

The Woodlands at Greystone Newsletter

February 2025

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Welcome New Neighbors



January 2025

Ivan and Sharon Duke	1025 Bollinger Lane
Barb and Walt Meisinger	908 Eakins Circle
Lisa Marsilio	967 Eakins Circle
Barb and Frank Kugler	963 Eakins Circle
Linda and Newt MacNeal	961 Eakins Circle
Donna Galer	1106 Sculthorpe Drive



Melissa



Karen

NV Homes Sales Team

Melissa Higgins and Karen Helveston

We are excited to welcome Melissa Higgins to the Sales Team at the Woodlands! We hope you're all staying warm and well. Our final phases are now open, with next deliveries in July. If you know anyone looking to right-size and join us at the Woodlands, we'd love to help—please send them our way!

Warmly,
Melissa and Karen



HOA Board *(Gene Goldman)*

Woodlands HOA Board Secretary

Hello Neighbors!

The financials are out for calendar year 2024 and the Association was favorable for the end of December by \$34k less \$3.1k for a pending propane heating invoice from Greenleaf. So, \$30.9k rolling into 2025! KUDOS to Finance Committee for keeping a tight watch on the monthly budget and reporting all variances to me in a timely manner. And KUDOS to Facilities and Landscape Committees for helping to offset the 2024 snow expenses. KUDOS too to Danella Management team, Sophia and Jenna, for paying invoices on time and timely collection of revenue from NV Homes for vacant lots.

The Board has heard your concerns about the excessive use of ice melt in some cases during the recent snow events and is working with the Landscape Committee to provide feedback to Shearon to moderate amounts and places where it is spread in future events.

West Goshen Townships currently has vacancies on some of their Boards, Committees and Commissions. To be considered for appointment, go to this web link and complete an application: <https://www.westgoshen.org/349/Volunteer>.

The next HOA Board of Directors Meeting is scheduled for February 17, 2025.

That's all from me....stay warm and Go Birds!!

Gene Goldman
HOA Board Secretary



Sophia



Jenna

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

The Danella team was informed that if the following subcontractors worked on your new house and a warranty item is discovered to be defective or was improperly installed, please call the subcontractor directly and ask them to honor their warranty. This list is also available on the community website.

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



Architectural Review *(Dave Prilutski)*

ARCWoodlands55@gmail.com

It's time to think about bird guards. For those who are new to the community, we have a problem with birds building nests in our vents during spring. Keep an eye on your vents and if you want to be proactive, have guards installed. They require an External Alteration Request be submitted but we can turn around these requests within a day. The guard must be plastic, and spray painted to match the siding or be white. Contractor information is available on the community website.



Landscape & Grounds *(Glenn Peters)*

LandscapeWoodlands55@gmail.com

Winter certainly is here. We have had a few storms and generally we have gotten through them pretty well. The extreme cold weather has required our winter event contractor to put down salt on the roads, and ice melt on walkways and driveways. While this can be a nuisance, it is critical to prevent accidents or injuries. Residents cannot 'opt out' of ice melt due to the liability risk to the community. A common complaint is ice melt on the bluestone steps and front porch. While it looks bad initially, it is completely harmless and washes away naturally with the rain. In locations where rain does not saturate the ice melt, a simple solution of water, dish soap, and some vinegar, easily takes care of the residue. Also, the ice melt does not cause extreme pitting of concrete walks. The instances where this has occurred is a result of poor concrete mix and application. We are working to see what we can do with the pitted concrete, but if it is not a trip /safety hazard we do not have many options.

Transition Working Group Update

The transition working group met and is organizing efforts to prepare for the developer transition deadlines. The team is developing an approach that includes regular and transparent communications of the efforts so the community can be informed and interact to help achieve a great outcome. There is a lot to accomplish but we are getting an early start.



Facilities (Anne Stanley)

FacilitiesWoodlands55@gmail.com

Thanks to Mike Price who was able to adjust the thermostat setting for the Saturday morning fitness class participants. The adjustment lowers the thermostat temporarily for a few hours during which the class is held.

For the near term we are focused on a few projects: kitchen cabinets, pulleys for the pool umbrellas, and storage for the alcove across from the gym (fitness room). Dave Bertsch is working to test an approach for the umbrella pulleys and hopefully he will have successfully tested and installed them well ahead of the pool season!

For the kitchen cabinet, we are still evaluating quotes for the countertop and once we have gotten them, the plan is to get that project initiated.

Next, we are looking to see if we can repurpose the cabinet that was removed from the Conference Room. We would like to provide storage for the lower level in the alcove and are looking at providing cubbies and potentially hooks for coats, backpacks and other items.

Lastly, we ordered more tables and chairs to support ongoing events.



Parking (Cristina Kincade)

parking@woodlands55.org

A big thank you to everyone for your cooperation throughout the holiday season and into the New Year! Thanks to your efforts, we were able to avoid any parking issues. We also appreciate your adherence to the Winter Weather Guidelines, helping to keep our streets, overflow areas, and clubhouse parking clear during winter events. Your efforts to keep everything running smoothly are truly appreciated. We are grateful to have such a cooperative community!

We wanted to kindly remind the community to report any concerns regarding construction or vendor vehicles blocking streets or driveways directly to the Parking Committee via email at ParkingWoodlands55@gmail.com

While we appreciate everyone sharing updates and concerns on Facebook, emailing the committee allows us to address the matter promptly and work directly with the developer and NV to resolve these issues efficiently.

Thank you for your cooperation in helping us maintain accessibility and ensuring these matters are handled in a timely manner.

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.

Thank you again for your ongoing support!



Finance (Rell Winand)

FinanceWoodlands55@gmail.com

The Preliminary December Financials reflect the following relative to the Year to Date (YTD) budget and are subject to financial audit.

For the year ended December 31, 2024, the HOA had revenue in excess of expenses of \$34,806. The operating fund balance is currently \$110,433.

Details as follows:

Income Statement

- **Revenue** is a positive variance to budget by \$79,418 reflecting home settlements in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$30,187 primarily reflecting lower clubhouse cleaning, utility expenses, court maintenance and clubhouse water and sewer.
- **Contracts expense** has a minor negative variance to budget of \$554.
- **General and Administrative** is showing a favorable variance to budget of \$1,762 reflecting favorable variances in office expense and social activities expense partially offset by an unfavorable variance in miscellaneous.
- **Maintenance and Grounds** reflect a negative variance to the budget of \$81,506 primarily due to a negative variance for snow removal of \$86,942 partially offset by a positive variance to budget in landscape expense of \$13,561.
- **Professional fees** expense is \$1,507 greater than the budget.
- **Utilities** reflect a favorable balance to budget of \$7,000.

Balance Sheet

- Operating cash balance \$133,963.
- Reserve Funds cash balance \$171,960.
- Accounts Receivable balance \$12,995.



Events (Linda McElvenny)

EventsWoodlands55@gmail.com

Events (Linda McElvenny)

The following are the upcoming events which are held in the Woodlands Clubhouse unless otherwise noted. All events 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.

Dine Around (Mercato Ristorante and Bar, Newtown Square) - *Mon 2/3 @ 6:00pm*

Deadline to RSVP is 2/1. If you signed up to attend and need to cancel, please contact Phyllis Dunn (dunn.phyllis@gmail.com).

“Souper Bowl” Happy Hour - *Fri 2/7 @ 5:00 pm*

Join us as we pregame for the big game with some comfort food. Dress in team gear (optional). Sign up for your contribution using the link below. <https://www.signupgenius.com/go/20F084CAEA62DA3FC1-54133155-souper>

Breakfast Club (Aldo’s Restaurant & Grill) - *Thu 2/13 @ 8:30 am*

Join us for breakfast at Aldo's Restaurant & Grill. RSVP is required for all homeowners by Tue 2/11.

Lunch Bunch (Chop House Grill, Exton) - *Thu 2/20 @ 11:45 am*

Join us for our monthly Lunch Bunch outing. Please RSVP by Mon 2/17 so we can make a reservation. Limited to 15 people. Men are welcome! Meet at the restaurant or carpool.

Note: We need someone to organize the March Lunch Bunch.

Portugal Wine Tasting - *Sat 2/22 @ 4:00 – 6:00 pm*

Attendees will receive an email confirming attendance and details. Sign-up is now closed for the Portugal Wine Tasting. If you are interested in joining the waitlist, please contact Joanne Ritchie (joanne.m.ritchie@gmail.com).

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. 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*

Mark your calendars for our annual event! We are looking for some people to help with the planning. Contact Judy Malkus (jmalkus106@aol.com) if you are interested.

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

If you are interested in joining the Annapolis day trip on **April 28th**, it is imperative that you send an email to Joanne Ritchie (joanne.m.ritchie@gmail.com) or reply under Events on Facebook by **February 24th**. The payment deadline for this trip is March 5th (more info to follow).

For this trip to happen, we need a minimum of 34 travelers. The price will vary between \$109 pp and \$131 pp depending on the number of travelers. Taxes and bus driver tip are included. The trip will be cancelled if we do not meet the minimum required attendees.

A quick description of the trip:

8:00am	Motorcoach pick-up at the clubhouse
10:15am	Arrive in Annapolis
10:30am-12:00pm	Guided walking tour of the Naval Academy
12:15pm-2:30pm	Lunch on your own
3:00pm-3:40pm	Narrated cruise on the Harbor Queen
4:00pm	Leave Annapolis for the Woodlands

If you have any questions, please reach out to one of us:

Eileen Huston c4030@comcast.com
Anna Bertsch ambertsch@aol.com

Janet Melton jomelton1@comcast.net
Joanne Ritchie joanne.m.ritchie@gmail.com

New Workgroup! We are looking for 1-2 people to organize a group willing to help neighbors as needed (e.g. meals, errands, rides). Reach out if you can help! Group name TBD.

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 a 4-class card.

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

We are featuring homeowners willing to be profiled by street sections. We are now asking residents on Gorky Lane. Janet Melton will be reaching out to ask if you are willing to be part of this feature.

Mike Price & Sam Manbeck

1409 Gorky Lane



Where are you from?

South-central Pennsylvania.

Do you have children/grandchildren? Are they local?

One daughter and granddaughter about to move to Los Angeles and one daughter and two grandsons who live in Greystone, about a two-minute walk from us.

What was your careers?

We owned and operated a commercial HVACR service company for thirty years.

What are your hobbies?

We both like to read. Mike likes to cook and bake, and Sam likes to eat.

What TV show are you watching on streaming services now?

Anything involving murder British-style and all things Outlander.

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

Not really theater or concert goers, though we did see Sarah Millican, a British comedian, at a New York theater last year and are going to her upcoming show in Philadelphia.

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

Followed the grandsons here.

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

This warm and welcoming community has been such an unexpected delight.