

# The Woodlands at Greystone Newsletter

November 2024

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## Welcome New Neighbors



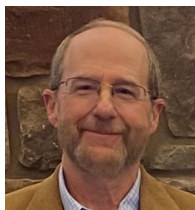
### October 2024

Leslie and Jay Powers, 1027 Bollinger Lane

Patricia and Barton Post, 958 Eakins Circle

Diane and Claude Buckles, 1007 Bollinger Lane

Paul and Jinyeon Delgado, 1005 Bollinger Lane



## HOA Board (Gene Goldman)

*Woodlands HOA Board Secretary*

Hello Neighbors,

The Quarterly Homeowner Meetings began when I was first elected to the Association Board. I started them as a means of keeping you informed of happenings in Woodlands by having Committee Chair reports, with Greystone by management reports, with West Goshen Township by inviting guest speakers, and with my reports from the Association Board. As you all aware, the Board at this phase of development is controlled by the developer, RLD, and is headed by Bill Reiser as the President and he holds the proxy vote for his son, Drew Reiser, the second board member. I hold the third vote as the owner representative and Board Secretary. The math is simple – 2 votes to 1 vote means the developer controls the Board and will continue to do so until 75% of the 252 Woodlands homes are constructed and closed on by homeowners at which time an election will be held for those two board seats.

The Quarterly Homeowner Meetings are information meetings. They are not required by the Declaration and so if there is no new information to provide to owners or if there are events that by their nature preclude disclosure at the time of the scheduled meeting until facts can be verified and/or released it is best to not discuss them in a public forum. That was the case with the October 15th cancelled meeting. Here are those facts and events:

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

Normally, I would have reported on the September 3rd Quarter Board Meeting, but the minutes were not reviewed and released by the Board President, Bill Reiser. Similarly, the 2024 budget review and 2025 budget preview meeting scheduled for just prior to the homeowner meeting was also cancelled by Bill Reiser. The reason for both cancellations was the same – he was dealing with the immediate aftermath of Hurricane Milton. Bill lives in Naples Florida and he has development projects in and around the west coast of Florida. Fortunately, the damage in his area turned out to be minimal but the hurricane season isn't over yet!

There was also the matter of the non-renewal of the Mascaro waste management contract that was ongoing at the time that the homeowner meeting was scheduled to take place. Mascaro's 5-year initial contract signed in October 2019 was expiring. Management (Sophia) had put out a request for proposals for bids for a 3-year contract and several waste and recycle haulers had responded included Mascaro. Republic was the low bidder and when Mascaro found out they did not get the contract they protested the termination of the original contract claiming inadequate notice. They wanted a substantial termination fee and threatened to file suit. Management and the Board obtained legal consultation, and as a result we stood our ground, and gave Mascaro until the end of October to collect their cans from Woodlands' property. Our legal advisor cautioned that the Board should not discuss the matter in a public forum until Mascaro had made their next move. This was another event that could not be discussed at the October Homeowner meeting. The fact that Mascaro started picking up their property (trash and recycle cans) last Saturday indicated that indeed the matter was resolved in our favor. There are still cans left to be picked up in Woodlands and in the twins and towns communities.

The freeze on discretionary spending is discussed in detail in Rell's portion of the newsletter. I mentioned in my column previously that the snow invoices early in the year obviously exceeded early year revenue and that we had hoped that as new homes closed, and monthly fees flowed in that the deficit would be offset by revenue. I also reported that the developer would cover any shortfall. But in exchange, one example of discretionary spending that Bill asked to be held off was the painting of pickleball lines on the tennis court. I also said that we would have a better view of the balance sheet in November and that is still true. One additional event that contributed to enacting a freeze on discretionary spending was Mascaro's purported legal threat which prompted the Board to take a proactive stance on the budget. As it turned out that threat was "empty" but at the time of the October Homeowner Meeting, we didn't know which way that would turn out.

One last thing I would like to comment on is the community chatter that has circulated about how the Board and Management have conducted themselves with regards to following the governing documents and managing the community assets. For those who have known me from the four years I have lived here and for those who are recent arrivals, I have always conducted myself with the utmost respect for the integrity of the Association's rules and governance structure. I have always placed that same level of respect and responsibility on all those who serve as committee members and chairs as well as on those who manage the Woodlands community. In part that comes from having had years of experience in this role but also from being a neighbor to you all and sharing in the value of the community resources that we all want to build and maintain.

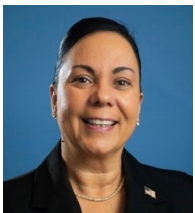
The Declaration is the governing document for the Woodlands community. The structure and rules it lays out are legalistic (it was written by a lawyer after all!) but it is familiar in content and context to those who are experienced with Associations. Danella is an experienced Association property management company that has given us a very experienced on-site property manager in Sophia Reeves. Her boss, Diane Gothard, has decades of experience managing large communities and is a ready source of details and advice. Bill Reiser is a generous and gracious man who currently controls the Board. He is quite experienced, though. Before starting RLD, he was a senior executive with Pulte Homes which originally

held the rights to develop Greystone. The same can be said for everyone I have placed in a position of trust to lead the Woodlands committees – Dave Prilutski, Glenn Peters, Ann Stanley, Linda McElvenny, Rell Winand, and Cristina Kincade. Everyone does their best for the community at large. Sometimes we get ahead of ourselves and perhaps get too passionate over one issue or another. But the important thing to remember is that we are all working for the same goal – a better more inclusive community with shared resources for all. No one benefits financially – we are all volunteers, donating hundreds of hours over the years to the cause. All of us are available to answer questions and resolve concerns. Remember, Facebook is a nice conversation tool, but it is not an official portal of information for the Association. Only this newsletter and the quarterly zoom meetings are Association sanctioned information sources.

I'll see you all at the December Quarterly Homeowner Meeting on Zoom!

Happy Holidays to All!

Gene



*Sophia*



*Jenna*

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

### **Front Gates**

Confirmed with the Developer that the new updates to both Sculthorpe and Bollinger gates will not be completed until sometime late March or April 2025.

### **Transponders**

Thank you to everyone that provided their vehicle information as we have 95% completed out of 172 current settlements. The HOA management team (Sophia and Jenna) will be working with Shearon on ensuring all information is updated in the gate pin system and send an update when the transponders are ready to be issued.

### **Trash/Recycling**

Pick-Up days are on Tuesdays and encourage everyone to place totes out either on Monday night or before 6am Tuesday morning. Please make sure wheels are facing the curb and metal bar facing the street to keep lids closed.

Bulk pick-up - 4th Tuesday of every month.

### **Homeowners Information Meeting**

The next meeting will be December 17<sup>th</sup> at 7pm via zoom. A reminder with link will be emailed a week prior to the meeting.

Remember to "SMILE" as Life is Good!



Holly



Karen

## NV Homes Sales Team

*Holly Pack and Karen Helveston*

Hello from the Sales Office! November brings our FINAL PHASE release for Woodlands! The developer is working on the improvements and paving for the last section of Eakins Circle this month. What a difference 5 years makes!



## Facilities (Anne Stanley)

*Facilities@woodlands55.org*

Please join me in welcoming Mike Price as a new member to the Facilities Committee! Mike - we look forward to having you on the team - thank you.

Thanks to the team and others who helped to clean and store the pool furniture. This year we had to address protecting the furniture as last year stacking the chairs resulted in some damage. We will paint the damaged chairs before we put them out next year. We had the vendor out for the hot tub, but they were unable to complete the repair at that time. We are still hoping the repair can be completed soon.

Dave Bertsch and his 'team' are planning to complete painting of the pickleball lines this Thursday October 31 as the court surface temperature is optimal for painting. During the prep and the painting and drying the tennis court will not be available for use (Thursday and Friday). Please avoid entering the Tennis court until Saturday. Thanks in advance to all the folks who contributed to the resources and the project execution itself! Please note - at this time all courts are available on a first come first served basis. This will continue to be the approach for the pickleball courts for the near term (with the exception of scheduled Events). However, since the new pickleball courts are overlapping the existing tennis court, we will implement a 'reservation form' for residents who wish to play tennis so that they can reserve the tennis court time - this is a work in progress.

We are working on updates to the Rules and Regulations and hope to get it rolled out in the coming month or so. This will include the approach to room and court reservations, and some minor updates, so please take the time to read it when distributed.

In anticipation of the holidays, this is a request to anyone who might want to donate non-religious holiday decorations to our clubhouse holiday stock. Last year, the decorations were magnificent, and we hope to replicate the festive mood that many 'helpers' realized with either donations and/or contributing their time to the decorating. We hope that many of you will return to help again, and also want to extend this invite to our newer neighbors who might not have been here to witness the spectacular beauty of last year's holiday decorations. More details will be sent in the coming weeks with regard to timing of donations as well as the decorating 'event' itself.

Also - if someone is willing to oversee and direct the decorating, I welcome the help - please feel free to reach out to me.





## Finance *(Rell Winand)*

The **September Financials** have been published and reflect the following relative to the Year to Date (YTD) budget:

### Income Statement

- **Revenue** is a positive variance to budget by \$45,162 reflecting home settlements in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$16,416 primarily reflecting lower clubhouse cleaning, utility expenses, court maintenance and clubhouse water and sewer.
- **Contracts** expense has a minor positive variance to budget of \$29.
- **General and Administrative** is showing a favorable variance to budget of \$1,265 reflecting favorable variances in office expense and social activities expense partially offset by an unfavorable variance in miscellaneous G&A.
- **Maintenance and Grounds** reflect a negative variance to the budget of 92,841. primarily due to a negative variance for snow removal of \$85,813 and landscape of \$8,518. Trash expenses are a positive variance to budget.
- **Professional fees** are in line with the budget.
- **Utilities** reflect a favorable balance to the budget of \$6,177.

### Balance Sheet

- **Operating cash** balance \$74,038.
- **Reserve Funds** cash balance \$159,820.
- **Accounts Receivable** balance \$18,091. However, a large portion of this balance has been collected in October.

Through September, the HOA had expenses in excess of revenue, a (loss) of \$33,980.

The budgeted loss through September is \$10,530. As a result, the Board of Directors, due to the concerns with the negative fund balance current year-to-date, have determined that the budgeted funds not currently spent will be put on hold until further notice. This freeze does not apply to essential items, paper products, utilities, normal lawn service, trash service etc. only to large discretionary purchases. The freeze will be revisited when the November financials are released.



## Architectural Review *(Dave Prilutski)*

[ARC@woodlands55.org](mailto:ARC@woodlands55.org)

The Architectural Review Committee will expand from 5 to 7 full time members. This increase in membership will help with coverage when members are unavailable for vacation or work and help spread the workload. Dave Bland has joined the committee.

The HOA Board has also agreed to a change in our process. Previously we were required to have a majority of the members (3 of 5) endorse a project before it was sent to the HOA Executive Board for their review. Now, as long as a project has been thoroughly vetted, we can send it to Sophia for her transmittal to the HOA Board. That should help speed up processing.



## Parking *(Cristina Kincade)*

[parking@woodlands55.org](mailto:parking@woodlands55.org)

Thank you to all who have returned their vehicle information forms to Sophia and Jenna. We now have 95% of the homeowner vehicle forms (163/172 current), with no violations for the month of October. For those who have not returned their form, we need this information to program your transponder for the gates and to identify vehicle owners for the safety of the community. The forms can be found in the General section of the community website and/or via this link: [Transponder Forms](#).

After further review of the Conditional Use agreement, the committee submitted an additional change to the HOA board. The Rules and Regulations have been temporarily removed from the community website and the Danella portal until this change is approved by the board and implemented.

The committee removed the Parking Boss signs; however, we were unable to remove the posts as they were cemented into the ground. The removal cost was not in the budget for 2024, it has been put in the budget for 2025. The single signpost at the Bollinger entrance will be removed at the same time as the other 9 signposts in 2025.

You may have noticed the two poles recently installed at both entrances between the gates. This is for the Opticom system, which allows emergency vehicles to open the gates in the event of an emergency and is required by West Goshen Fire Marshall before the gates can be activated.

Lastly, the committee with the assistance of Jack Courtenay (Facilities Committee) installed the towing company's information at both entrances, the No Trespassing sign on trail #24, and the no swim/fish etc. sign by the pond. Unfortunately, this past weekend there were about 7 children fishing in the pond. Sophia has once again sent a reminder to the residents of Greystone that this is not allowed. Kindly notify Sophia if you see any of these activities occurring.



If you have any questions for the Parking & Streets committee, please contact us at [parking@woodlands55.org](mailto:parking@woodlands55.org)



## Landscape & Grounds (Glenn Peters)

[Landscape@woodlands55.org](mailto:Landscape@woodlands55.org)

Well, our community sure could use some rain to help our turf in general, but especially to get the recent extensive seeding going that the developer recently completed. As shared in an email from Danella we have had a lot of work performed by the developer at no cost to the HOA. The developer is installing trees including some replacements for trees that have died or missing trees. As shared previously both NV and the developer have responsibilities for the trees, and we continue to work to address dead or missing trees. Ultimately, we may need homeowner involvement to resolve some situations.

Snow season is approaching, and we are working to tune the snow management response. We are working with Shearon to have them use ice melt spreaders that reduce over application and while they are not contracted to clear front steps they will clear and treat walkways to avoid liability issues. We are working with the developer to install a permanent materials and storage location near the emergency entrance to our community but for this season materials and equipment will be staged at the clubhouse.

There is important information in the Winter Weather Guideline document at the link below. Most importantly are instructions on overflow parking and how to position your vehicle in your driveway to achieve the best result for snow clearing. Please review and contact [landscape@woodlands55.org](mailto:landscape@woodlands55.org) if you have any questions.

Winter Weather Guide - [Winter Weather Guideline\\_V1](#)



## Events (Linda McElvenny)

[events@woodlands55.org](mailto:events@woodlands55.org)

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.

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 the Facebook Event or by sending an email to Event Organizer or [events@woodlands55.org](mailto:events@woodlands55.org).

- **Holiday Community Outreach**

During the month of November, a box will be available in the clubhouse to collect holiday gift cards for older youth and teens who are supported by CASA (Court Appointed Special Advocates). CASA serves abused and neglected children in Delaware and Chester Counties. Teens and older youth are often overlooked during the holiday toy drives. Let's help make their holiday a little brighter, too! Gift cards can be for Amazon, Walmart, Target, Dicks, McDonalds, Wawa, etc. Denominations of no more than \$25 please. Contributions can also be made by check to CASA Youth Advocates-CASA Cares Fund. For more information about CASA see <https://www.delcocasa.org/> or contact Carole Cavanaugh.

- **Walking Wednesday**

Starting in November, we will meet on Wednesdays at 9 am at the clubhouse to walk. Bundle up and join us!

- **November Happy Hour** – Fri 11/1 @ 5 pm

Join your neighbors in our clubhouse for our monthly Happy Hour! BYOB and something to share. Please RSVP so we know how many to expect.

- **Sparkling Wine Tasting** – Sat 11/9 @ 4-6pm

Sparkling Wine Tasting sign-up is now closed. However, we do have a waitlist. If you are interested in joining us, contact Joanne Ritchie ([joanne.m.ritchie@gmail.com](mailto:joanne.m.ritchie@gmail.com)).

- **Breakfast Club** - Thurs 11/14 @ 8:30 am

Join us for breakfast at Aldo's Restaurant & Grill, 104 Turner Lane, West Chester. RSVP is required for all homeowners by Tue 11/12 so we can make a reservation.

- **Book Club** – Thu 11/14 @ 7 pm

The book for November is *The Women* by Kristin Hannah. The book for January is *And Then There Were None* by Agatha Christie. The meeting is held at the clubhouse. Please RSVP on the Facebook Event or email Anna Bertsch at [ambertsch@aol.com](mailto:ambertsch@aol.com). If you are new, and you would like more information, please contact Anna Bertsch or Eileen Prilutski ([emprilutski@gmail.com](mailto:emprilutski@gmail.com)).

- **Lunch Bunch** - Fri 11/22 @ 12 pm @ White Dog Cafe, Chester Springs

Join us for our monthly Lunch Bunch outing. Please RSVP by Mon 11/18 so we can make a reservation. Men are welcome! Meet at the restaurant or carpool.



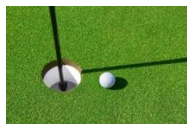
- **Winter Holiday Wreath Making Workshop** - Mon 12/2 @ 1-3 pm  
Join us in the clubhouse lower level to create your own holiday or winter wreath. Our neighbor, Maryellen Ahern, will bring materials and get us started. Bring a glue gun and pruning scissors. Please RSVP by Mon 11/28. Group is limited to 20. Cost for materials is approximately \$35.
- **Holiday Happy Hour** - Fri 12/6 @ 5 pm  
Food will be provided by HOA. We are looking for a small team of people to help plan. If interested, contact Carole Cavanaugh ([carolecav@comcast.net](mailto:carolecav@comcast.net)).
- **Holiday Progressive Dinner** - Tue 12/10 @ 5 pm  
Join us for our first Holiday Progressive Dinner. Attendees will meet at our clubhouse at 5pm to enjoy appetizers and BYO drinks. At 6pm we will divide into parties of 8 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 6pm. After dinner, approximately 8pm, we will all come back to the clubhouse to be greeted with a holiday cookie table as our dessert. Our goal will be to find 10 chefs who are willing to cook a simple dinner for 8. 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 Greystoner, 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 2 dozen holiday cookies. Deadline for sign up is December 1<sup>st</sup>. More information on the Facebook page or if you have questions text Phyllis Dunn at 484-678-4357.  
[Holiday Progressive Dinner Sign-up.](#)  
*\*For those of you with food allergies...we have no way of accommodating everyone's needs, so if you anticipate a problem, please don't stay at home, just pack a bagged "dinner" and join us, no muss no fuss, this is a holiday social event, and we don't want you to be left out.*
- **Lunch Bunch** - Fri 12/13 @ 12 pm @ Terrain Café, Glen Mills  
Join us for our monthly Lunch Bunch outing. Please RSVP by Mon 12/9 so we can make a reservation. Men are welcome! Meet at the restaurant or carpool.

### Coming Soon!

Community Trips have arrived at the Woodlands! Our first trip is scheduled for Monday, April 28th to Annapolis MD. We will leave from the clubhouse at 8 am. The trip includes a guided walking tour of the US Naval Academy at 10:15 am then time for lunch and browsing on your own. At 2:30pm we will have a 40-minute narrated cruise aboard the Harbor Queen. We will leave Annapolis at 4pm to return home. Pricing will be according to the number of residents going ranging from \$109 to \$131 pp which includes taxes and bus driver tip. Mark your calendars and more information to follow in the December newsletter. Thank you to the Trips Committee (Eileen Huston, Anna Bertsch, Janet Melton and Joanne Ritchie) for getting this started.

# 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 19 members. There are 2 tables of play every **Wednesday night at 6:30 pm** in the clubhouse. All are welcome! Contact Dennis Huston with any questions 484-888-9048 or at [denniswc@comcast.net](mailto: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 10:00 am 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? 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. Starting in November, we will be meeting at **9 am**. Contact [events@woodlands55.org](mailto:events@woodlands55.org) for more information and to be added to the text distribution list.

## Yoga



Classes are held on **Monday evenings from 6:00-6:45pm**. Meet in in the lower level of the clubhouse. Cost is \$40 for a 4-class card.

## Mahjongg



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, email Lorraine Moran at [moran1103@verizon.net](mailto: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.

## Patrick & Joan Curtis

1415 Gorky Lane



### Where are you from?

We are from a number of places as our fathers were both career military officers. Pat, who has 2 brothers, lived in North Carolina, California, Virginia, Alabama and Paris, France, moving 7 times. Joan and her seven siblings lived in Illinois, Alabama, Virginia and Massachusetts, moving four times. We met in Virginia Beach, on the beach, in 1975 and have moved 8 times as a married couple.

### What were your careers?

Pat was a Naval Aviator and later a pilot for American Airlines. Joan was a legal secretary/office manager and then a flight attendant/purser for 43 years with Delta Air Lines.

### Do you have children/ grandchildren?

We have two sons, one living in LA and one nearby. We have one beautiful granddaughter who just this month moved from Pittsburgh to North Carolina.

### What are your hobbies?

We enjoy traveling, mostly in Europe, where we can enjoy our flight benefits from retirement in the airline industry.

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

We moved into the community from nearby Media, 14 months ago. The Woodlands attracted us because of its location to the Philly airport for international travel, the landscape of the neighborhood, single floor living and the ability to lock and leave for leisure travel. We have found our neighbors to be very easy to meet and socialize with and consider the friendliness of the Woodlands residents to be a top benefit.

### Fun story about you most people would not know?

One time, in an effort to get an early 6:30 am flight out on time, Pat commandeered the hotel van because the hotel said they didn't have a driver to take the crew to the airport at 5:30 am. Captain Pat checked to see if the keys were in the van and since they were .... told the crew to load up, drove to the airport and left the van in front of the airport for an on-time departure. (yes, he did get called in-flight to report to the Chief Pilot's office).



# Last Month in Photos

## Halloween Crawl



## Family Fall Fest



## Lunch Bunch



## Poker Club



## Pop Up Farmers Market

