

# Woodlyn Crossing Managers Newsletter – February 2026



## **A Message from Management**

Hello Woodlyn Residents,

As we approach the Spring, you should be starting to come into the office to get pool IDs made if you don't have them. Lifeguard staff will not be able to make them for you and you will not be admitted to the pool without one. Saturdays will be added for those who work weekdays in April & May, and of course if you have a special circumstance, we will make an appointment for you, simply call and make the arrangements.

Spring & Summer will bring community-wide asphalt repairs, hydro-raking of ponds, tennis court repairs and a community yard sale, back by resident request.

We've also purchased some new pool furniture, tables, chairs and lounge chairs for resident use.

Spring will also bring elections. If you are interested in running for a board seat, please see information on last page of the newsletter. Unopposed board members will be reinstated for another 5-year term.

**Additionally, our next public meeting is scheduled for 7PM on Tuesday, April 21, 2026, at the Sarah Mitchell Community Center. We invite all residents to come ask questions or share feedback.**

Happy Spring!  
Dan Johnson

## **Snow Removal Update**

The last two storms were the largest snowfalls we've seen in many years. After receiving some resident feedback after the first storm, management met with the contractor to review all concerns, and adjustments were made. We saw a vast improvement during and after the second storm, especially with curb-to-curb street clearing and reducing the space left behind parked vehicles.

We'd also like to thank residents for their cooperation. We had nearly 100% compliance with moving cars off the streets during plowing, which made a big difference. Just a reminder: only vehicles parked along curblines need to be moved to overflow lots. For those who had trouble exiting the pool lot, that issue was also addressed with the contractor.

Clearing individual parking spaces in courts and sidewalks outside the home are the responsibility of each resident and must be completed within 12 hours after the storm ends.

Our crews worked hard to remove and safely place the snow. In some cases, when plowing was finished, residents shoveling spaces and clearing cars pushed their snow back into the street. We would like to remind everyone that shoveled snow must be placed "on the green" and not back out into roadways. Anyone found doing this will be issued a nuisance fine. Bringing the contractor back to re-plow these areas is costly.

Woodlyn also acknowledges that in some cases, snow was piled high in areas, sometimes on front lawns. We appreciate everyone's patience as we try to keep costs down by placing snow piles in areas nearby removal spots.



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## **Tennis Court Renovations**

Our maintenance crews will be shutting down the tennis court area for about two weeks in the coming months as weather improves to make repairs and freshen them up. Please be patient as this work is completed. Dates will be forthcoming.



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## **Spring Community Yard Sale**

**April 25th** has been designated as the date Woodlyn Crossing will restart its tradition of hosting an annual community yard sale.

Temporary signage will be placed at the entrance to the development to help attract visitors. Residents may sell items from their own driveways. The overflow lot will also be available for those who would prefer to set up tables there.

If you plan to participate, please email the office so we can plan accordingly.

The yard sale will run from **9:00 AM to 3:00 PM**. Residents are welcome to advertise individually through their own social media channels. Woodlyn will also promote the event through our community platforms.

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## **Attention Owners of Work Vehicles and Owners of Multiple Vehicles**

The office has received several complaints from residents in the Courts and overflow parking lots regarding households with multiple vehicles occupying numerous spaces.

We ask all homeowners to be courteous and mindful of their neighbors. If your household has extra vehicles, please park them in a manner that allows other residents to park reasonably close to their homes.

As a reminder, Woodlyn permits one daily driver work vehicle per household. For residents who own construction or contracting businesses, company vehicles must be stored outside of the community at a shop, yard, or other off-site location.

We appreciate everyone's cooperation in helping keep parking fair and accessible for all residents.

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## **Electronic Payment Update**

Over the past few months, we've been working with an outside vendor to implement a website accessible payment system. Unfortunately, the vendor we were using turned out to be unresponsive to communication attempts regarding some final tweaks before the system went live.

The contract with that vendor has been cancelled, and we must start over with a new provider. It will take some time to set up, and in the meantime, we are still accepting dues through our Venmo account.

Once the system is operational, Venmo will be reserved for pool-related costs only.

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## **Prepare for Pool Entry Next Season!**

In preparation for pool season beginning Memorial Day weekend, we strongly encourage all residents to come get your pool IDs made if you don't have them. We remind residents that they will no longer be admitted without a valid pool ID card. A driver's license will not get you into the pool facility.

Residents must bring a state-issued ID along with a utility bill in their name to verify residency when obtaining an ID. This helps ensure that only current residents use the pool.

If you get to the entry podium and realized you've forgotten your pool ID at home, you will be asked to go home and retrieve it.

A reminder that residents whose names appear on the delinquent list will not be permitted entry to the pool, even if payment was made late or by accident. The addition of electronic payment options should help minimize these issues; however, lifeguards and pool staff do not have access to HOA financial records. An updated delinquent list is distributed to the pool staff each Friday afternoon and remains in effect until the following Monday, so any late payments may not be reflected until the next update.

Office hours are generally 10-4, Monday through Friday. Walk-ins are accepted, but appointments are encouraged to ensure adequate time for assistance.

As we approach opening day, the office will also be open for a few pre-scheduled Saturday sessions-available for a couple of hours each-to better accommodate residents' schedules. These Saturday hours will be announced in advance once finalized.



## **Zero Tolerance for Harassment or Abuse of Woodlyn Staff Policy**

The Woodlyn Crossing Homeowner's Association would like to remind all residents that harassment, intimidation, or abuse of HOA staff, subcontractors, or volunteers will not be tolerated under any circumstances.

This policy applies to all association representatives – *but more specifically, pool staff.*

**Please remember that our pool staff is primarily composed of young adults and minors. Most are children of Woodlyn residents. Any form of arguing, disrespect, verbal harassment, intimidation or physical contact with staff members will be considered a serious violation of HOA policy.**

It is important to understand that our pool staff members are responsible for enforcing the rules established by the Board of Directors, not for creating them. They are following the procedures and policies put in place to maintain fairness and consistency across the community. Any frustration or anger directed toward staff for simply doing their jobs is misplaced and unacceptable.

The HOA is aware of all incidents involving resident interactions with staff – some of which have been discussed directly with the individuals involved, and others that were handled internally. Moving forward, any harassment, arguing, disrespect or physical contact with staff will result in immediate disciplinary action, which may include fines and/or temporary suspension of amenity privileges. In cases involving aggression or threats, law enforcement will be contacted.

We appreciate ***the overwhelming majority*** of residents who treat the staff courteously and with respect – it's what makes Woodlyn Crossing such a great place to live. This policy ensures that everyone – residents and staff alike-can enjoy a safe, respectful, and well managed community.

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## **New Pool Furniture**

At resident request, and to maintain the quality of our existing inventory, Woodlyn has replaced several pieces of pool furniture including tables, chairs and umbrellas. We have also purchased additional lounge chairs for the pool deck.

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## **Board Elections – April 2026**

Annual Board of Directors elections will take place in April. Residents interested in running for a board seat must meet the following requirements:

- Must be a homeowner (not a renter)
- Submit a petition signed by at least 10% of Woodlyn Crossing homeowners (46 signatures) **or** be nominated by the current Board
- HOA account must be in good standing with no past-due balance
- Signatures and notice of intent to run must be received by the HOA office no later than **March 31, 2026**

If there are qualified candidates, voting will be conducted **in person at the HOA office by secret ballot**. The office will offer multiple voting times to help accommodate resident schedules.

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## **Current Board Tenures & Term Expiration Dates**

- **Chuck Narod**                **2026**
- **Sheryl Kimelman**        **2027**
- **Craig Block**                **2028**
- **Tim Handley**               **2029**
- **Brian Stuart**               **2030**
- **Jason Harmon**            **2031**

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## **Dues Increase**

The Board voted to increase dues by just under 3%, beginning April 2026, at the last meeting. This decision was not made lightly. Woodlyn Crossing remains one of the last self-managed HOAs in the state of Pennsylvania. Being self-managed allows us to keep our operating expenses significantly lower than many comparable associations that rely on outside management companies.

As everyone is aware, the cost of goods and services has risen substantially over the past five years. Unfortunately, these increases also impact Woodlyn Crossing. Utilities, insurance, landscaping, materials, and general maintenance expenses have all experienced steady increases.

Rather than implementing a large lump-sum adjustment to catch up on these rising costs, the Board chose to apply a modest increase aligned with the Consumer Price Index. This approach allows us to keep pace with inflation gradually and responsibly, while avoiding sudden financial strain on homeowners.

This increase amounts to \$10 per quarter, or \$40 per year. The Board remains committed to careful budgeting, responsible stewardship of Association funds, and maintaining the quality and stability of our community. We appreciate the continued cooperation and support of our homeowners as we work to preserve property values and the financial health of Woodlyn Crossing. A history of Woodlyn Crossing's dues increases has been provided below:

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## **Dues Increase History**

Below is a resident requested history on the increase of dues over the past 25 years:

<b>Dues &amp; Quarterly Assessments</b>	<b>Quarterly Dues</b>	<b>Yearly Dues</b>
April 2026 to Present	\$360	\$1,440
April 2024 to March 2026	\$350	\$1,400
April 2023 to March 2024	\$300	\$1,200
April 2021 to March 2023	\$285	\$1,140
April 2016 to March 2021	\$260	\$1,040
April 2010 to March 2016	\$235	\$940
April 2007 to March 2010	\$200.00	\$800
April 2005 to March 2007	\$180.00	\$720
April 2001 to March 2005	\$165.00	\$660

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