

Newtown Crossing Community Association Information Bulletin—December, 2014



Assessments to increase to \$30 per month in 2015

The NCCA Board continually strives to keep assessments as low as possible, and assessments remained at \$28 per month during 2012, 2013 and 2014. However, the Association is currently faced with a number of major necessary repairs which require additional funding. Therefore, at the November Board meeting, the Board of Directors unanimously voted to raise assessments to \$30 per month or \$90 per quarter for the 2015 calendar year. The monthly breakdown of assessments is comprised of \$21 for operating expenses and \$9 for special assessments which include \$3 per month for repayment of the detention basin loan, \$3 per month to fund the tree/storm damage reserve, \$2 per month to repair the Manor House walkway/porch area, and \$1 per month for pool repairs.

- The large pool needs to be resurfaced and it is anticipated that the pool work will be completed before the start of the 2015 pool season. That project alone will cost \$50,000, and a special assessment has been funding that expenditure for the past three years. The continuing \$1 per month special assessment for pool repairs should cover the majority of that expense.
- The detention basin project was mandated by the Township and, due to the magnitude of the expenses involved, NCCA secured a ten-year loan in the amount of \$150,000 to pay for this project. The special assessment of \$3 per month goes toward the repayment of this loan.
- Last year's hard winter resulted in extensive storm and tree damage and our reserve account for those expenses was depleted and must be replenished. Older trees have also died or are deteriorating and need pruning or removal.
- The walkway to the Manor House and the porch area have been deteriorating over the years and need to be repaired.

All of the above are costly items that cannot be covered by just the operating expenses and, therefore, require additional special assessments specifically earmarked for those purposes.

In the Event of Snow

Newtown ordinance states that "ALL vehicles must be removed from any road or street after an accumulation of one inch or greater of snow until snow has been completely removed from the entire width of the cartway, until 24 hours after the storm. Vehicles in violation may be towed and impounded on the authority of the Chief of Police or Public Works Superintendent." Roads are plowed in the following order: main roads first, then secondary roads, with country roads and cul de sacs plowed last. NCCA has no control over snow plowing of roads; therefore, any concerns should be addressed to the Township.

Last winter numerous tickets were issued by the Township. Despite the fact that NCCA had no control over this procedure, Board members received numerous complaints and residents questioned where they should park in areas of limited off-street parking. It was decided that during snow storms, residents can park their vehicles in the playground parking lot. However, be forewarned that the playground parking lot is not plowed and residents will be responsible for digging out their own vehicles. Parking is NOT permitted in the Manor House parking lot during snow storms since our snow plow contractor needs to plow that lot and driveway to allow access to the Carriage House and the Manor House.

Also, residents are responsible for clearing their sidewalks within 24 hours of a snowfall or ice storm and are subject to Township fine if not cleared. The Township was also enforcing that ordinance last winter. Private snow removal should not be dumped into the street.

Thank you, to our Board of Directors—Jim Downey (president) for his leadership, counsel and long-running service to NCCA and to our other Board members—Pete Ancona, Bruce Collier, Marie Dempsey, and Carl Ruzicka—for all of the countless hours devoted to NCCA. Thanks also to our treasurer, Bob Donatelli, and our secretary, Joanne Urquhart, to Paul Abraham and Fred Dichter and everyone else who helped with the pool this past season, to Bonnie Dettra for her help with the Manor House, to Lorrie Strange for the social activities, to the Ehmanns for their work on the website, and the many other residents who have volunteered their time and talents for NCCA for the benefit of our community.

NCCA monthly meetings are held on the first Tuesday of each month starting at 7:30 p.m. in the Spring House. All residents are invited to attend.

NCCA Website

The NCCA website contains a wealth of information, as well as the pool application, election ballot and the Architectural Control Committee application, so please visit us at: www.newtowncrossing.info. You can sign up to receive our periodic newsletters and emailings by self-subscribing directly on the website. Fred and Barbara Ehmann do a wonderful job in maintaining our website and emailing information to the residents; however, they cannot do that without having your email address—so please sign up! We thank them both for all of their work in creating and maintaining the website.

If you live in a household that does not have internet service, please contact Marie Dempsey at 38 Hickory Lane, 215-860-8392, and provide her with your name and address. We will continue to print and deliver a small number of newsletters for those individuals.

Please save for future reference. Additional info on our website: www.newtowncrossing.info



Elections to be held in April

Two Board positions will be up for election in April, 2015. Anyone interested in running for the Board should contact the secretary or a current Board member by February 1, 2015. Ballots for the election will be posted on the website on or before March 1 and can be downloaded from that site.

Ballots will be counted at the Annual Meeting held on the first Tuesday in April, 2015. All residents are invited to attend.



STREET LIGHT REPAIRS

Newtown Township is responsible for repairing malfunctioning streetlights within Newtown Crossing. Residents are encouraged to report a streetlight problem by contacting Ron Weaver, Jr. at 215-968-2800, ext. 246. Please provide name of street and streetlight number as identified on the streetlight pole.

No Dumping!

The dumping of debris of any kind in any detention basin or on any common ground is prohibited and subject to a \$100 fine. Residents are urged to notify a Board member if they see other residents dumping on common ground. Please help maintain our common grounds.

No Postings On Islands

Please be reminded that there is a \$100 fine for any posting or placing of signs on the Route 332 and Route 532 entrance islands owned by NCCA.

Also—Parking spaces in the townhome sections are limited, therefore, **the parking pads within these areas are not to be used for storage of personal property.** Violation of this carries a \$25 per day fine from date of notification.



Having a Party? Interested in Renting the Manor House or Spring House?

The Spring House and the Manor House are available for rent by residents of Newtown Crossing. The rental fee is \$75 (plus a \$75 refundable damage deposit) for the Spring House. For the Manor House, the rental fee is \$125 (plus \$125 refundable damage deposit). Contact Bonnie Dettra at 215-860-9818 to arrange an appointment to see the Manor House or to schedule a rental.

Residents must be current in their assessment payments in order to rent the Manor House or Spring House.

The NCCA Board of Directors extends its best wishes for a Happy Holiday Season and a Happy and Healthy New Year



Board Members, Officers and Committee Heads

James Downey, Pres.	215-968-9565
Pete Ancona, Vice Pres.	215-968-4247
Bruce Collier, Board Mem.	215-860-8045
Marie Dempsey, Board Mem.	215-860-8392
Carl Ruzicka, Board Mem.	215-968-9066
Bob Donatelli, Treasurer	215-968-0866
Joanne Urquhart, Secretary	215-860-1584
Bonnie Dettra, Manor House	215-860-9818
Fred Ehmann, Webmaster	215-968-0894

NO HUNTING

No hunting is permitted on NCCA common grounds. If you see hunters in these areas, please contact the police.

To Early Morning and Evening Walkers and Joggers

If you are going to walk or run in the street during early morning or evening hours **PLEASE** wear reflective clothing. And **motorists**, for the safety of our residents, please obey speed limits & York Street stop sign.

NCCA Sidewalks, Drains & Maintenance

Homeowners are solely responsible for the maintenance of the sidewalks that border their property. NCCA is only responsible for sidewalks that border common grounds, and Newtown Township has no responsibility for maintenance of sidewalks within our community. Homeowners are also responsible for curbs and the cement shoulder which meets the asphalt of the street. We also remind residents to clear leaves and debris out of the storm water drains that border their property, trim branches overhanging sidewalks, and please do not deposit your trash on the streets. Your continued support in cleaning up after your pets is greatly appreciated as well as maintaining the general appearance of our community. Thank you!

Congratulations!

The Newtown Crossing Swim Team were the winners of the Blue Division of the Lower Bucks Swim League! Thank you to our coaches, Gabrielle Belardo, Brooke Burschlag and Ryan Cafiero.



TOWNHOME IMPROVEMENTS—Don't forget NCCA Approval

According to Article VI of the Newtown Crossing Community Association Townhome Declaration of Covenants, improvements or additions to townhomes must first be submitted in writing to the Architectural Control Committee for approval. Applications can be obtained by contacting Carl Ruzicka, 215-968-9066, chairman of the Architectural Control, or can be downloaded from our website. Approval of work by NCCA does not constitute approval from the Newtown Township. Many areas of improvement require Newtown Township approval. Residents are responsible for obtaining the necessary zoning approval and permits from the Township.

Your cooperation in obtaining NCCA approval prior to starting work is greatly appreciated. Please note that merely applying for an improvement does not constitute approval. Formal written notification of approval should be received prior to the start of the work, and the By-Laws state that the Board has 60 days in which to approve or disapprove changes.

Owners of single homes are not required to obtain NCCA approval but are required to obtain necessary Newtown Township permits and approval.



Selling your Home?

Newtown Crossing is a planned unit development or a "PUD". When selling your home, state regulation requires that "PUD" homeowners must furnish a 5407 Resale Package to the buyer prior to settlement. The 5407 Resale Package includes the 5407 form, the NCCA By-Laws and Regulations, recent financial information and insurance coverage information on the common grounds.

For additional information or to request a package, please contact the secretary, Joanne Urquhart at 215-860-1584 or the treasurer, Bob Donatelli, at 215-968-0866.