

# The Woodlands at Greystone Newsletter

July 2025

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## Welcome New Neighbors

### Welcome Neighbor!



Ron and Donna Bressler	993 Eakins Cir
Helene Cicione	971 Eakins Cir
Jeff and Sue Thimm	907 Eakins Cir
Sue and Lou Tosti	901 Eakins Cir

For past issues of the newsletter, we used information on closings received from the NV sales office. Going forward we will rely on information provided to us from the Danella Management team or by new homeowners directly. This will ensure we have permission for any homeowner(s) we identify via our welcome. If you have not been previously included but would like to be mentioned in the newsletter, please let Janet Melton or Dave Prilutski know at [jomelton1@comcast.net](mailto:jomelton1@comcast.net) or [daveprilut@gmail.com](mailto:daveprilut@gmail.com).



## HOA Board *(Vincent DeMarco)*

*BoardWoodlands55@gmail.com*

Glenn, Rell and I enjoy working together. We have had great discussions – both among ourselves and with many of you. Our initial focus has been to implement processes and procedures in order to create consistency and understanding across the community.

We have retained Marcus and Hoffman as legal counsel to represent the HOA during this transition. We extend our sincere thanks to the Transition Working Group for all their support and assistance throughout this process. Marcus and Hoffman bring extensive experience in representing community associations.

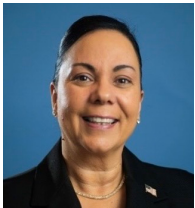
As promised, we've made it a priority to increase communication and transparency. However, RLD (the developer) and NV Homes do not always know nor inform us when infrastructure work is being done as much of the work is weather dependent. What we do know is that RLD must complete work on the basins and other infrastructure before these can be officially turned over.

In the coming weeks, you will receive a brief survey from the Board asking for your input on a variety of topics. We truly value your feedback. In addition, Glenn has created a shared email address for the Board. Please feel free to reach out to us at: [boardwoodlands55@gmail.com](mailto:boardwoodlands55@gmail.com).

Lastly, please hold August 12th at 7pm for a Homeowners meeting with the Board.

See you at the pool,

Vincent



*Sophia*



*Jenna*

## Property Manager *(Sophia Reeves)*

## Assistant Property Manager *(Jenna Cauley)*

Just a friendly reminder to reach out to me or Jenna if you have any HOA related needs regarding accounting, vendor, or community concerns. If you need help with any exterior projects that require copying, scanning, vendor support or even help with completing the paperwork prior to sending to the ARC Committee, let us know. Additionally, we encourage everyone to check out the [woodlands55.org](https://woodlands55.org) website under the General Tab to find your local EMS, police numbers and tips on missing packages. You will also find information on handling solicitors as they seem to ignore the entrance no soliciting signs. We noticed they are lurking around again and most likely will continue until the end of construction. If you experience any soliciting activity, please feel free to email the management team their information and we will not only call but will email the company to put them on notice. Please visit the website and click on "Learn More" under the General Tab in the Solicitors section to see the Township code related to solicitors and other advice. You will find email addresses for each of the committees should you have a question relating to Events, Facilities, Finance, Landscaping, ARC projects and Parking at the bottom of the General section of the website. Happy Summer Everyone!



Maria



Karen

## NV Homes Sales Team

*Maria Wood and Karen Helveston*

From the Woodlands Team:

Summer has arrived and all homesites are now released with just 18 remaining. We are still projecting completion of sales in the September/October timeframe and completion of construction in June 2026.



Discover the Healthiest (and Most Fun) Addiction in Town!



Curious about Pickleball? Come learn why it's the fastest-growing sport in America — and possibly the most fun you'll ever have with a paddle!

- Learn the basics from a certified instructor
- Discover the health benefits of this addictively fun game
- Try it out — no gear or experience needed
- Meet new future neighbors and future pickleball partners!

Join Us for a Pickleball Community Event, hosted by Bounce Pickleball!

- Thursday, July 10<sup>th</sup>
- 10:00am to 11:00am
- 1150 Sculthorpe Drive, West Chester, PA, 19380 (Clubhouse - Pickleball Court)

More to come via email regarding how to RSVP.



## Architectural Review *(Dave Prilutski)*

*ARCWoodlands55@gmail.com*

Many contractors will apply for a West Goshen Township permit on your behalf. Others will have you obtain any necessary permits. The ARC section on the community website has the WGT zoning permit application and the WGT grading, drainage, erosion control permit application in the download section at the bottom of the site.

Any ARC request denied by the Board may be appealed directly to the Board by sending an email to Sophia and requesting a hearing. Please contact Sophia not the ARC regarding your denial.



## Facilities (Anne Stanley)

*FacilitiesWoodlands55@gmail.com*

Many thanks to the Hanlons for donating their tennis ball machine to the community. Also, thanks to the team who helped to get it moved and tested, and for Geoffrey Moore being the first user! Procedures will be developed for sign-out and use.

If you are in the Sunroom, you will notice the library has been cleaned up and re-alphabetized. Thanks to Arlene Rusk for the help. We donated the extra books to the Chester County library and still have plenty for you to borrow! We are not looking for additional donations at this time.

We have some good news for the indoor/outdoor events planned for the rest of the summer season. For events that occur using the pool deck and downstairs Game Room, we now have a way to temporarily 'release' the doors so that fobs will not be required during the specific event timeframe. However, you still need to use your fob to enter the clubhouse upstairs. We do not want to prop the pool deck doors open - especially in this heat, so you will be able to enter/exit freely while the event is in progress. Afterwards the doors will reset to operate as normal, with fob access.

If you have been around the pool for the previous several seasons, you will know that we had a significant bird challenge, they built nests underneath the upstairs deck and left a mess on the concrete that often had to be power washed prior to events. This year the team added new bird spikes on the windowsills to help alleviate this issue. So far there has been minimal bird activity. We hope it continues.

### **Project Updates**

The steps leading from the parking lot to the courts have been marked with caution tape to help make them more visible. Thanks to Mike Beatty for getting this done.

Dave Bertsch and Mike Price did a quick repair of the mounting hardware for the pool chair lift. Also, thanks to Mike Beatty for his help in getting it working when needed.

The team is working to complete a caulking project in the parking area to help avoid the frost heave that occurred during the winter. Mike Price has done a 'test area' to monitor the curing timeline. Please avoid the area marked by cones while it is drying. We will advise when the larger project is to be implemented as it will affect a larger portion of the parking area and potentially some of the sidewalks.

We are working with the kitchen cabinet countertop vendor and hope to have it completed next month.

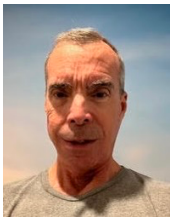
### **Pool / Hot Tub News**

If you are new and not sure about the rules, entering, exiting, etc., please ask, we are a friendly community willing to help! Everyone should read the rules on the website for awareness. Here's a link to the website (scroll down to document downloads): [Facilities](#). Please note: One correction that needs to be made to the rules applies to the Hot Tub. We have confirmed with the pool vendor that it is better to let the timer run to completion rather than turning it off.

Also, we asked the pool vendor to see if they can avoid 11am-2pm times. Standing by for their response. We confirmed the days for pool cleaning: Tuesday, Thursday and Sunday. Below are a few reminders to help us all continue to enjoy our facilities.

- Please enter through the clubhouse upstairs and sign-in residents and guests (and submit waivers as needed).
- The pool gate is to be kept closed to avoid unexpected visitors and associated liability. Please use your fob to enter and exit the pool deck and when using the locker rooms. Please refrain from using the Emergency Exit (red button).
- Since we do have frequent and fast weather pattern changes, please ensure the umbrellas are closed upon departure. Clip the tie straps together to ensure closure.
- As a courtesy to others, please do not 'save' tables or chairs, raise umbrellas and then depart the premises.
- Residents are encouraged to have guests bring extra chairs.

Please reach out if you have questions or concerns: [facilitieswoodlands55@gmail.com](mailto:facilitieswoodlands55@gmail.com)



## Finance (Joe Jensen)

[FinanceWoodlands55@gmail.com](mailto:FinanceWoodlands55@gmail.com)

On behalf of the Finance Committee Team, I would like to thank Rell Winand for his leadership and finance acumen and congratulate him on his election to the HOA board.

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

### Overview

Year to date May 2025, the HOA had revenue in excess of expenses of \$14,510. The budget forecasted expenses in excess of revenue of \$68,435. The result is a positive year to date variance of \$82,945 compared to the budget.

### Income Statement

- Revenue is a positive variance to budget by \$27,848 due to HOA fees higher than the budget.
- Clubhouse and pool expenses have a positive variance of \$25,736 due to timing of supplies, pool expenses and security expenses.
- Contract expenses have a positive variance of \$1,514 due to timing for the HVAC.
- General and Administrative have a small unfavorable variance of \$616.
- Maintenance and Grounds reflects a favorable variance to budget of \$24,129 due primarily to lower snow removal expenses in the first quarter.
- Professional Fees expenses have a favorable variance of \$1,987 due to lower legal expenses.
- Utilities expenses have a favorable variance to budget of \$2,348.

### Balance Sheet

- Operating cash balance is \$185,150.
- Reserve Funds cash balance is \$211,432.
- Accounts Receivable balance is \$10,162.



## Landscape & Grounds (Scott Whittington)

[LandscapeWoodlands55@gmail.com](mailto:LandscapeWoodlands55@gmail.com)

I am not sure what I have gotten myself into by saying yes when Glenn Peters asked me to be the next chair of the Landscape committee. It will be hard to fill his shoes but I am going to try. My wife Karen and I moved all the way from the other side of West Chester into our new home here in February 2024. I am also currently working on the Transition Working Group and I believe this will be a good fit as I can liaison between the two groups as we review our landscape contracts.

Please be patient as I learn the ropes but also be aware that there will be changes coming to the Landscape committee. I believe we are moving into a new phase with our neighborhood, one that will see a finished community and how to move forward once we are finished with the developer. We have also added two new members to the committee.

Finally, please remember to check the Woodlands website under Committees, Landscape and Grounds. You can answer many of your landscape questions with the information listed.



## Parking (Cristina Kincade)

[ParkingWoodlands55@gmail.com](mailto:ParkingWoodlands55@gmail.com)

As a reminder to all residents, on-street parking is not permitted in our community due to the West Goshen Township ordinance. To help accommodate residents and their guests, overflow parking areas are available throughout the neighborhood. These spaces are intended for shared use and are available on a **first-come, first-served** basis. There is no reservation system and no set time limits. We kindly ask all residents to be mindful and respectful in their use of these overflow spots. Each home is designed with two garage spaces and two driveway spaces, which should be used as the primary parking for residents. Please do not rely on overflow spaces for regular or long-term parking of personal vehicles.

Thank you for your cooperation in keeping our community welcoming and considerate for all!

### Additional Reminders:

- All residents are asked to register their vehicles with the management company. In the event that a vehicle needs to be identified, this helps prevent unnecessary tagging or towing of a homeowner's car.
- During community-wide events such as winter events (e.g. storm clean-up) and street paving, overflow parking spaces should not be used by residents or guests. When these events occur, the management company will notify all residents via email to refrain from using overflow spots during that time.

If you have any questions or concerns, feel free to reach out to the committee at [parkingwoodlands55@gmail.com](mailto:parkingwoodlands55@gmail.com)





## Events (Linda McElvenny)

[EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com)

### **Reminders:**

Our format for events is “pot luck” meaning all attendees need to bring something to share in order for the event to be successful. If a Sign Up Genius is provided, the purpose is to ensure there is a balance of food items, so please be sure to use that when deciding what to bring.

### **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](mailto:kathybetchley@gmail.com) or Leslie Powers at [leslie.powers227@gmail.com](mailto: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.

### **Announcements:**

The Events Committee welcomes suggestions for community events. If you have an idea for an event, please use this [Google Form](#) to submit a proposal at least 2 weeks in advance of the event. The Events Committee will respond within 48 hours.

### **Beginner Mahjongg**

Sue Hunt, our past teacher, is willing to train 4-5 people on Wednesdays in September from 10-12 noon and another group of 4-5 on Wednesdays in October from 10-12 noon. Anyone interested in taking lessons can send an email to Phyllis Schamber at [pschamber@peoplepc.com](mailto:pschamber@peoplepc.com).

### **Bocce**

Bocce will be back!! After a fun and well attended spring league, plans are underway for the fall. Thanks to all 32 teams plus subs who participated in the spring league. Congratulations to our champions, Juli & Scott Bennett. Watch for dates and details for the fall season coming soon.

### **Ladies Golf**

The Woodland's Ladies Golf League has been plagued with either rain or excessive heat and has yet to play. Our first July date is Tuesday, July 1st. Please check the Woodlands at Greystone Facebook page to find information on our next game. An email will also be sent to those that have contacted Annette Erickson at [annettee@comcast.net](mailto:annettee@comcast.net).

### **Arts & Crafts Showcase**

Are you one of the many talented people in the Woodlands working on various arts and crafts projects? Are you interested in a chance to display your projects to the community? We are considering hosting an arts and crafts showcase in the winter and currently assessing whether there is interest. Any type of arts and crafts project is welcome, (e.g. crocheting, drawing, knitting, needlework, metalworking, painting, photography, pottery, quilting, scrapbooking, sewing, woodworking). If you are interested in sharing your talent or attending an event such as this, please contact Anette Karlsson at [amk9099@gmail.com](mailto:amk9099@gmail.com).

## **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 [EventsWoodlands55@gmail.com](mailto:EventsWoodlands55@gmail.com).

### **July 4th Happy Hour - Fri 7/4 @ 5:00 pm**

Join your neighbors to celebrate the 4th of July at our monthly Happy Hour! Mike Price will be grilling and making chili dogs, sponsored by the HOA. Please bring an appetizer, side, or dessert to share. As usual, it is BYOB (no glass by the pool). **Please RSVP by Mon 6/30 so we know how many to expect.** We need some volunteers to help with setup and cleanup. Please contact Anette Karlsson (amk9099@gmail.com) if you are able to help.

### **Book Club - Thu 7/10 @ 7:00 pm**

The book is *The Story She Left Behind* by Patti Callahan Henry. Please RSVP on the Facebook event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com). The following meeting is on September 11<sup>th</sup> and the book is *The Secret Life of Sunflowers* by Marta Molnar. If you are new and would like more information, please contact Anna Bertsch or Eileen Prilutski ([emprilutski@gmail.com](mailto:emprilutski@gmail.com)).

### **Ladies Night at the Pool - Thu 7/29 @ 7:00 pm**

Ladies, join us at the pool for an enjoyable evening with your neighbors. BYOB (no glass). You may bring a snack or dessert to share if you would like.

### **Beat The Heat Happy Hour (9 Prime, West Chester) - Wed 8/13 @ 4:30-6:30 pm**

Cool down with friends and neighbors at our "Beat the Heat Happy Hour" exclusively for Woodland's residents in the Mezzanine Bar at 9 Prime. Enjoy a refreshing evening of drinks, delicious passed hors d'oeuvres, and great company.

For \$35 per person you will get one drink (up to \$18 value) and a tasty variety of hors d'oeuvres. Pay at the bar, grab your drink, and mingle with fellow residents in the comfort of a private, air-conditioned setting. RSVP by August 10th on Facebook Event or by contacting Phyllis Dunn ([dunn.phyllis@gmail.com](mailto:dunn.phyllis@gmail.com)).



# 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](mailto: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](mailto: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](mailto: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 **8:00am**. For more information and to be added to text distribution list please contact us at [EventsWoodlands55@gmail.com](mailto: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 \$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](mailto:Moran1103@Verizon.net).

# Get to Know Your Neighbors

## Martin McNeil and Jacqui North

1401 Gorky Lane



### Where are you from?

Jacqui grew up in Broomall, Delco, while Martin was born and raised in Kilmarnock, Scotland and moved to the USA in 2001. We'll celebrate our 20th wedding anniversary in October this year.

### What is/was your career?

Jacqui was director and chief of staff for the Legal department at GlaxoSmithKline after holding a similar role in the company's Consumer Healthcare division and previously worked as a Project Engineer at Lockheed Martin and GE. Martin worked in pharma and healthcare as an Information Technology specialist; however he can't help you get your Wi-Fi to reach that dead spot on the rear deck of your house.

### What are your hobbies?

We're fortunate to share our enjoyment of walking, pickleball and skiing, we have similar tastes in movies and series. We love traveling to Europe, and we enjoy both dining out and cooking at home.

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

We like to support local theaters such as the Uptown Knauer and the Colonial in Phoenixville, and we usually do at least one big-ticket concert per year, most recently Teddy Swims at the Mann and Oliver! the musical in London's West End. We also go to a half-dozen or so Phillies games each season.

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

After Martin got whacked on the head by a sawn-off tree branch while standing on the roof of the shed, we decided it was time for someone else to do our yard work. The Woodlands is a perfect location, handy for the volunteer organizations we work with in the borough, and relatively close to an international airport.

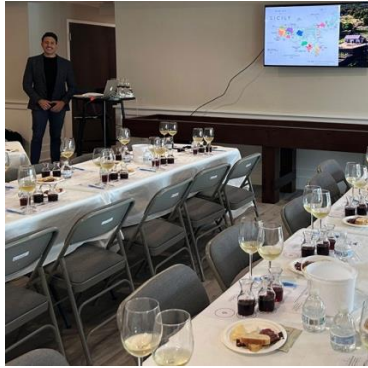
### What do you like most about living in the Woodlands at Greystone?

The social aspect has been great within the community, both for organized activities and for informal gatherings with our new neighbors, and we have so many good restaurants and other facilities in the local area, plus lots of places to walk.

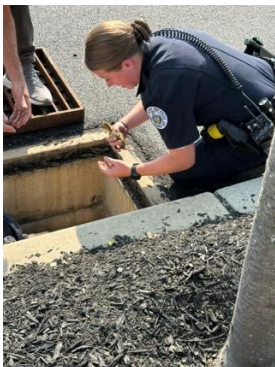


# Last Month in Photos – Page 1

**Sicily  
Wine  
Tasting**



**10 ducklings rescued from  
storm drain on Wyeth**



**Celebrating the Transition  
and Landscape teams**





# Last Month in Photos – Page 2

## Community Coffee



## Bocce League

