

**MINUTES OF THE ANNUAL  
NEWTOWN CROSSING  
COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETINGS  
2004-2015**

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## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

### **April 5, 2004**

*The 2004 annual meeting of the Newtown Crossing Community Association was held on Monday, April 5, 2004. The meeting was called to order at 7:35 by the president, James Downey. The following Board members were present: Pete Ancona and Barbara Jankowski. Also present were Bob Donatelli, Dennis Dettra, Mr. and Mrs. William Nagle and their daughter/son-in-law, Frank Jankowski and Lorrie Strange.*

The floor was opened for other nominations for the two open Board positions. Hearing no further nominations, the nominations were closed and the ballots were turned over to the treasurer for verification and counting.

Bob reported that 5 ballots were received. Since we did not receive sufficient ballots to constitute a quorum, the annual meeting was rescheduled to coincide with the Board of Directors meeting to be held in June.

With no further business, the annual meeting was adjourned.

### **August 2, 2004--update**

*The 2004 annual meeting of the Newtown Crossing Community Association was reconvened on Monday, August 2, 2004. The meeting was called to order at 8:55 by the president, James Downey. The following Board members were present: Pete Ancona, Bruce Collier, Stuart Graff, and Barbara Jankowski. Also present were Bob Donatelli, Joanne Urquhart, and Dennis Dettra.*

Bob reported that 50 ballots were received, two of which were duplicates; therefore, 48 valid ballots were received. Since we still had not received the minimum number of ballots, Bob proposed two options. The Board could collect an additional 17 ballots or could vote to accept the number of ballots that were submitted. Stuart made a motion that the Board accept the ballots that were received. Pete seconded the motion and it carried unanimously. The total number of ballots was as follows: 47 ballots for Jim Downey and 47 ballots for Barbara Jankowski.

With no further business, the annual meeting adjourned at 9:00 p.m.

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**July 11, 2005**

*The 2005 annual meeting of the Newtown Crossing Community Association was reconvened on Monday, July 11, 2005. The meeting was called to order at 9:35 by the president, James Downey. The following Board members were present: Pete Ancona, Bruce Collier, Stuart Graff, and Barbara Jankowski. Also present were Bob Donatelli, Joanne Urquhart, Dennis Dettra, Barb Reass, Joshua Reass, and Frank Jankowski.*

Bob reported that a total of 23 ballots were received, 22 for Stuart Graff and 1 for Mario Lionetti. Barbara made a motion to accept the ballots as submitted. Pete seconded the motion and it carried unanimously. Thus accepting, Stuart Graff was elected to serve another three-year term.

With no further business, the annual meeting adjourned at 9:40.

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

### **June 6, 2006**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, June 6, 2006. The meeting was called to order at 7:38 by the president, James Downey. The following Board members were present: Bruce Collier, Stuart Graff, and Barbara Jankowski. Also present were Bob Donatelli, Joanne Urquhart and Frank Jankowski.*

Bob reported that a total of 43 ballots were received. Since we still did not receive sufficient ballots to constitute a quorum, the annual meeting was again rescheduled to coincide with the Board of Directors meeting to be held in August.

With no further business, the annual meeting was adjourned.

### **August 1, 2006—update**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, August 1, 2006. The meeting was called to order at 10:25 p.m. by the president, James Downey. The following Board members and officers were present: Pete Ancona, Bruce Collier, Stuart Graff, Barbara Jankowski, Bob Donatelli, and Joanne Urquhart. Approximately 27 other residents were in attendance.*

Mr. Donatelli reported that a total of 125 ballots were received. Sixty-three ballots are necessary to constitute a quorum. Of the total ballots, 110 were approved. One ballot was rejected because it was cut off too high and the ballot names were not visible. One ballot was rejected because it was a Liberty Square address. Two ballots were rejected because of delinquent assessments. Seven ballots were duplicates. Lot numbers could not be identified on three other ballots and they were presumed to be renters.

In total, 111 approved ballots were received. Votes received for Bruce Collier totaled 111 and 109 votes were received for Pete Ancona. There was one write-in vote. Mr. Ancona and Mr. Collier were re-elected.

With no further business, the annual meeting was adjourned at 10:30

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**April 10, 2007**

*The annual meeting of the Newtown Crossing Community Association was held on Tuesday, April 10, 2007. The meeting was called to order at 7:37 by the president, James Downey. The following Board members and officers present: Pete Ancona, Bruce Collier, Stuart Graff, Barbara Jankowski and Bob Donatelli. Also in attendance were 20 other residents.*

Since additional ballots were turned in at the beginning of the meeting and the treasurer had to verify the ballots for duplications and assessment standings, the Treasurer suggested the annual meeting be recessed and resumed on May 1.

Respectfully submitted,

Joanne D. Urquhart, Secretary

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**May 1, 2007**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, May 1, 2007. The meeting was called to order at 7:39 p.m. by the president, James Downey. The following Board members and officers present: Pete Ancona, Bruce Collier, Stuart Graff, Bob Donatelli and Joanne Urquhart. Also in attendance were 11 other residents.*

Mr. Downey reported that Mrs. Jankowski had submitted her resignation from the Board of Directors.

Because numerous additional ballots were presented during the annual meeting last month, the annual meeting was recessed until the following month so that the treasurer would have time to validate all of the additional incoming ballots. Mr. Donatelli reported that no additional ballots were received or permitted after the last meeting and he also explained the voting process. All residents in good standing are permitted to vote—if a resident is delinquent in payment of two or more consecutive quarters, then that resident's rights are suspended and his vote is ineligible. Only one ballot per household is permitted. If a property is rented, the owner receives first right of voting; however, if the owner does not wish to vote, then the renter may do so in his place. All ballots are verified for proper residency, current assessment status, and to verify that only one ballot per household has been submitted.

Mr. Donatelli reported that a total of 126 ballots were received for the 2007 election. Two ballots were rejected because of delinquent assessments and four ballots were rejected because they were duplicates, leaving a total of 120 valid ballots. Mr. Downey received a total of 109 votes; Mrs. Jankowski received 31 votes; and Mr. Ruzicka received 96 votes. There were no write-in votes. Congratulations were extended to Mr. Downey and Mr. Ruzicka.

Because the April annual meeting had been recessed because of additional ballots being submitted during the meeting, question was raised as to whether the cut-off time of submission of ballots should be prior to the start of the meeting. This would require an amendment to the By-Laws since they stipulate that ballots may be brought to the annual meeting or submitted prior to the meeting.

Mr. Downey reviewed highlights of the past year. He reported that the community had a resurgence of involvement from residents who have implemented some very positive changes. We now have a very active pool committee which has been active in suggesting and making improvements at the pool and in organizing community events. A number of people have worked diligently in re-instating the newsletter and in getting the newsletter on-line. We also have a new webmaster who has worked hard in creating a more extensive and dynamic website for the community.

With no further business, Mr. Graff made a motion to adjourn the annual meeting. Mr. Ancona seconded the motion and it carried unanimously. The meeting adjourned at 7:51.

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**April 1, 2008**

*The annual meeting of the Newtown Crossing Community Association was held on Tuesday, April 1, 2008. The meeting was called to order at 7:44 by the president, James Downey, with the following Board members, officers and committee heads present: Bruce Collier, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, Marie Dempsey, Fred Ehmann, Rich Lawlor and Lorrie Strange. Also in attendance were ten other residents.*

The floor was opened for other nominations for the open Board position. Hearing no further nominations, Mr. Collier made a motion to close the nominations. Mr. Ruzicka seconded the motion and the motion passed.

Mr. Donatelli reported that as of the previous night, he had received 70 ballots that had been approved, the majority of which were cast for Marie Dempsey. Additional ballots were received at the beginning of the meeting; however, even without counting the additional ballots, a quorum of ballots was received and it was obvious that Mrs. Dempsey won the election. Therefore, Mr. Donatelli called the election with Mrs. Dempsey as the newly-elected Board member. Mr. Donatelli requested that the annual meeting be recessed until Tuesday, May 6, at which time the total ballots will be read into the minutes.

Mr. Downey reviewed the highlights of the previous year. He commented that our community is in very good shape financially and physically, with a sound infrastructure. While we have been subjected to some acts of vandalism, most of the residents look out for each other and our community is in good shape. He has been pleased to see a renewed interest in community participation within the community and at Board meetings. There has been positive involvement within the community and we were able to reduce the assessments by \$6 per quarter for the current year. Mr. Ruzicka remarked that he had received a lot of positive comments regarding the \$2 per month reduction in assessments. We are in a much better financial position than other local community associations due to the involvement of our residents.

Mr. Lawlor was thanked for all of his work at the pool and for the numerous improvements at the pool. He, in turn, thanked the Board for their support and also for the support and involvement of the community.

With his departure from the Board, Mr. Graff was commended and thanked for his years of service to the community.

With no further business, the annual meeting was recessed at 8:00.

Respectfully submitted,

Joanne D. Urquhart, Secretary

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION**

**May 6, 2008**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, May 6, 2008. The meeting was called to order at 7:40 by the vice president, Peter Ancona, with the following Board members, officers and committee heads present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, Fred Ehmman, Rich Lawlor and Lorrie Strange. Also in attendance were six other residents.*

The final tabulation of the election results from the April meeting were presented by Mr. Donatelli. A total of 183 ballots were cast, which represents 29% of the residents. Eleven ballots were rejected—four were duplicates, six were from residents delinquent in assessments and one ballot was not signed by the property owner. Therefore, a total of 172 ballots were approved. Marie Dempsey received a total of 153 votes and Stuart Graff received a total of 19 votes. Marie Dempsey was officially welcomed to the Board.

With no further business, the annual meeting was adjourned at 7:44.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio



## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**June 2, 2009**

*The annual meeting of the Newtown Crossing Community Association was rescheduled and held on Tuesday, June 2, 2009 in the Spring House. The meeting was called to order at 7:35 by the president, James Downey, with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Marie Dempsey, Bob Donatelli and Joanne Urquhart. The following residents were also present: Jill Collier, Fred Dichter, David Gallagher, Lorrie Strange, Casey Gibbons and Alex Hofman.*

Mr. Donatelli reported that we still did not have sufficient ballots to constitute a valid election. It was hoped, however, that ballots may have been distributed and collected at the pool. In which case, those ballots may be in the possession of Mr. Lawlor. Therefore, the meeting was suspended until Mr. Lawlor arrived.

The annual meeting was reconvened at 8:45. Mr. Lawlor did not have any additional ballots. Therefore, the annual meeting will again be rescheduled and will be held to coincide with the regular meeting to be held on Tuesday, August 4.

With no further business, the annual meeting was adjourned at 8:50.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**August 4, 2009**

The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, August 4, 2009 in the Spring House. The meeting was called to order at 7:40 by the president, James Downey, with the following Board members, officers and committee heads present: Pete Ancona, Carl Ruzicka, Bob Donatelli and Rich Lawlor. The following residents were also present: Fred and Barbara Ehmann, Scott and Jaime Sysler, Scott Miller, Aline Turner, and Fred Dichter.

The floor was opened for other nominations for the open Board positions. Hearing no further nominations, the nominations were closed.

Mr. Donatelli reported that a total of 70 ballots were cast. Two were disqualified because they were duplicates. One was rejected because of an incomplete address and the name signed could not be matched with a viable address. Thus, a total of 67 valid ballots were received. A total of 63 were needed to substantiate a valid election; therefore a quorum was reached. A total of 65 votes were cast for Pete Ancona, 61 votes for Bruce Collier and 2 write-in votes were cast. Mr. Ancona and Mr. Collier were elected for another term.

Mr. Downey reviewed highlights of the previous year. He felt our spirit of volunteerism works superbly, especially singling out Mr. Lawlor's efforts. The Board gave thanks to the other many individuals within the community who help with the pool, swim team, website, social events and the many other aspects involved in running our community. To illustrate the impact of our community volunteers, Mr. Downey indicated that he recently received a solicitation letter from a company that manages community associations. The minimum monthly fee they quoted was \$9 per month per unit which, multiplied per month, would equate to close to \$75,000 per year that our residents would have pay if our association was run by a management company. Our assessments would easily need to be \$10 to \$15 per month more if we did not have residents who volunteer so much time and effort for the good of our community. Thus, Mr. Downey again thanked everyone involved in the community for all of their efforts and for the tremendous amount of money that they save the community each year. Mr. Downey was also thanked for all of his legal expertise/efforts which also save the community large sums of money each year. NCCA is very fortunate to have residents who donate so much of their time for the benefit of our community.

With no further business, the annual meeting was adjourned at 8:50.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**May 4, 2010**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, May 4, 2010. The meeting was called to order at 7:40 by the president, James Downey, with the following Board members and officers present: Pete Ancona, Bruce Collier, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. Also present were Paul Abraham, Fred Dichter, John Belusik, George Todt, Kathryn Dettra and Patrice Cichalski.*

Mr. Donatelli reported the official ballot count from last month. We had a total of 71 ballots cast, of which 67 were approved, four were rejected because of delinquent assessments, and one could not be counted because it was received late, on April 11. Of the ballots cast, one was a write-in ballot for Patrick Pierson, 66 votes were received for James Downey and 64 votes were received for Carl Ruzicka. Thus Messrs. Downey and Ruzicka were re-elected for another three-year term.

With no further business, the annual meeting was adjourned at 7:41.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**August 9, 2011**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, August 9, 2011. The meeting was called to order at 7:35 by the president, James Downey, with the following Board members and officers present: Peter Ancona, Bruce Collier, Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also present were Fred Dichter, Fred Ehmann, David Gallagher, and Ray Setters.*

The Treasurer reported that we received a total of 56 ballots, of which 53 were approved and 3 were rejected. We were 10 ballots short of the total needed for a quorum. The Annual Meeting had been postponed twice because of insufficient ballots. The Board made a motion to accept the ballots as delivered, 53 ballots total, for purposes of convening the Annual Meeting. No other nominations were offered from the floor. Mrs. Dempsey was, therefore, re-elected.

Mr. Downey thanked the Board members, officers, and all of the other volunteers within the community who work so hard during the year for the good of the community. Mr. Ancona was specifically thanked for all of his expertise and work that he has done regarding the detention basin project. His engineering background has been so crucial for the community on this project. It was pointed out that each individual Board member contributes a certain area of expertise, and this combination of skills allows our community to operate in an efficient and cost-effective manner. Several other residents in attendance also added favorable comments and their thanks to the Board members.

With no further business, the Annual Meeting was adjourned at 7:45.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**June 5, 2012**

*The annual meeting of the Newtown Crossing Community Association was held on Tuesday, June 5, 2012. The meeting was called to order at 8:05 by the vice president, Pete Ancona, with the following Board members and officers present: Bruce Collier, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. Also present were Paul Abraham, Fred Dichter, Henry Piotrowski, Jen Miller, and Lorrie Strange.*

There were no further nominations from the floor and the nominations were closed. The Treasurer reported that as of that evening he had processed 64 ballots, which would be the bare minimum number of ballots needed to constitute a valid election. One ballot was rejected because it had no name, signature or other information. Two ballots were rejected as duplicates and four were rejected because the residents were delinquent in their assessments. Thus, 57 ballots were approved. Additional ballots were received prior to the start of the meeting; however, the treasurer was unable to verify those ballots during the course of the meeting.

The treasurer recommended that the Board recess the annual meeting. After the meeting the treasurer will verify the additional ballots received and email the Board as to whether we received sufficient valid ballots to constitute a valid election. If there are sufficient ballots, the annual meeting will be reconvened prior to the start of the July meeting. If sufficient ballots have not been received, then a new annual meeting will be held prior to the August meeting.

Mr. Ancona made a motion to recess the annual meeting until the additional ballots are processed. Mr. Collier seconded the motion and the motion carried unanimously.

The annual meeting was recessed at 8:12.

**(reconvened)**

**July 3, 2012**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, July 3, 2012. The meeting was called to order at 7:30 by the president, James Downey, with the following Board members and officers present: Peter Ancona, Bruce Collier, Marie Dempsey, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. Also present were Paul Abraham, Jill Collier, Patricia Cichalski, Fred Dichter, Fred Ehmann, and Marie Shepherd.*

Mr. Donatelli reported that 79 ballots were received for the 2012 election. Eight ballots were rejected as either duplicates or not fully completed, leaving 71 approved ballots. Sixty-three ballots were needed to constitute a valid election. The tally was as follows: Pete Ancona received 70 votes and Bruce Collier received 66 votes. Mr. Ancona and Mr. Collier were both re-elected for another three-year term.

Mr. Downey commented briefly on highlights of the previous year. The major issue this year has been the detention basin project and this project is nearing completion. The Board and community extended their great appreciation and thanks to Mr. Ancona for all of the time and expertise he has devoted to managing this project. Mr. Abraham was also thanked for all of his work and involvement with the pool. A round of applause was given to both Mr. Ancona and Mr. Abraham.

With no further business, the meeting was adjourned at 7:42.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**June 4, 2013**

*The annual meeting of the Newtown Crossing Community Association was reconvened on Tuesday, June 4, 2013. The meeting was called to order at 7:40 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. Also present were Paul Abraham, Fred Dichter, Helen and Steve Batchelor, Bill Smith and Jonathan Weiner.*

There were no further nominations from the floor and the nominations were closed. The Treasurer reported that we received a total of 86 ballots. Fourteen of these ballots were rejected—4 were duplicates, 3 were delinquent accounts, 2 did not vote for a candidate, 1 did not indicate name and address and 4 were submitted by renters and only property owners are eligible to vote. A total of 72 approved ballots were received. Mr. Downey received 69 votes and Mr. Ruzicka received 69 votes, thus Messrs. Downey and Ruzicka were re-elected for another three-year term.

The major project for Newtown Crossing for the past year continued to be the detention basin work and Mr. Ancona has been instrumental in coordinating the work on this project. We are nearing completion; however, we are still awaiting final sign-off by the Township.

With no further business the annual meeting was adjourned at 7:45

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members, Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**APRIL 1, 2014**

*The annual meeting of the Newtown Crossing Community Association was held on Tuesday, April 1, 2014. The meeting was called to order at 7:37 by the president, James Downey, with the following Board members and officers present: Peter Ancona, Bruce Collier, Marie Dempsey, Carl Ruzica, and Joanne Urquhart. Also present were Fred Ehmann, Fred Dichter, and Ken and Linda Cochran.*

The treasurer was not in attendance at the meeting and, thus, there were no ballots to be presented and validated. Therefore the meeting was adjourned and will be reconvened on Tuesday, June 3.

With no further business, the annual meeting was adjourned at 7:39.

Respectfully submitted,  
Joanne D. Urquhart, Secretary

cc: Board Members; Committee Heads; Begley, Carlin & Mandio

## **NEWTOWN CROSSING COMMUNITY ASSOCIATION ANNUAL MEETING**

**June 2, 2015**

*The Annual Meeting of the NCCA Board of Directors was reconvened on Tuesday, June 2, 2015 in the Spring House. The meeting was called to order at 7:38 by the president, James Downey, with the following Board members and officers present: Pete Ancona, Bruce Collier (late), Marie Dempsey, Carl Ruzicka, Bob Donatelli, and Joanne Urquhart. Also present was Fred Ehmann.*

There were no further nominations from the floor. The Treasurer reported that a total of 71 ballots were received. Of the 71 ballots, two were rejected because they were duplicates, two were rejected for delinquent assessments, one was rejected because their husband and wife voted on separate ballots, and one was rejected because both the landlord and tenant. There were a total of 64 approved ballots. Pete Ancona received a total of 63 votes and Bruce Collier received 61 votes. Mr. Ruzicka made a motion to accept the ballots as submitted and Mrs. Dempsey seconded the motion. The motion was unanimously approved.

Mr. Downey reviewed highlights of the year. The large pool has been resurfaced and it has been opened for the year. The Board thanked Mrs. Dempsey for all of her work on that project.

The NCCA Board met with the Liberty Square Board on May 27 regarding the detention basin project and we are awaiting a reply.

With no further business, the annual meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Joanne D. Urquhart, Secretary

cc: Board Members; Officers; Committee Heads; Begley, Carlin and Mandio