

# The Woodlands at Greystone Newsletter

December 2024

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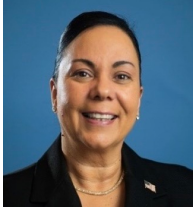
## Welcome New Neighbors



### **November 2024**

Paul and Lynne Anderson, 1102 Sculthorpe Drive

Don and Sheri Lafaw, 1104 Sculthorpe Drive



Sophia



Jenna

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

Please save the date for the end of year Homeowners Information Meeting via Zoom which will be held on 17 DEC 2024 at 7:00 PM Eastern Time To join Zoom Meeting:

<https://us02web.zoom.us/j/85382254969?pwd=VoHaxUxkwbcCI4U5mIvW5SBtHa5lOq.1>

Meeting ID: 853 8225 4969

Passcode: 133818

If you have any computer problems and need to call in, please dial (929) 436-2866 then enter meeting ID then press #.

### **Message from Good Fellowship Ambulance**

Good Fellowship Ambulance is the provider for our community. Lifesaving emergency medical transport can put a stress on your family's finances, but with a subscription to Good Fellowship Ambulance, subscribers have NO out-of-pocket expenses if treated and/or transported by us – so you can focus on recovery, not finances. For more information see the following link:

<https://www.goodfellowship.com/community/subscriber/>

The link is posted on the community website in the Local Resources section. The annual subscription cost for a senior citizen (65+) is \$60. There are rates for senior couples and adults under 65.



Holly



Karen

## NV Homes Sales Team

*Holly Pack and Karen Helveston*

Hello and Happy December from the Sales Team! We are excited to announce that our FINAL phase of home sites has been released, and we are selling at a fast pace! Hope to see you all during the holidays. Holly and Karen



## HOA Board *(Gene Goldman)*

*Woodlands HOA Board Secretary*

Hello Neighbors,

I am aware that there has been some concern in the community about the cancellation of the JP Mascaro trash and recycling contract. Here is the background. Because of ongoing customer service issues, (frequent missed pick-ups, delivery of old, often dirty, occasionally wrong-size cans to new residents, lids not flipped back and/or cans left in the street after pick-up, etc.), Management put out a request for proposals (RFP) for the expiring 5-year trash and recycling contract that Mascaro held since October 2019. After a review of the bids received, including one from Mascaro, the Board accepted the lowest bid which came from Republic and instructed Management to enter into a 3-year contract. Mascaro was informed that they were not selected and to pick-up their cans no later than 10/25/24. However, Mascaro delayed picking up their trash and recycle cans until 11/1/24 and that started some rumors in the community. One owner went so far as to contact the general manager at Mascaro to give and/or receive information about the delayed pickup, the contract termination, and the Board's actions regarding it. That was very concerning and prompted the Association attorney to issue a letter to that owner asking them to step away from the matter while the Board dealt with it.

What was happening at that time was the Board had engaged our attorney to review the correspondence from Mascaro and determine if their actions in responding to the RFP with a bid and then removing an initial truckload of cans from both Woodlands and Greystone constituted acceptance of the cancellation of the contract. The analysis was that it could be looked at both ways legally, in favor of Woodlands or in favor of Mascaro, so there was no clear path to a courtroom victory. During that legal review, it was determined that Management had not fully complied with the terms of the original Mascaro contract which required a 120-day notice of contract non-renewal. The Board was not aware of that noncompliance at the time of the RFP. With that new knowledge in hand, I reached out to the Mascaro General Manager and held talks with him regarding settlement options. I did the same with Management (Danella) and with the Developer since Bill Reiser had taken off his Board hat and was approaching this in his role as the President of RLD. The original contract with Mascaro was signed by RLD on October 16, 2019, which was the month prior to when homes were first offered for sale by NV. The contract language did not fully protect Woodlands'

owners against customer service failures and the 120-day non-renewal period was non-standard and called for a termination fee equal to six times the monthly service rate.

Mascaro gave me two options – the first was to cancel the Republic contract and reinstate their contract and if we did so, they would indemnify Woodlands against any legal proceedings brought by Republic. The second option was to pay the six-month service termination fee of over \$27,000. In view of the numerous well-documented customer service failings on Mascaro’s part without meaningful service recovery over the 5-year contract, reinstating Mascaro wasn’t a serious option to consider so that left paying the termination fee as the only real option. Let me be clear on one point here – **at no time was litigation - started by either party - an option for the Board.** And as the homeowner representative on the Board, an assessment of the owners to pay the termination fee was **not an option for me to consider.** Management made the error, and the Developer entered into a problematic contract. In my discussions with those two parties, I made my position clear and an agreement was reached so that RLD would pay the full termination fee to Mascaro for Woodlands and Danella would contribute a monthly percentage of their 2025 management fee to the Woodlands Association budget for use in discretionary funding, as a way of atonement for their error. Due to the way Mascaro handled the termination of the contract with Woodlands, Danella is determined to advise the Boards in the other communities they manage to non-renew their Mascaro contracts.

Lessons learned: we have made changes at the Board level to avoid a repeat of this issue in the future. Contracts will be standardized with customer service focused language that will give the Association rights of severance for repeated failure to maintain standards after issuing a 60-day notice to cure. Contract terminations will require 30-days of advance notice instead of 120-days. I can confirm that all 2025 Association contracts have been signed by the Board President and all meet the standards I outlined above. All future Board documents that will be posted for owner review such as Quarterly Board Meeting minutes, budgets, financials, audits, tax returns, contract spreadsheet, and the like are considered privileged and are not meant for distribution outside of the Association especially to vendors and affiliates who are currently or who seek to do business with the Association, without Board approval. Going forward, to ensure the Association protects these legal documents (and select others as needed) all will be marked “Privileged Document: Circulation Restricted to Woodlands at Greystone Homeowners Association Members”.

A final word – the Republic contract is only a month old, but we have seen a noticeable improvement in customer service. The cans put into service are brand new, there have been no missed service days, the cans are always placed back against the curb upright with the lids closed. And we are saving hundreds of dollars every month on this contract compared to the former one.

Happy Thanksgiving!

Gene



## Architectural Review *(Dave Prilutski)*

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

Any work done on the grounds of your property requires inclusion of your plot plan with your exterior alteration request form. You should have received your plot plan at closing. If you don't have it, Holly or Karen in the NV sales office can get it for you. In a few years sales will be complete and at that time you would have to go to West Goshen Township to obtain a copy of your plot plan and they will likely charge for that service. So now is a good time to check to see if you have your plot plan and if you don't, to get a copy from the NV sales office. It will save you some grief if you need it after NV sales end.

We have recently had an issue with a subcontractor.

Going forward we will require any subcontractor utilized by your primary contractor to provide their own certificate of insurance or to be covered under the certificate of insurance provided by the contractor named on the exterior alteration form.

When you complete an approved project please remember to send us a photo of the finished project for our records.

ARC Committee



*Steve Johnsen, Dave Bland, Glenn Brooks, Dave Prilutski, Dennis Huston, Larry Stewart, Bob Wray (absent)*



## Facilities *(Anne Stanley)*

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

The holidays are upon us! Thanks to all who helped to get the clubhouse decorated - Kathy and Dale Petrak, Cheryl Brandt, Judy Malkus, Janet Melton, Mike Beatty (and anyone else who helped after the writing of this newsletter!)

You will soon receive in the mail an updated Woodlands Clubhouse Rules and Regulations. Please familiarize yourself with the document, which now includes forms for tennis court and room reservations (the website will soon reflect these updates as well). Feel free to reach out if you have questions. [[facilities@woodlands55.org](mailto:facilities@woodlands55.org)]

In anticipation of the winter weather, we'll be making some changes on the courts. Windscreens will be removed, the portable net will be stored, and the nets will eventually be 'released' per the vendor's recommendation. Please reach out to Dave Bertsch or Jack Courtney if you have questions.



*Painting Pickleball Lines*



Lastly, we thank those that have made book and/or puzzle donations to the library in the Sunroom. We are over capacity and already have a large number of puzzles in storage. We ask that you refrain from further donations at this time, but feel free to borrow from what is there.



## Finance *(Rell Winand)*

The **October 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 \$55,842 reflecting home settlements in excess of budget.
- **Clubhouse and Pool** expenses are a positive variance to budget by \$20,432 primarily reflecting lower clubhouse cleaning, utility expenses, court maintenance and clubhouse water and sewer.
- **Contracts** expense has a positive variance to budget of \$358.
- **General and Administrative** is showing a favorable variance to budget of \$2,630 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 \$72,354 primarily due to a negative variance snow removal of \$85,813 and trash removal of \$4,658.
- **Month to date** maintenance and grounds was a favorable variance of \$20,487.
- **Professional fees** are in line with the budget.
- **Utilities** reflect a favorable variance to budget of \$5,389.

**In summary**, the YTD financials reflect an excess of expense over revenue of \$6,871 versus the budget of \$18,699 excess of expense over revenue. The result is a favorable variance of \$11,828 to the budget.

### Balance Sheet

- Operating cash balance \$110,340.
- Reserve Funds cash balance \$165,871.
- Accounts Receivable balance is \$9,211 as compared to a September balance of \$18,577.



## Landscape & Grounds (Glenn Peters)

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

Rain finally showed up and we do see the seed applied by the developer starting to take hold. NV homes received approval to replace the 'meadow' areas in the new phases (between the backs of homes) with SOD. This has been a challenge with the lack of rain, but efforts continue to complete this. The developer has been planting trees, but we are not provided any communications on when or where trees will be added. As a reminder if you see a missing tree based on your provided plot plan you need to file a report with NV Homes. The developer is not required to match the Land Development Plan exactly so NV is the best place to start.

Shearon will have completed their final mowing this week and the final leaf cleanup and beds maintenance is scheduled for early December. Shearon has applied all treatments through the season and even with a tough drought the turf in the community is doing well. We are in discussions with Shearon to modify the treatment process to help reduce any impacts on pets. We are considering having the applications applied in phases and areas marked to help pet owners identify safe zones for their pets. More to come on this. We will be discussing options with the Woodlands HOA (singles, etc.) regarding the grasses in the Aram Ave median. In discussing with homeowners in both HOAs and Shearon we are leaning towards a simple regular grass median with flowers at the end caps. Even this change is a sizable cost so the timing will need to be determined based on budget.

The cold weather has arrived, and we have had our planning meetings with Shearon to manage the winter event response. We are working with the developer for a permanent storage location for materials and equipment but for this year they will continue to be staged at the Clubhouse. As noted in the Parking Comm update cars cannot be on the street or in the overflow parking spots. It is critical cars are moved **BEFORE** the event gets started or towing will occur. If you are an emergency responder, or have medical needs for urgent access, please contact Sophia and the Landscape email box ([landscape@woodlands55.org](mailto:landscape@woodlands55.org)). We will then mark your driveway stakes so the crews can start with these driveways. Please take a moment to review the Winter Event Guideline below. It includes information on the order in which snow will be removed (i.e., roads, driveways, sidewalks, etc.), instruction on how to position your cars in the driveways for best results, and your responsibility for snow removal (i.e., snow after the event from roofs or drifting is the homeowner's responsibility).

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



## Parking (Cristina Kincade)

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

Upon further review of the Conditional Use Agreement that stipulates **“On-street parking shall be prohibited in the Adult Community. Off-street parking spaces shall be provided as depicted on the Conditional Use Plans”**, the parking committee unanimously recommended to the Board that the Rules and Regulations be updated to comply with the Agreement. The Board approved this recommendation. The Parking section of the Rules and Regulations has been updated. There will be 82 off-street “overflow” parking spaces with 252 homes when the development is completed. That is roughly one extra space for every three homes, not counting the clubhouse parking spaces. Let’s all be considerate of each other and not consistently park in these off-street spaces when your garage and/or driveway are available. Everyone’s guests and visitors should easily be able to find a spot to park. Vendors should not park in these spaces due to the damage they may cause to curbs. It is your responsibility to advise your vendors of that.

There will be occasions when residents will be advised they cannot park in the overflow parking spaces and/or clubhouse parking spaces, due to a community wide occurrence, (i.e. snow removal, street paving etc.). If the management company cannot identify the owner of a vehicle in these situations **THE VEHICLE WILL BE TOWED.**

Reminder: 168 homes out of 176 have turned in their vehicle information forms, which is 95% registered vehicles! If you haven’t turned in your vehicle information to Sophia and Jenna please do so.

The parking committee requested that Gene ask the developer at the Board meeting if he would install a low voltage light at the Bollinger entrance under the monument sign to match the Sculthorpe monument sign entrance. The developer has agreed to do this.



## Events (Linda McElvenny)

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

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

### **Winter Holiday Wreath Making Workshop - Mon 12/2 @ 1-3 pm**

Our neighbor, Maryellen Ahern, will bring materials and lead us in creating winter holiday wreaths. For those attending, bring a glue gun and pruning scissors if possible. Cost for materials is approximately \$35. RSVP deadline has passed, but if you would like to be added to the waitlist, please email [events@woodlands55.org](mailto:events@woodlands55.org).

**Holiday Happy Hour** - Fri 12/6 @ 5 pm

BYOB and wear your festive attire! Food will be supplied by our HOA and NV Sales office. Please RSVP by 12/1 on Facebook Event or email [events@woodlands55.org](mailto:events@woodlands55.org) so we know how many to expect.

**Holiday Progressive Dinner** - Tue 12/10 @ 5 pm

Join us for a festive dinner with neighbors. Appetizers at 5pm in the clubhouse then proceed to a neighbor's home for dinner then back to the clubhouse for holiday cookies. Deadline to RSVP is December 1, however, we could use one more chef. Please sign up as a chef, bring an appetizer or provide cookies using this link [Progressive Dinner Sign Up](#).

**Lunch Bunch** - Fri 12/13 @ 12 pm @ Whitford Country Club, Exton

Join us for our monthly Lunch Bunch outing. Please RSVP by Fri 12/6 so we can make a reservation. Men are welcome! Meet at the restaurant or carpool.

Note: We are looking for homeowners to select the date and location of future Lunch Bunch outings. We need ideas! If you can help, please contact [events@woodlands55.org](mailto:events@woodlands55.org).

**Book Club** – Thu 1/9 @ 7 pm

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)).

**Community Service Project**

A huge THANK YOU to the community for their generous and overwhelming response to the Holiday Gift Card drive for the children served by CASA! Many of our older youth and teens will be experiencing a brighter holiday thanks to your generosity and kindness!

# 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 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)

## 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](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 **9:00am**. Contact [events@woodland55.org](mailto:events@woodland55.org) for more information and to be added to text distribution list.

## 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](mailto:Moran1103@Verizon.net).

The Tuesday afternoon Mahjong group will continue to meet 1:00-3:00pm until the end of the year except for 12/24 & 12/31. We will resume playing on Tuesday, 1/7/25.



# 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.*

## Cheryl & Roy Baranello

1412 Gorky Lane



### Where are you from?

Cheryl and Roy moved to The Woodlands from Downingtown, PA where they raised their children and lived for the previous thirty years. Cheryl is originally from Broomall, Delaware County, while Roy grew up in Willow Grove, Montgomery County. When Roy's parents first moved his family to Pennsylvania, they lived for several years in an apartment complex in Glenside which also happened to be home to Phillies baseball players Johnny Callison and Clay Dalrymple, certainly not where star Phillies players would live today.

### Do you have children/ grandchildren?

We have 3 children, 2 daughters (both married) and a son, and we've been blessed

with four beautiful grandchildren who we see often, 2 granddaughters and 2 grandsons, all under the age of 6.

### What are your hobbies?

Though we have some individual interests, together we enjoy traveling, spending time at our OCNJ house, musical theatre, and taking ballroom dance classes. We have also had season tickets to Penn State football games for 25 years, having spent many Fall weekends tailgating with family and friends, and of course, seeing many exciting games. Roy also enjoys golf, pickleball, and playing the piano and guitar. Cheryl enjoys reading and takes several tap-dancing classes a week, in addition to spending time helping their daughters with their children.

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

Our daughter literally married the boy next door. After being neighbors and friends for 7 years with our son-in-law's parents at our summer homes in OCNJ, we learned that our daughter and their son, who barely knew each other existed up to that point, had met through mutual college friends, and were dating. Funny thing is, our children's friends are the ones who told them their parents had summer homes next door to each other. Our first thought was, if our children stopped dating would we still be friends? Thankfully that never happened. Our daughter and their son were married, and we now share two beautiful grandsons with our son-in-law's parents, in addition to a special friendship.

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

We love living in the Woodlands with its active lifestyle and many social activities to choose from, and especially all the wonderful new friends we have made.



# Last Month in Photos

## Sparkling Wine Tasting



## Walking Wednesday



## Lunch Bunch



## Men's Golf - End of Season Scramble

