow equipment. Please submit any damage details to the landscapewoodlands55@gmail.com email box.

As a preview to spring we have met with Shearon and will revise turf treatment to provide 'safe zones' for pet traffic while yards are treated. More to come in future newsletters.

Transition Workgroup update

The Transition Workgroup is meeting weekly. We are well ahead of the transition milestones and are getting an early start on contract / vendor reviews. Shortly you will see announcements that provide regular, transparent, communications on our progress. Based on our phased community delivery there will be multiple reserve / transition studies required and we are considering this in our engineering study vendor selection process. Contact the landscapewoodlands55@gmail.com with any questions / comments.

Also, Shearon is offering to mulch landscape beds that are not part of the standard beds at the front of the homes. If you are interested please contact: Shearon Environmental Design - Luis Morales.
Email: lmorales@shearondesign.com Cell: 609-209-5200



Architectural Review (Dave Prilutski)

ARCWoodlands55@gmail.com

Any change to the exterior of your home requires submission of an Exterior Alteration Request (EAR) form to the HOA Board for approval. Any time you have a contractor working on the exterior of your home a certificate of insurance with the HOA named as the certificate holder is required.

There have been questions regarding projects involving the covered porches. If a covered porch is screened in, an EAR is required. If a ceiling fan is installed inside the covered porch no form or COI is required. So, what about shades on the porch? The HOA Board has determined that these must go through the approval process to ensure the color and design of the shades complies with the rules of the community.



Facilities (Anne Stanley)

FacilitiesWoodlands55@gmail.com

The previously ordered tables and chairs arrived quickly and just in time to support several recent clubhouse events.

We placed a small area rug to help protect the entryway floor from the salt and moisture being tracked in from the parking lot.

At the request of the Events team, we temporarily placed the microwave onto a cart in the kitchen, so it is available for use. As needed, someone from the Facilities team will move it when the space is needed for tables supporting various events.

Final steps are underway to finalize the pool umbrella pulleys to enable easier opening and closing. We will be ready for pool season!



Parking (Cristina Kincade)

ParkingWoodlands55@gmail.com

Parking Reminder: Vendor & Construction Vehicles

If you notice any construction or vendor vehicles blocking streets or driveways, please reach out to the appropriate contacts for a resolution. Photos are helpful when reporting these issues.

- For areas still under development - contact Sophia (sreeves@danellarealty.com) and Jenna (jcauley@danellarealty.com). They will coordinate directly with the developer and builder. Please include your address and any photos if possible.
- For completed areas of the community - email the parking committee at ParkingWoodlands55@gmail.com. Include your address and any photos if possible.

Thank you for your patience and understanding as construction and community development continue. We appreciate everyone's efforts in keeping our neighborhood safe and accessible!

The Parking Committee is currently seeking **two additional** members from Eakins Circle and/or Bollinger Lane to ensure full representation for our neighborhood. If you are interested in joining, please email us at ParkingWoodlands55@gmail.com.



Finance (Rell Winand)

FinanceWoodlands55@gmail.com

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

For the month of January 2025, the HOA had expenses in excess of revenue totaling \$52,326. The budget for January is expenses in excess of revenue of \$47,587. The result is an overall negative variance to the budget of \$4,739.

Details as follows:

Income Statement

- **Revenue** is a positive variance to budget by \$2,619 due to working capital contributions in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$6,527.
- **Contracts expense** is a positive variance to budget of \$885 as no contract expense was incurred in January.
- **General and Administrative** is showing a favorable variance to budget of \$446.
- **Maintenance and Grounds** reflect a negative variance to the budget of \$17,711 due to a negative variance to budget in snow removal expense of \$18,208 partially offset by a positive variance in trash removal expense of \$498. Total snow removal expense in January was \$108,208. The total snow removal budget is \$170,000. As a result of the February snows, I anticipate the remaining budget will be fully utilized.
- **Professional fees** expense is \$2,605 less than the budget.
- **Utilities** reflect a minor unfavorable balance to budget of \$110.

Balance Sheet

- Operating cash balance \$143,934.
- Reserve Funds cash balance \$179,856.
- Accounts Receivable balance \$11,670.



Events (Linda McElvenny)

EventsWoodlands55@gmail.com

Thank you! A huge thank you to Carole Cavanaugh for organizing the monthly Friday Happy Hours for over a year. We really appreciate her hard work and attention to detail. Carole is stepping down and turning over the lead to Pat Auriemma and Anette Karlsson. Thank you both for stepping up!

Volunteers Needed! We are looking for volunteers who would be interested in helping neighbors who need assistance with meals, rides, errands, companionship and other basic needs. Kathy Betchley has offered to coordinate the group. There will be an introductory meeting on Thu March 6 @ 12:00 pm in the clubhouse. For more information, contact Kathy (kathybetchley@gmail.com or 615-618-7797).

Committee Meeting - Our next quarterly Events Committee general meeting is scheduled for Thursday 3/27 @ 7:00 pm in the clubhouse. We will be planning events for April, May and June. **All are welcome!** Please consider joining us. We need additional help if we are going to continue to offer a variety of events.

Events

The following are the upcoming events which are held in the Woodlands clubhouse unless otherwise noted. All events on the community property including the clubhouse, pool and courts 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 3/7 @ 5:00 pm

Join us for our monthly happy hour. BYOB and a food item to share. Please RSVP so we know how many to expect.

Breakfast Club (Aldo's Restaurant & Grill) - Thu 3/13 @ 8:30 am

Join us for breakfast at Aldo's Restaurant & Grill. RSVP is required for all homeowners by Tue 3/11.

Book Club - Thu 3/13 @ 7:00 pm

The March book is *The Frozen River* by Ariel Lawhon. Please RSVP on the Facebook event or email Anna Bertsch at ambertsch@aol.com. The following meeting is on May 8 and the book is *Lady Tan's Circle of Women* by Lisa See. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski (emprilutski@gmail.com).

St Patty's Day Party - Sat 3/15 @ 5:00 pm

Join us to celebrate St. Patrick's Day, the day when everyone is Irish! Festive attire encouraged. BYOB! NV Homes will be supplying corned beef sandwiches and cake. We need additional food and drink items. RSVP by 3/10. Sign up for contributions using the link below.

<https://www.signupgenius.com/go/20F084CAEA62DA3FC1-55162344-stpattys>

Lunch Bunch - Thu 3/27 @ 12:30 pm

Join us for our monthly Lunch Bunch outing at the Jockey Tavern, Malvern (formerly McKenzie's Brew House). Please RSVP by Mon 3/24 so we can make a reservation. Men are welcome! Meet at restaurant or carpool.

Annapolis MD Community Bus Trip – ~~Mon, 4/28 @ 8:00 am~~

The trip has been cancelled. Thank you to those who signed up, but unfortunately, we did not reach the minimum number of travelers required. The Community Trips Group will take a recess until the HOA board is resident controlled.

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

Attention Woodlands food lovers! It's time to loosen those belts and sharpen those appetites because our next Dine Around takes place at 9 Prime, 9 N High St, West Chester. We are taking over their large upstairs dining room for an evening of fine dining, lively conversation and a chance to meet new neighbors.

You will enjoy a special three course menu with plenty of choices for \$69 pp. Separate checks will be accommodated and there is a full bar. Carpooling is advised and the deadline for sign up is May 6. If we have more than 70 sign up there will be a waitlist. Come hungry, leave happy and be ready to enjoy a mouthwatering meal with the kind of company that just makes every meal taste better.

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

Pickleball Round Robin



Scheduled round robins have ended for the season. Feel free to make your own groups and continue playing. Scheduled round robins will resume in the spring.

Water Aerobics



Water aerobics will be held at the clubhouse pool on **Fridays at 10:00am from June through September**. 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 the Spring. 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 **9:00am**. 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

Kathy and John Roman

1413 Gorky Lane



Where are you from?

John was born in Ventnor, NJ, and raised in Absecon, NJ, Kathy was born in Teaneck, NJ, and raised in Cranford, NJ.

Do you have children/grandchildren? Are they local?

In 1988, John met his wife Kathy at Merrill Lynch, and together they have built a wonderful life, blessed with two children, Allison and Justin. Allison and Justin reside in Phoenixville and Spring City, respectively. The family recently celebrated the birth of their first grandchild 18 months ago and eagerly await the arrival of their second grandchild in June.

What is/was your career?

John embarked on a journey after college, culminating in a successful nine-year professional football career. He spent one year with the Philadelphia Bell, where he met and roomed with Vince Papale, followed by eight years with the New York Jets, playing alongside the legendary Joe Namath. During his time with the Jets, John also began a distinguished 33-year career in financial and trust services.

John's financial career included roles such as President of Merrill Lynch Trust Company and Head of Bryn Mawr Trust's Wealth Management Division. After retiring from finance, John returned to football as an advocate for player safety. He now works at Tate Technology, a company dedicated to developing and commercializing technology aimed at reducing helmet-to-helmet, helmet-to-body, and helmet-to-turf impacts.

Kathy has had a successful career in the Financial Services Industry beginning with Merrill Lynch and is currently serving as a Compliance Director for the Financial Division of Nationwide.

What are your hobbies?

John enjoys watching sports, particularly the Phillies, playing chess, reading, and exercising. He values the maintenance-free lifestyle offered by The Woodlands and enjoys the company of its friendly residents.

Kathy, a sports enthusiast, shares her family's love for the Eagles, Jets and Phillies. Her hobbies include swimming, reading, crocheting, and sewing—especially for her new granddaughter.

Why did you choose The Woodlands at Greystone?

John & Kathy enjoy spending their free time at the Jersey shore. The couple's life journey has taken them through Arizona, several areas of New Jersey, New York City, and most recently, Columbus, Ohio. Allison and Justin spent most of their formative years in Berwyn, PA, making West Chester feel like home.

Last Month in Photos

Dine Around Mercato Newtown Square



Portugal Wine Tasting

