

The Woodlands at Greystone Newsletter

August 2025

IN THIS ISSUE

Welcome New Neighbors	1	Finance	5
HOA Board	1	Landscape & Grounds	6
Property Manager	2	Social	7
NV Sales	2	Ongoing Activities	10
Architectural Review	3	Get to Know Your Neighbors	11
Facilities	3	Last Month in Photos	12



Welcome New Neighbors



John and Debbie Hoffman	922 Eakins Cir
Karen and Michael (Mick) O'Donovan	938 Eakins Cir
Liz and Pete Schofield	939 Eakins Cir
Kim Sposato	950 Eakins Cir
John and Jenny Kemps	995 Eakins Cir
Karen Wisdom	997 Eakins Cir



HOA Board *(Vincent DeMarco)*

BoardWoodlands55@gmail.com

Many of our committees are currently seeking additional members. This is a great opportunity to engage with others in the community and contribute your time and talents. If you are interested in learning more or getting involved, we encourage you to reach out to the Committee Chair or any Board member. We are currently looking for volunteers to join the following committees:

- **ARC (Architectural Review Committee)**
- **Finance Committee**
- **Facilities Committee**
- **Social Committee**
- **Transition Committee**

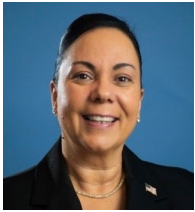
Your participation makes a difference—help shape the future of our community.

A homeowner meeting is scheduled for **Tuesday, August 12th at 7:00 PM**, both at the Clubhouse and via Zoom. If you have any questions you would like the Board to address during the meeting, please email them to: boardwoodlands55@gmail.com.

See you on the 12th,

Vincent

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



Sophia



Jenna

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

Please save the date:

Homeowners meeting is scheduled for **Tuesday, August 12th at 7:00 PM** via Zoom (see below). If you have any questions you would like the Board to address during the meeting, please email them before **August 11th** to: boardwoodlands55@gmail.com.

Join Zoom Meeting

<https://us02web.zoom.us/j/81842413558?pwd=VbO1ymR8X8XUI2k9XnMGS1pD983ZK1.1>

Meeting ID: 818 4241 3558

Passcode: 948425

Dial in by phone: (309) 205-3325

Exterior Projects: Please note, Jenna will be on vacation as of August 7th and will return back on-site August 14th, 2025. If you are looking to obtain any approvals for upcoming outside exterior projects during Jenna's absence, please include me on the email: sreeves@danellarealty.com.

Development Update: Currently, there are 210 settlements out of 252 units and NV Homes are continuing to sell with a projected sold-out date of now November 2025 with the last home being built sometime June to mid-2026.



Maria



Karen

NV Homes Sales Team *Maria Wood and Karen Helveston*

There are only 12 lots remaining! July homes sold will have move in dates in February.



Architectural Review *(Dave Prilutski)*

ARCWoodlands55@gmail.com

Many homes now have sprinkler systems for their lawns. The best time to water your lawn is in early morning. Please be considerate of morning walkers and, if possible, time your section that sends water onto the sidewalk to before 7:00am.

We have a new Exterior Alteration Request form. It is available in WORD and pdf versions on both the community website and the Danella portal. The title says July 2025. Please use the new form for any future submissions. The changes to the former form are as follows:

- The first page was decluttered so key requirements, such as the certificate of insurance requirement, could be highlighted.
- Guidance for contractors doing work was consolidated on page 3.
- The approval page was modified to reflect the practice of approval letters being sent by the Danella management team.

I mentioned in the June newsletter that West Goshen Township was enforcing a code that said decks must be 25' from the side wall of neighboring units. Since some homes are as close as 15' side wall to side wall that effectively prevented many homeowners from obtaining a permit for a deck or patio. A revision to the code was approved at the July 15th WGT Board of Supervisors meeting. The new code reads in part:

- Unroofed decks & patios shall be permitted provided they are located in the rear of the dwelling to which it is attached and are located a minimum distance of 15 feet from the side wall of any other dwelling unit and 45 feet from the rear wall of any other dwelling unit and is built within the limited common element.



Facilities *(Anne Stanley)*

FacilitiesWoodlands55@gmail.com

Have you seen the finished cabinet in the kitchen? The countertop was completed in early July, and it turned out beautifully! We are using it to store kitchen and cleaning supplies along with serving trays and other items typically used for events.

Have you misplaced something at a clubhouse event? Do you know we have a Lost and Found? It's a blue bin located in the Copy Room. Most items have been there since last year, but there are a few new items. Please take a look in the next of couple weeks, so we can take any unwanted items to charity. Note that there are multiple glass cases and some glasses that have been left behind. If they are not in the bin look on the top of the filing cabinet also in the Copy Room (between Sophia's and Jenna's offices).

Fitness equipment users - We now have a work-out bench that can be used with the multi-function trainer in the Fitness Room. It needs to be assembled, but once it is, it will be stored in the closet (right hand side) when not in use.

Pool Clock - You might have noticed, Mike Price found a new clock and installed it at the pool! (After having replaced the batteries multiple times on the old clock, we determined it was faulty.)

Mahjong players - We purchased a new (foldable) table for use in the Game Room. it is still in the box, but it will be stored in the downstairs Mechanical Room when not in use.

Bocce players - Please note that we will be moving the bocce sets to the right-hand side Fitness Room closet as well. These sets are available for anyone's use.

Hot Tub - This month we had a few more hot tub issues. Fortunately, they were quickly resolved by the team, thanks to Mike Price and Dave Bertsch. After the last hot tub failure, the team examined the system and found a failed component which they were able to replace. We are optimistic that the hot tub is now in good working order! Not long afterward a dead bird was found in the hot tub. Mike was able to quickly remove it. The hot tub was re-opened after being sanitized by the pool vendor. Thanks team!

We had an issue with the trash cans outside the pool area overflowing and they became infested with flies and maggots. Unfortunately, many flies found their way into the fitness room, but we cleaned them up. We are working with the pool vendor to ensure they do not use the cans for the pool related items since the items are large and quickly fill the bins. However, if you see that the cans are getting full, please let us know so we can avoid further problems.

Lastly a few reminders that will help us out. Thanks in advance.

- If you are a fitness room user, please ensure the fans are off when you leave (unless others are present).
- If the Game Room lights are on and no one is present, please turn them off as you exit. There are two switches, one next to the doors leading out, and one next to the stairs.
- Pool and hot tub users:
 - Please use your fobs to enter and exit the pool area and ensure that the gate closes behind you. The emergency exit button is for emergency use.
 - There is no smoking in the pool area - this includes vaping.
 - American Pool has now adjusted the cleaning days to Monday, Thursday and Saturday at 4pm or later. Please be advised that when the pool technicians are adding base chemicals there is no risk to pool users. If acid chemicals are being added, users will need to leave the pool and will be advised to do so by the pool technicians.

Enjoy the rest of the summer!



Finance (Joe Jensen)

FinanceWoodlands55@gmail.com

The Finance Committee has vacancies that need to be filled. We are seeking new members that have a background in finance, accounting or business and are interested in joining the Finance Committee. If you are interested, please send an email to the finance website at FinanceWoodlands55@gmail.com.

As the Balance Sheet indicates, we have begun investing some of our excess operating cash into Certificates of Deposits (CD's). These investments will yield a higher return on our operating cash than in the past.

In July, \$200,000 of reserve cash has been invested in Certificates of Deposits, thereby yielding a higher return on our reserve cash than in the past.

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

Overview

Year to date June 2025, the HOA had revenue in excess of expenses of \$37,793. The budget forecasted expenses in excess of revenue of \$60,013. The result is a positive year to date variance of \$97,806 compared to the budget.

Income Statement

- Revenue is a positive variance to budget by \$37,793 due to HOA fees higher than the budget.
- Clubhouse and pool expenses have a positive variance of \$25,748 due to timing of pool expenses, utilities, and security expenses.
- Contract expenses have a positive variance of \$2,329 due to timing for the HVAC.
- General and Administrative have a small unfavorable variance of \$831.
- Maintenance and Grounds reflects a favorable variance to budget of \$30,277 due primarily to lower snow removal expenses in the first quarter.
- Professional Fees expenses have a small unfavorable variance of \$84.
- Utilities expenses have a favorable variance to budget of \$2,575

Balance Sheet

- Checking account cash balance is \$99,818.
- Invested operating cash is \$90,000
- Reserve Funds cash balance is \$219,327.
- Accounts Receivable balance is \$16,999. (collected \$15,992 in July)



Landscape & Grounds (Scott Whittington)

LandscapeWoodlands55@gmail.com

I am now finishing my second month and still have a lot to learn. However, here are a few things I have learned.

- **Pruning** – Our contract calls for Shearon to prune the front yard bushes twice a year. During the summer pruning, Shearon only prunes certain plants and will not prune plants that are flowering or is generally bad for the plant to be pruned during the summer. These plants will be pruned in the fall. Ultimately, the homeowner is responsible for the plants in the front planting bed and as the homeowner, you can prune whatever plants you want, just take care not to over prune.
- **Marks on the concrete foundation/decks** – Many people have commented regarding the paint coming off the concrete foundation during grass trimming. It is virtually impossible to trim the grass and not hit the foundation. As an alternative, as a homeowner, you can put in planting beds or another alternative is to put in a line of blocks or gravel, 6” out from the foundation. (Please remember, any outside alteration will require an ARC Request.)
- **Stormwater Basins** – Shearon trims these basins all the way to the basin floor, but not the floor. These basins are under developer control and still being completed. It may still take a couple of years before our HOA will be maintaining the basins.
- **Neighborhood trees** – We are in a transition period and cannot do anything about our neighborhood trees as far as replacing or removing trees until a transition engineering company has completed their study and the developer has done his part.
- **Common Area** – The common areas in construction zones (at this point, mostly Eakins Cir) are just that, a construction zone. Almost everyone in the Woodlands has had to endure this phase of new homeownership. The HOA is not responsible for many of those areas as yet. As the developer finishes areas, Shearon will start maintaining them. All the developer does is lay down seed. These common areas generally do not get sod, and it takes time for the grass to come in and look the way we all want it to.
- Finally, please direct all your landscaping concerns, including our vendors, to Sophia as she may be able to give an immediate answer and will include me wherever necessary.

Our committee has increased from 5 to 7 members. We are currently reviewing our roles and responsibilities, the Declaration & Bylaws regarding homeowner vs HOA responsibilities. We are also working on a few projects around the neighborhood.



Social (Linda McElvenny)

SocialWoodlands55@gmail.com

Announcements:

The Events Committee is reverting back to its original name, Social Committee, because we are so much more than just events and activities. We also have the Communications Workgroup, Sunshine (welcome) Workgroup, Neighbors Helping Neighbors and we organize community service projects.

The Social Committee has vacancies that we are looking to have filled. We need core planning members. Currently we have a chair, vice chair, secretary and several leads who coordinate ongoing events. We are looking for people to regularly help with the planning of special events. Please email

SocialWoodlands55@gmail.com if you are interested or have questions.

Social Committee Quarterly Meeting - Our next meeting will be held on Wednesday, September 24th at 7:00 pm. We will be planning events and activities for October, November and December. **All are welcome!**

Halloween House Crawl - It is time to start thinking about the yearly Halloween House Crawl. In light of the expansion of our community, we are thinking a “street crawl” may be more in line now. With that in mind, we would need 3-4 houses within close proximity to each other to “host” the event for the community. Hosts are responsible for setting up outside and providing specialty drinks. Attendees would sign up to cover other drinks, water, appetizers, desserts, and paper products. If you have any questions or are interested in hosting, please contact Debbie Duffy (debduffy03@gmail.com).

Bocce - Bocce League will be back in September. Watch for details soon. In the meantime, grab a neighbor and play on your own. Bocce balls are available in the clubhouse for resident use. No reservation needed - first come first served.

Neighbors Helping Neighbors - Neighbors Helping Neighbors uses Signup Genius to connect Woodlands residents 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 or Leslie Powers at 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.

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 having 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.

Beginner Mahjongg Classes - Classes are filled for both September and October. Thank you for your interest!

Ladies Golf

The Woodland's Ladies Golf League has yet to play this summer!! If the weather is to our advantage in August, our play dates will be August 5, 12, 19, and 26. Please check the Facebook page to receive updated information. Contact Annette Erickson at annettee@comcast.net for more information.

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 8/1 @ 5:00 pm

Join your neighbors for a fun evening around the pool at our monthly Happy Hour. Please bring a food item such as an appetizer, side or dessert to share. As usual, it is BYOB but remember, no glass in the pool area. Please RSVP as soon as possible so we know how many to expect.

Ice Cream Social - Sun 8/10 @ 1:00-2:00 pm

Join us at the pool for our Annual Ice Cream Social sponsored by the HOA. Lots of toppings to create your own ice cream sundae will be provided along with the ice cream. Guests are welcome but limited to two adults per unit and two children per adult not to exceed six children! Please RSVP on the Facebook Event or email SocialWoodlands55@gmail.com. Be sure to include the number of adults and children attending. Please bring your own chairs if you are bringing guests! In the event of inclement weather, the Ice Cream Social will be held in the downstairs game room.

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 the Facebook Event or by contacting Phyllis Dunn (dunn.phyllis@gmail.com).

Labor Day Pool Party - Sun 8/31 @ 4:00 pm

Summer isn't over yet! Join us for a good old-fashioned barbeque. Wear your bathing suit and join us in the pool or hot tub. We will also have games and music. BYOB (no glass by pool)! HOA will supply hamburgers, hot dogs, rolls and paper products. Event is rain or shine and will be held in the clubhouse if weather is inclement. **RSVP is required for all homeowners by Mon 8/25 so we can purchase food.** If couples are attending, both parties need to RSVP for an accurate headcount. **Sign-up to bring items below.** <https://www.signupgenius.com/go/20F084CAEA62DA3FC1-57646188-labor>

Book Club - Thu 9/11 @ 7:00 pm

The book is *The Secret Life of Sunflowers* by Marta Molnar. 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).

Winery Trip (Wayvine Winery, Nottingham) - Fri 9/12 @ 3:00-9:00 pm

Join us for a winery tour and tasting at Wayvine Winery in Nottingham, PA. The cost of \$93 includes wine tasting with a sommelier, walking tour of the vineyard, wood fired pizzas, dessert, transportation and driver gratuity. The bus will pick us up at the clubhouse at 3:00 PM and will return at 9:00 PM. The trip is limited to 30 people. Payment will reserve your spot. First come, first served. After August 15 we will open the trip to guests. To reserve your spot, cash or VENMO to @Joanne-Ritchie-6. The last 4 digits of Joanne's phone number are 6970. For questions, contact Joanne Ritchie at 610 793 6970 or email joanne.m.ritchie@gmail.com.

Dine Around - Tue 10/7 @ 5:00 pm

Mark your calendars for a festive evening as we head to the charming and historic General Warren Tavern (9 Old Lancaster Road, Malvern, PA) for our next Woodlands Dine Around. We will kick things off at 5:00 PM with happy hour on the lovely Springhouse Terrace-a perfect spot to mingle, sip, and enjoy the autumn air. Then at 6:00 PM, we'll head upstairs for a delicious three-course dinner.

You'll choose from a prix fixe menu featuring five, first course items, five entrees, and five desserts - all for \$82 per person (separate checks), PLUS, gratuity and any alcoholic drinks. Soft drinks, coffee, tea and tax are included.

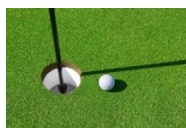
It is our own little Oktoberfest celebration, so grab your neighbors, bring your appetite, and join the fun! Sign up on our Facebook page or email Phyllis Dunn at dunn.phyllis@gmail.com by October 1.

Casino Night - Sat 11/15 @ 6:00 pm - 9:00 pm

An outside casino company will set up and manage a variety of game tables including Blackjack, Craps, Roulette and Texas Hold 'Em. The cost per person will be \$60 and will cover three hours of fun, entertainment, prizes and light snacks. BYOB. Reservations will be limited to 70 participants due to space constraints. The September newsletter will outline the process for reservations and payment for this fun-filled evening. Mark your calendars!

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 **8:00am**. 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 \$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

Mike and Michelle Albon

1424 Gorky Lane



Where are you from?

Mike was born in England and Michelle grew up in San Mateo (San Francisco). We met in New Jersey and spent some years there before moving to Florida for nine years. We just returned to the Northeast, where three of our four children live.

Do you have children/ grandchildren?

Are they local?

Yes, we have a blended family. Mike has two children and Michelle has two children. One daughter and new granddaughter live in Media. One son lives near the Poconos and the other in Hoboken. The other daughter lives in Las Vegas.

What is/was your career?

We are both still employed in Technical Sales and Client Sales. We plan on retiring spring next year.

What are your hobbies?

We love to travel, our favorite place for relaxing is St. Thomas in the USVI.

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

We moved back from Florida to be nearer to the family.

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

So far, the welcome has been unbelievable, there are so many friendly people. This is just the place we wanted to be able to make new friends and socialize.

Last Month in Photos

**Men's
Golf**



Yoga



**Water
Aerobics**



Poker



Mahjong



**Ladies Night
at the Pool**



**Saturday Morning
Fitness Class**

