

The Woodlands at Greystone Newsletter

October 2025

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Message from the Editors

(Janet Melton & Dave Prilutski)

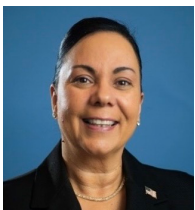
The links are disabled when the newsletter is issued by the Danella System. The copy of the newsletter available in the community website has active links. We will also post a link to the website page on Facebook.

Welcome New Neighbors

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



Carr	1033 Bollinger Lane
Saxena	915 Eakins Circle
Allison	917 Eakins Circle
Zulli	919 Eakins Circle
Gillam	920 Eakins Circle
MacFarland	932 Eakins Circle
Meyer	941 Eakins Circle
Hunt	1143 Sculthorpe Drive



Sophia



Jenna

Property Manager *(Sophia Reeves)*

Assistant Property Manager *(Jenna Cauley)*

Happy Fall Everyone,

We will have 224 settlements by the end of October with a projection of all homes being built out by June/July 2026. There is only one lot left for sale. Please contact Sophia or Jenna via email sreeves@danellarealty.com or jcauley@danellarealty.com if you have any HOA related needs as we are here for you 😊 Cheers!

Community website: <https://woodlands55.org/>



HOA Board *(Vincent DeMarco)*

BoardWoodlands55@gmail.com

Earlier this year, the Board announced it would not approve the movement or addition of trees in Common Areas and allow only plantings less than four feet tall in perimeter beds located outside a homeowner's Limited Common Element. This decision was based on a strong recommendation from West Goshen Township.

One of the controlling documents for our association is the Land Development Plan (LDP). The LDP is a negotiated agreement between the Township and the Developer. The LDP shows the location of all key structural items such as streets, houses, retention ponds and propane farms. The LDP also shows where trees in the Common Areas are to be planted and, in some instances, details on what kind of tree should be planted in a particular location.

Earlier in the development phase of The Woodlands at Greystone, the Township encouraged and approved the Developer and Community adding additional trees outside those listed in the LDP. However, as the development nears completion the Township has advised the Board to refrain from planting or moving any trees in Common Areas. The Township, Developer and HOA must reconcile all differences between the LDP and the "as built" (planted) as part of the transition review. Any change creates additional work for the Township and cost to the HOA.

The Board anticipates the Township may ease these restrictions after the community transition is complete.

Enjoy the Fall.



Architectural Review *(Dave Prilutski)*

ARCWoodlands55@gmail.com

As the NV sales activity winds down now is a good time to check and make sure you have a copy of your plot plan. Please ensure your version is the one that shows your Limited Common Element (LCE). You should have received this with your closing documents but not everyone did, and others have misplaced it. If you do not have it, you can get it from the NV sales office. Once NV leaves you would have to go to the Township and pay a fee. It is likely to be a hassle.

If/when you wish to do a project in the rear of your home for example, a patio, deck or landscaping, you will need your plot plan to obtain HOA Board approval. The Board will need to assess where your project is in relation to your LCE. Not all LCE's are the same. Most are 15' x 40' and start at the rear of a covered porch. Some are 12' x 40', others 8' x 40' or 12' x 20' and some have no LCE. Most start at the end of a covered porch but some start at the foundation wall. The Board needs to view your plot plan to determine if your proposed project complies with the rules & regulations of the community.

The Board has delegated approval authority to me for certain simple requests such as handrails. They recently expanded that list to include irrigation systems and weed whacking protection. For weed whacking protection, I can approve up to 12" of river stones or flagstones. If flagstones, they must be placed on at least 2 inches of stone over a landscape fabric, and the homeowner is responsible for fixing any movement or heaves. These requests are frequently approved the same day.



Facilities (Mike Price)

FacilitiesWoodlands55@gmail.com

If you have been to the clubhouse recently, you will notice that the fireplace has been removed at the request of the Board. Many thanks to the hard work of Bob Dodge and Mike Beatty. The repair of the floor is in progress. Also, in coordination with the Social Committee it was determined that window coverings for the Yoga and Fitness rooms were of a higher priority than the remaining upstairs windows and doors, so the blinds were ordered and then installed on 9/29. You will also notice we have purchased hand sanitizers and tissues which are now available in multiple locations throughout the clubhouse for your convenience.



Social Committee Meeting

The last date of pool and hot tub use was Sun 9/28. The vendor completed the winterization on Mon 9/29.

Fall Bocce Players - Please remember that the Bocce sets have been temporarily relocated to the left-hand cabinet beneath the wall calendar in the Great Room. Due to the frequency of meetings in the Conference Room/Danella office this is more convenient for the players. After the fall season completes the sets will be returned to the Fitness Room closet (right hand side).

The team is still working to install the bike rack. A location has been determined and the plan is to have it installed in October. Facilities met with the courts installer to discuss several topics including bocce court cement settling and drainage as well as additional gates for the pickleball and tennis courts. We will be requesting a quote for the gates in the near future. We are also looking into acquiring a projector and screen for the Great Room to support future events and meetings.

As part of the Facilities charter, the team is working to create Facilities assets and vendors inventory documentation to help facilitate current and future committee members in being able to operate, repair and maintain the various assets and to provide key vendor data.

Behind the scenes, the Facilities team is collaborating with the Transition Committee and the Board to utilize a new process for procuring vendor services and establishing more standard contracts across the selected vendors. We are using this new approach for the contracts expiring this year.



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

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

Overview

Year to date August 2025, the HOA had revenue in excess of the forecast by \$59,543. The expenses were under the forecast by \$26,548. The result is a positive year to date variance of \$86,091 compared to the budget.

Income Statement

- Revenue is a positive variance to budget by \$59,543 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 \$27,212 primarily due to timing of utilities, and security expenses.
- Contract expenses have a positive variance of \$2,638 due to timing for the HVAC.
- General and Administrative have a small unfavorable variance of \$1,184.
- Maintenance and Grounds reflect a favorable variance to budget of \$3,633 due primarily to lower snow removal expenses in the first quarter and higher landscaping expenses over the summer.
- Professional Fees expenses have an unfavorable variance of \$8,536 due primarily to higher legal expenses.
- Utilities expenses have a favorable variance to budget of \$2,786.

Balance Sheet

- Operating cash balance is \$118,392.
- Invested operating cash is \$90,364.
- Reserve Funds cash balance is \$235,049.
- Accounts Receivable balance is \$18,887 (\$16,575 was billed on August 21).



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

Welcome to fall! I know many homeowners are concerned about parts or all of our landscape and I hope I have addressed most of the concerns below. If not, please feel free to reach out and let me know how I can help.

- To those of you concerned about Common Area lawns, I am hopeful that the developer will be working with us to provide some additional soil and seed this fall.
- To those of you concerned about dead or missing common area trees, I am told the developer should be planting trees again this fall, maybe in the spring (or maybe both). I have my fingers crossed.
- To those of you who live along Sculthorpe with the landscape buffer in your backyard, we had a survey company come in and mark the 20' buffer. The HOA will be coming back to put in a more permanent stake. Before we can do anything about the encroaching vegetation, we need to know where the buffer begins as it requires township approval to do anything within the buffer.
- Shearon will be doing the fall pruning in October and a broad leaf weed killer in mid to late October. They will also be putting down a fertilizer in late November to early December. Be sure to look out for Sophia's email regarding the "do not prune" list.
- There is a group working to find the best methods to deter geese from our pond. They have already met with the US Fish and Wildlife Services for suggestions. I am sure you will hear more on this as they build a plan to move forward.

I hope everyone has a great fall.



Streets, Parking and Gates (John Paradise)

SPGWoodlands55@gmail.com

I am excited to announce that the Street, Parking and Gates Committee had their first kick-off meeting on 9/10. We brainstormed many ways to improve the upcoming snow removal procedures. In October, the committee will meet again to discuss winter weather event guidelines and contractor/homeowner responsibilities. Information will be emailed out to the community once the committee and Board have approved them. Please check out the September meeting minutes which were posted on the Danella HOA Portal. If you have any questions, please email SPGWoodlands55@gmail.com



Transition (Sharon Fitzgerald)

TransitionWoodlands55@gmail.com

The Transition Team recently presented their process for identifying and reporting deficiencies in our community assets. The Board has approved our documented approach and reporting procedures.

Now, we need your help to support your neighbors and the entire Woodlands at Greystone community!

Volunteer Opportunity: Become a Phase Lead

The Transition Committee is seeking volunteers to serve as Phase Leads for the Homeowner Deficiency Reporting Initiative. This role is key to identifying and documenting Common Area issues throughout our community.

As a Phase Lead, you will:

- Assist neighbors with understanding and completing Deficiency Forms.
- Ensure every home is represented during the transition process.
- Help strengthen community involvement.

 Great opportunity to meet your neighbors!

 Time Commitment: 3–5 hours per week

 We Provide: Training, materials, and ongoing support

 Training begins mid-October; homeowner outreach follows

 Interested? Email: transitionwoodlands55@gmail.com by October 15, 2025

By volunteering, you will help ensure a thorough, fair, and successful transition for our community.

Your time makes a big difference!



Social (Linda McElvenny)

SocialWoodlands55@gmail.com

Announcements:

Casino Night - We received a great response from the community for Casino Night! Currently, the event is sold out but we are accepting names for the wait list. Participants will receive an email at the beginning of November with more specific details. The casino company will be setting up the games, but we are looking for **volunteers** to help prepare and restore the clubhouse. If you are interested in volunteering to help, or if you would like to have your name added to the wait list, please contact Judy Malkus at jmalkus106@aol.com.

Fall Bocce League - The fall bocce league is rolling along. We have 96 residents playing this fall. This has been a great way to meet neighbors and have some fun. Some people even rang the bell for scoring four points during a round. At times we need to measure to see who has the closest ball to the pallino. The league runs until 10/16. Come out and watch a game or two on Mondays, Tuesdays and Thursdays at 3:30 pm and 5:00 pm.

Help Wanted - The Social Committee is looking for people to help organize our Breakfast Club and Lunch Bunch outings. This is a great opportunity for someone new to get involved because it requires minimal effort. For more information, contact SocialWoodlands55@gmail.com.

Holiday Clubhouse Decorating - We are looking for a few volunteers to help with clubhouse holiday decorating on 12/1 at 10:00 am for 1-2 hours. We have the decorations and just need a few more helping hands. Additionally, we need someone to assemble the large tree we place between the front door and Sophia's office. If interested in helping to beautify the clubhouse and get into the holiday spirit, please email Tina Cunningham tinacunningham@hotmail.com or Janet Melton jomelton1@comcast.net.

Ladies Golf - Keep your eyes focused on the October Woodland's Facebook Group for weekly announcements for the Ladies Golf Group. Please contact Annette Erickson at 610-212-2360 for more information.

Neighbors Helping Neighbors 2.0 - Get to know your neighbors through kindness! We are working on expanding the Neighbors Helping Neighbors workgroup. Over the past year, NHN has helped neighbors with meals and transportation. Now, NHN plans to expand with all sorts of everyday issues where someone just needs a little help. We are planning to create four new teams plus individual specialties as follows:

- **Meals** - led by Tina Cunningham & Jodi Hurowitz will help provide meals and cheer to neighbors when they need it most.
- **Hospitality** - led by Kathy Betchley & Leslie Powers will help with rides/errands and temporary help with bringing in garbage cans, mail or packages, watering plants, walking pets and other basic needs.
- **Tech Support** - led by John Kamps will help with problems involving tech such as your computer, phone, TV, WiFi, audio systems and minor electrical things.
- **Home Help** - led by TBD, to help you decide whether or not to hire a pro, and help with easy fixes such as hanging pictures, climbing a ladder for various things, light lifting/moving items, changing batteries and other small things around the house that often occur.
- **Specialties** - Individuals who are willing to share their expertise with neighbors free of charge. For example, Marie Shirlow offered to share her experience in interior and exterior design consulting.

Let us know if you have something to offer. To expand, we need your help. We are asking the community to volunteer under one or more of the four groups or a speciality by emailing Kathy Betchley at kathybetchley@gmail.com. Include your name, phone, email address and the group or groups you would like to be a part of. As always being part of a group means you will receive requests but only need to volunteer when you are able. There is no obligation. You are welcome to call Kathy (615-618-7797) or John Kamps (610-442-8400) to discuss first if you would like

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.

Happy Hour - Fri 10/3 @ 5:00 pm

Join your neighbors for a fun evening at our monthly Happy Hour. Since the pool is closed for the season, we will be on the main level of the clubhouse.

Kim Turnbaugh, owner and operator of Live Life and Go Travel, is sponsoring the event. Building on her extensive experience in hospitality and travel, Kim specializes in curating personalized journeys for travelers seeking adventure, relaxation, or cultural exploration. Kim will be joining us so you can find out how she can help plan your next most memorable travel experience. Live Life and Go Travel will be bringing trays of hoagies, chips and water!!

Please bring appetizers or desserts to share. As usual, it is BYOB. Please respond so we will know how many to expect.

Pickleball Clinics - Mondays 10/6-27 @11:00 am -12:30 pm

Looking to give pickleball a try or work on skills? Just Tennis and their talented staff are here for pickleball clinics that focus on everything from fundamentals to strategy and match play. All levels welcome. Limited to 16 people. Cost is \$80 for four sessions. For more information or to register:

<https://www.justtennisnow.com/woodlandspickle>

Dine Around (General Warren Tavern, Malvern) - Tue 10/7 @ 5:00 pm

Join us for a festive evening at the charming and historic General Warren Tavern located at 9 Old Lancaster Road, Malvern. We kick things off at 5:00 pm with Happy Hour on the lovely Spring House Terrace, a perfect spot to sip and mingle, and enjoy the autumn air. At 6:00 pm we will move upstairs for a delicious three course prix fixe dinner priced at \$82 pp (separate checks) plus gratuity and alcoholic drinks. Soft drinks, coffee, tea and tax are included in the prix fixe. You will choose from five appetizers, five entrees and five desserts. Sign up on our Facebook Event or email Phyllis Dunn at Dunn.phyllis@gmail.com. Deadline for sign up October 3.

Community Coffee - Wed 10/15 @ 9:30 am

Join us at the clubhouse to enjoy a cup of coffee or tea and chat with your neighbors.

Halloween House Crawl – Sat 10/25 @ 5:00 pm

The Fourth Annual Halloween House Crawl is on! Mark your calendars! This year's event will be held on Eakins Circle. Those who graciously volunteered to host are: Sue & Jack Schweitzer - 989 Eakins, Donna & Ron Bressler - 993 Eakins, Jenny & John Kemps - 995 Eakins, and Carol & John Kusturiss - 986 Eakins. RSVP on the Facebook Event to let us know you will be attending. Also, please use the Sign-Up Genius link for contributions of snacks, desserts, etc.

<https://www.signupgenius.com/go/10C0949ABAB2CA6FAC70-59045699-halloween>

The hosts will provide a Signature Spooktacular drink! Costumes not required but are encouraged! It is always a great evening of neighbors, laughter and Halloween fun!!

In the event of inclement weather, the "Crawl" will be held in the clubhouse. If you have questions, contact Debbie Duffy at debduffy03@gmail.com.

Book Club - Thu 11/13 @ 7:00 pm

The book is *How to Read a Book* by Monica Wood. 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 emprilutski@gmail.com.

Pumpkins 4 Goats Collection – Wed 11/19 to Fri 11/21

Pumpkins may be dropped off outside the clubhouse on the grassy median. We will be distributing the pumpkins to the goat farms on 11/22. This is a great way to dispose of your pumpkins and provide a tasty treat to the goats. More details will be provided at a later date.

Winter Holiday Wreath Making Workshop - Mon 12/1 @ 1:00 pm

Join us to create your own holiday or winter wreath. 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. Please RSVP by Mon 11/24 on Facebook Event or to Maryellen Ahern thetwodocs@me.com.

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

Join us for our second Holiday Progressive Dinner. Attendees will meet at our clubhouse at 5:00 pm to enjoy appetizers and BYOB drinks. At 6:00 pm we will divide into parties of eight and enjoy dinner at an assigned home. Your chef and fellow diners will not be known until you draw a name from “The Hat” as you leave for your dinner destination at 6:00 pm. After dinner, approximately 8:30 pm, we will all come back to the clubhouse to enjoy holiday cookies as our dessert.

Our goal will be to find 10+ chefs who are willing to cook or assemble a simple dinner to serve eight which includes the hosts and six guests. If you like to host but not cook, just purchase your dinner at your favorite spot and serve it. This allows for 80+ people to attend. If we have more than 80+ people sign up, we will be looking for more chefs! If you are a single resident, just grab a partner and sign up.

For those attendees who have not signed up to be a chef, we would like you to sign up to bring an appetizer or two dozen holiday cookies. The deadline for sign up is 12/1. More information and sign-up links can be found on Facebook Event. If you still have questions, contact Phyllis Dunn at 484-678-4357.

Note: For those of you with food allergies, please do not stay at home. Since we have no way of accommodating everyone's needs, just pack a bagged “dinner” and join us. This is a holiday social event, and we do not want you to be left out.



Marc



Bruce

Workgroups

Communication (Marc Rubinger)

The workgroup is making good progress. Our focus has been on identifying feature requirement priorities, investigating and evaluating available platforms (there are many), and narrowing down the systems that best fit the needs of our community. Detailed vendor demos are scheduled through early October.

Clubhouse Redesign (Bruce Hurowitz)

After our initial organizing meeting on 8/15, the following tasks have been accomplished.

1. Thanks to the Facilities Committee, the fireplace has been removed! Many thanks for the hard work involved with the removal. The hardwood flooring was not under the fireplace, but we have extra flooring, and it will be patched very soon.
 2. We have obtained multiple bids to do miscellaneous accent painting in the Great Room on the main floor of the clubhouse. The workgroup is working on color schemes.
 3. Pillows and bolsters are being researched and priced out. We are contacting the original manufacturer of the sofas for a possible additional back cushion solution as well.
 4. The workgroup is evaluating a new central chandelier in the center of the vaulted ceiling of the Great Room now that the fireplace is gone.
 5. The storage room on the lower level across from the Fitness Room is being considered for a meeting room that can accommodate larger groups. The area was surveyed, and a CAD drawing has been created. Once the working drawings are complete, we will obtain multiple bids for the work. Additionally, the alcove across from the Fitness Center may be enclosed as a storage room.
 6. We have worked with the Social Committee in identifying a new, portable, adjustable puzzle table.
- We are assembling questions pertaining to the clubhouse usage for the upcoming resident survey.

Ongoing Activities at The Woodlands

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.

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

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 are welcome.

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.

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 SocialWoodlands55@gmail.com

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.

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

Vincent and Kathy DeMarco

980 Eakins Circle



Where are you from?

Kathy is originally from Hattiesburg, Mississippi, and Vincent, from Boston, Massachusetts. We married in 1998 and relocated to the Portland, Maine area where we lived for 22 years. Before moving to the Woodlands last year, we spent 14 great years in New Canaan, Connecticut.

Do you have children/ grandchildren?

Are they local?

We have two daughters and a son and an 18-month-old grandson. They all live in the Philadelphia area. Our children get together frequently and encouraged us to leave CT and move here so we can see them more often.

What is/was your career?

We are both actuaries. We first met as coworkers with neighboring cubicles at Southern Farm Bureau Life Insurance Company in Jackson, MS. Vincent most recently retired from his position as CEO of General Re Life Corporation, a Berkshire Hathaway Company in 2022.

What are your hobbies?

We both love to read, hike and travel. Kathy is an avid bridge player (any takers?) and gardener. She has also enjoyed learning Mahjong. Vincent plays lots of racquet sports (tennis, pickleball, paddle) and enjoys riding his bicycle. He completed RAGBRAI in 2023. We also enjoy cheering on the Notre Dame Fighting Irish.

Fun fact about you most people would not know

In 2018, we won the Friday Night Couples Curling League at Nutmeg Curling Club. We are surprised as you are about this feat. Vincent now curls at the Philadelphia Curling Club in Paoli.

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

We love the people at Woodlands at Greystone. We did not know anyone in the area when we arrived. We were immediately invited by fellow residents to join a tennis group, pickleball groups, book clubs and Mahjong. We really enjoy the social events and spending time with our neighbors. We also have access to curling, cycling trails and our grandson (and our children).

Last Month in Photos

Labor Day Pool Party



September Happy Hour



Bocce League

