

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2007**

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NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 2, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, January 2, 2007 in the Spring House. The meeting was called to order at 7:35 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Barbara Jankowski, Bob Donatelli, Joanne Urquhart, Rich Lawlor, and Marie Dempsey, Also in attendance were Fred and Barbara Ehmann, Susan Abraham and Diana Luff.

General Business

The minutes of the December meeting were approved with two corrections. (These corrections will be made to the minutes submitted to the webmaster.)

Mr. Donatelli reported that on November 22 we had a 12-month CD mature in the amount of \$15,520 which was renewed at a rate of 4.25%. December 30 a 12-month CD matured in the amount of \$15,528, which will also be rolled over.

Mr. Donatelli reviewed the status of delinquent accounts. The St. Fluehr judgment (107 Chesapeake) in the amount of \$436 has passed the appeal deadline. Once Mr. Donatelli receives the new bank printout, he will advise our attorney as to how to handle this account. The Berry property (5 Oak Court) has been sold, and we anticipate receiving \$339 in back assessments plus the current quarter when it goes to settlement. We received payment from the Stalkers, 170 E. Hanover, who paid in full. The Cohens, 55 Cherry, still owe \$329. The Longmores of 126 Commonwealth owe \$339. If payment is not received this month, these accounts will be turned over to our attorney. There is an outstanding judgment against Bronkovic, 144 Commonwealth, in the amount of \$729.65. This property is in foreclosure, and the foreclosure sale is scheduled for March 9.

Mr. Donatelli reviewed the collection process regarding delinquent assessments. The collection process is not started until an account is one year in arrears.

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for November 2006 and The Profit and Loss TYD Comparison Statement, January 1 to November 30, 2006. Income for the month of November totaled \$9,436 and expenses for the month totaled \$8,791. Total revenue for the YTD January 1 to November 30, totaled \$164,908 and expenses totaled \$149,917. As of November 30, we had a positive cash flow of \$14,991.

Mr. Donatelli requested approval for payment in the amount of \$382.93 to 3-D Printing for printing of 3,000 NCCA envelopes and 1,000 sheets of letterhead. Mrs. Jankowski made a motion to approve payment to 3-D Printing in this amount for letterhead and stationery. Stuart seconded the motion and it carried unanimously.

Mr. Donatelli requested a motion to deposit \$10,387.25 into the storm sewer fund and put it into a seven-month CD at First National at an interest rate of 4-3/4%. This CD is scheduled to mature in the summer to allow access to the money if needed for storm water repairs. Thereafter, the CD will mature on a yearly basis, again with summer maturity. Pete made a motion to deposit these funds into a seven-month CD at First National and Stuart seconded the motion. The motion carried unanimously. \$10,400 will be added to the total reserve amount stated on the 5407 Forms.

Mr. Donatelli checked into changing phone service to Verizon for long distance service and they made a very attractive offer of \$9.50 per month versus \$25 which we are currently paying, therefore, service will be switched as of January 3.

Several Board members noted that they received emails and comments regarding the increase in assessments. Several residents indicated that despite the hard decision to raise assessments, they

commended the Board for increasing assessments in order to maintain status quo of previous services and maintenance. On the flip side, one resident raised concern regarding the percentage of increase and was concerned that we would be up to \$40 per quarter in several years. He was assured that assessments would not increase that substantially. Mrs. Jankowski received a call from a resident inquiring whether the Board would consider offering a senior citizen discount. Our By-Laws offer no provision for such a discount, therefore, we could not offer that.

Mr. Downey indicated that he received another complaint from a resident who lives next to the playground regarding older kids playing ball at the playground. The Board has posted the playground regarding no ball playing, have advised the resident to contact the police, and the police have responded, so the Board is at a loss as to what else can be done, especially since the kids are playing on the playground. One Board member felt that having the kids playing ball was certainly more constructive than having them vandalizing areas of the community. Discussion followed regarding kids playing baseball and football at the tot lot and promoting other areas within the development where the kids can play ball.

Pool Committee

The committee is trying to schedule a game night on the last Saturday in February. This will be discussed further at the next meeting.

Publicity

Pete read the letter that was sent to the Scott Greco, webmaster, regarding terminating his services and turning over the responsibility to a resident within the community. In the letter Pete requested that Mr. Greco contact the new webmaster to discuss the transfer of the website information to him by January 1. As of the date of this meeting, our new webmaster, Fred Ehmann, had not yet heard back from Mr. Greco. Because of the holidays and timing of the mailing and receipt of the letter by the webmaster, Pete felt an extra month transition period will probably be needed before everything is turned over to the new webmaster and we may need to pay Mr. Greco for another month's services. Question was raised as to the ownership of our current website, newtowncrossing.org. It appears that Mr. Greco owns the website and it was unknown as to whether Mr. Greco will turn over the site. We will pursue further dialogue with Mr. Greco to transfer the duties to our new webmaster.

With no further business, the meeting adjourned at 8:30 p.m. The next meeting will be held on Tuesday, February 6, starting at 7:30 p.m. in the Spring House.

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

February 6, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, February 6, 2007 in the Spring House. The meeting was called to order at 7:37 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Stuart Graff, Barbara Jankowski, Bob Donatelli, Joanne Urquhart, Rich Lawlor, Marie Dempsey, and Fred and Barbara Ehmann. Also in attendance were Mike Gallagher, Bob Reass, Patrice Cichalski and Casey Gibbons.

General Business

The minutes of the January meeting were approved as submitted.

Mr. Donatelli distributed the Profit and Loss Statement for December 2006, the YTD Comparison January 1 to December 31, 2006 and the Balance Sheet as of December 31, 2006. Income for the month of December totaled \$7,827 and expenses totaled \$22,953. Total income for 2006 was \$172,735 and total expenses for the year before transferring out the storm water reserves was \$172,870. Assets and Liabilities and Equity totaled \$168,323. Mr. Donatelli also distributed the Performance versus Budget for the year. We spent \$3,672 more than what we took in for the year.

We had a 12-month CD in the amount of \$15,692 renew in December. We purchased a 6-month CD for the storm sewer contribution which will mature in the summer so it will be available if needed for storm sewer repairs.

Mr. Donatelli reviewed the status of delinquent accounts. One account paid \$233 in November but still owes \$201.95. Three final notices were sent in January. One account paid in full; however, we did not receive a response from the other two accounts. District Court complaints filed against two residents were scheduled for February 15.

Mr. Downey read a letter he received from Liberty Square regarding storm water work which Liberty Square requested a contribution to share in the expenses, citing that NCCA shares this storm sewer section. In the fall, Liberty Square had contributed \$2,500 to the total cost of cleaning out the retention basin which serves both Newtown Crossing and Liberty Square. Liberty Square is now requesting \$3,000 to share the cost of repairs to their storm sewer pipes. Before a decision is made regarding contributing to this cost, we would like to see the engineer reports and try to assess whether Liberty Square's system would have lasted significantly longer if NCCA's water was not contributing to the system. The design may not have been satisfactory from the beginning and Liberty Square might have had the same problem regardless of whether our water flow contributed to their system. Discussion followed regarding whether making a contribution now will open us up to future requests for monies to maintain Liberty Square's storm system. Mr. Downey will obtain the reports from Liberty Square's engineer, which were not included with the letter, and this issue will be discussed after that report is reviewed.

Discussion followed regarding issues that are controllable by the Association and those issues which are governed by the Township. This discussion was raised after concerns were expressed regarding trash items left out near the street and placement of sheds on properties of single homeowners. Township regulations state that a six-foot setback from the property line is required for sheds; however, infractions of that regulation would need to be brought to the attention of the Township. The community association has no authority to enforce Township regulations.

Pool Committee

The pool committee is organizing a teen game night at the Manor House. Mrs. Jankowski made a motion to authorize an expenditure of \$50 for this event. Mr. Graff seconded the motion and it carried unanimously.

The committee is also planning a potluck dinner which is being organized by the Swim Team with the entire community invited. The committee is also trying to organize a beer tasting event; however, the Board indicated that no liquor should be served at an event organized by the community association. Any event serving liquor would need to be a paid rental organized by individuals and not sponsored by the community association.

Mr. Lawlor requested access to the dog house at the pool so he can start planning work on the snack shack. He has people who have offered their help in building the area and the committee is working on planning shifts to man the snack shack this summer. They are planning on having a freezer box and a refrigerator installed in the dog house. Mr. Lawlor has been checking with the Board of Health regarding what permits are necessary to appropriately sell food at the pool so that we will be in compliance with any regulations.

Manor House

A small broken window in the center room was repaired by Greg Garber. No paid rentals were scheduled for February. During the month there was an issue with the alarm not turning off and, apparently, that was due to the fact that the keypad does not properly engage at times to register the codes entered.

Mrs. Dettra had several requests recently to rent the Manor House for gatherings of over 100 people, but she had concerns regarding the number of occupants that could be safely accommodated at the House. She, therefore, met with the Newtown Fire Department who came out and reviewed the Manor House. The Fire Department felt that the occupancy should be capped at 50 people per event. Considerable changes would need to be made at the House in order to safely handle larger crowds. It was questioned whether an occupancy sign should be posted at the House.

Publicity

Numerous emails were sent during the month to Board Members regarding a new website address since our new webmaster has been unable to make any progress in obtaining the old website address from the old webmaster. Question was raised as to whether we want to still pursue trying to get the current website back from Mr. Greco. Mr. Downey received a letter from Mr. Greco which was read at the meeting. In the letter Mr. Greco stated that he would keep the website online with no charge until February 28, 2007. He also indicated that he would work with Board members or Mr. Ehmann in transitioning the website. After reading the letter, however, Mr. Ancona was unsure whether Mr. Greco was willing to pass on the current website address. Discussion followed as to whether we should pursue getting back the current website since the community association had reimbursed Mr. Greco for the costs involved in obtaining and paying for the current address. The tone of the letter was that the webmaster was going to make a good faith effort to transfer things over to the new webmaster. Pete offered to contact Mr. Greco again and tell him what information we need to retrieve from him.

In the meantime, Mr. Ehmann has set up a new website at newtowncrossing.info. If we get the old website back, we can link both websites.

Casey Gibbons had previously volunteered to do the newsletter and she distributed a draft copy of the newsletter for Board comments. The Board commended her on her work and the design of the new newsletter. The publicity committee has listed the new website address in the newsletter and we are asking residents to register at the new site. The first issue will be hand delivered to all residents. After the email addresses are accumulated, it will be emailed to those who have registered and hand delivered to those who indicate they do not have email and would like it hand delivered in the future.

Mike Gallagher indicated that he will no longer be able to work on the publicity committee and, therefore, resigned from the committee.

Architectural Control

Residents at 64 King Charles submitted application to install new siding. Application approved as submitted.

Residents at 1 King Charles submitted application to install new fencing. Application approved as submitted.

Social

Lorrie Strange indicated that she is planning an Easter Egg Hunt at the Manor House and requested \$250 for this event. Monies have already been budgeted for social events throughout the year.

Old Business

Mr. Downey reported on the status of the proposed Hovnanian development behind the woods. On February 2, there was a hearing with Judge Rufe, and the attorney for Hovnanian wanted to introduce into evidence the Township's approval for another age restricted housing showing that they have been biased against, however the issues plaguing Hovnanian are not relevant to other housing developments. The Hovnanian parcel has serious egress issues. Judge Rufe should have a decision soon.

Mr. Ancona questioned whether there was any time limit on finishing the single homes next to the Manor House, since those houses have been at a standstill. No one had an answer to that other than that it would fall under Township jurisdiction.

New Business

Elections will be held at the annual meeting in April. Mr. Downey and Mrs. Jankowski indicated that they will re-run for their terms that will be expiring in April. As of the date of the February meeting we had not received notice from any other residents expressing interest in running for the Board. Ballots will be printed and included in the newsletter that will be distributed to the entire community. A minimum of 63 ballots is needed to constitute a valid election.

With no further business, the meeting adjourned at 9:20 p.m. The next meeting will be held on Tuesday, March 6, starting at 7:30 p.m. in the Spring House.

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

March 6, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, March 6, 2007, in the Spring House. The meeting was called to order at 7:35 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Barbara Jankowski, Bob Donatelli, Joanne Urquhart, Rich Lawlor, Marie Dempsey, and Fred Ehmann. Also in attendance were Ray Lloyd, Charmane Hernandez, Sandi Berg and Barbara Lange from Liberty Square and thirteen other Newtown Crossing residents.

General Business

The minutes of the February meeting were approved as submitted.

In February, a letter was received from Liberty Square in which they indicated that they completed replacement of 40 feet of storm drain piping near the retention basin of Newtown Crossing which is the main catch for 50% of Newtown Crossing and 50% of Liberty Square storm water. In that letter they requested a contribution of \$3,000 to share part of the repair work which exceeded \$50,000. Four residents from Liberty Square were in attendance at the March meeting to further discuss this issue. Barbara Lange served as spokesperson for Liberty Square. Ms. Lange gave a review of what transpired. A section of piping had deteriorated. The storm water in this area comes from Newtown Crossing off of Hanover and Mill Pond, as well as Liberty Square. Repair cost and engineering costs totaled \$59,000, which had to be absorbed totally by their community. Since the piping in this work also services Newtown Crossing, Liberty Square requested a stipend payment from Newtown Crossing for these repairs. Liberty Square has had numerous contact with the Township, however, original records seem to be missing and the work needed to be done. Liberty Square has contended that the original installation was not up to code and they have some documentation to prove that; however, the Township will not provide them with any of the original drawings or records. Liberty Square has been told that those records cannot be found.

After discussion, Mr. Downey requested a motion, and Mr. Ancona made a motion that Newtown Crossing make a contribution to Liberty Square in the amount of \$3,000 for this repair work, but that this be a one-time contribution and that this contribution will not set any precedent. Mr. Ancona further wanted to make it clear that the future ongoing maintenance will be the responsibility of Liberty Square. Mrs. Jankowski seconded the motion and a vote was called. Results of the vote call were as follows: Mr. Ancona – yes; Mr. Collier – yes; Mr. Downey – yes; Mr. Graff – yes; and Mrs. Jankowski – yes. The motion carried unanimously. A check for \$3,000 was presented to Liberty Square at the meeting.

Mr. Donatelli reviewed the status of delinquent accounts

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for January 2007 and the Balance Sheet as of January 1, 2007. Total income for the month of January was \$33,585 and expenses totaled \$3,169. Assets and Liability/Equity as of January 1, 2007 totaled \$166,264.

Mr. Donatelli indicated that as of the meeting date, he had only received 19 ballots and asked if anyone in attendance wanted to complete a ballot. Mr. Romanoff asked about the candidates running for the Board and suggested that the candidates present background information regarding themselves. The two current Board members up for re-election plus the other candidate running for office, Mr. Ruzicka, were all in attendance and, therefore, each gave a little background about themselves to the other residents in attendance. Mr. Ehmann asked that the candidates submit a write-up for posting on the website.

The rules for voting were also reviewed. Only one vote per household is allowed and residents must be current in assessments in order for their ballot to be valid. Ballots must be received from a minimum of 10% of the community in order to constitute a valid election.

A resident in attendance asked if the Board had any influence with the police for better protection. There have been a number of incidences within the community but little action has been taken by the police, despite repeated calls to them. Mr. Downey offered to follow up with on this matter. It was also asked if the Board could create a regulation stating that if someone is caught vandalizing community property, then they could be fined. Mr. Downey stated that we have no ability to regulate things that are crimes. However, we do have the ability to fine people for creating offenses that destroy community property but this would have to be done through legal prosecution and then collecting for damages. Mr. Downey offered to follow up regarding specific individuals who are repeatedly creating problems within the community.

Mr. Reass, in an effort to assist, had obtained quotes to print both the newsletter and the By-Laws and he presented the quotes obtained. While his efforts were appreciated, other quotes received were far less in cost. Mr. Graff raised the idea of distributing the By-Laws in computer disc format instead of hard copy or raise the price of the resale packages. The consensus was that at this time a hard copy is preferable and the cost of printing the booklets is covered in the cost of the resale package. Relative to the newsletter, the color printed copy was only meant to be a one-time "grabber" and future newsletters will be emailed or printed in black and white format.

Pool Committee

Mr. Lawlor reported that the teen game night was held and was a success. The committee would like to sponsor another such event.

Mr. Lawlor was given four keys that open several of the doors at the pool, but several locks could not be opened with the keys give. It was suggested that the doors be keyed alike instead of having numerous keys. Mr. Lawlor will check into this.

Mr. Lawlor measured out the dog house and would like to take eight feet for the snack shack and center it at the location where there is currently a window. He is going to replace the one window, but since there is a second window, the Board suggested also replacing the other broken window to make the appearance consistent on that side of the building. He estimated that to do the planned work the cost would be approximately \$800 if two windows were replaced, or about \$500 if only one window was replaced. Monies were budgeted to finance upgrades to the building. We may also need to do electrical upgrades in the building and Mr. Lawlor will check with the electrical inspector.

The Pool Committee submitted recommendations for pool staffing, which included Tiffany Garber as Pool Manager and Allison Sikora as Assistant Manager. The Board had no problem with the Pool Committee selecting the staff, but would just need to work out the salary arrangement. Several other new people expressed interest and the Pool Committee requested the names/addresses of last year's guards. Mr. Lawlor will check with the Township to see what needs to be done as far as selling food at the pool. The committee received several bids from pool servicing companies and felt it was cost effective to stay with Dennis Dettra's company to supply those services.

Publicity

Mrs. Dempsey thanked everyone for getting out the newsletter. She has received a number of responses to sign up for the website and/or the hand delivery.

Mr. Ehmman reviewed the status of the website and the issue of the domain name. He did finally connect with our prior webmaster, who wanted \$500 for the old domain name. Mr. Ehmman's feeling was that we do not need it. It was felt we should write to Mr. Greco and inform him that we are not interested in buying the old website name and effective immediately we want to shut down the old website. With input from Mr. Ehmman, Mr. Downey will write to Mr. Greco.

Mr. Ehmann also indicated that he would like to include history of the Manor House on the website and requested any information that anyone in the community might have regarding the House.

The Board and residents commended Mr. Ehmann on the excellent job he has done in putting together the new website.

Architectural Control

A resident from Commonwealth Drive attended the meeting to discuss the possibility of putting on an addition to her townhome. The Board reviewed the issues that would be involved in putting on an addition. A big issue is the impervious surface. The Township dictates the percentage of a homeowner's property that can be comprised of driveway, house, sidewalk, etc. (impervious surface) and many of the townhomes in the area are maxed out or over the maximum impervious surface. Therefore, the Board recommended that before the resident puts any money into this project, she should go to the Township and first check out the impervious surface issue to see if she has the space to expand.

Resident at 9 York Street submitted application to install new fencing. Application approved as submitted.

Resident at 112 Canterbury Court submitted application to replace siding. Color scheme will be compatible with neighbors. Application approved.

Social

Mrs. Strange is in the process of arranging for the Easter Egg Hunt to be held on April 1.

Old Business

Mr. Downey reported that no decision has been made regarding the proposed Hovnanian development behind the woods.

New Business

The Annual meeting was originally scheduled for April 3, however, because of the Jewish holiday, the meeting was postponed to the following Tuesday, April 10.

With no further business, the meeting adjourned at 9:30 p.m. The next meeting will immediately follow the annual meeting on Tuesday, April 10, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

April 10, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, April 10, 2007, in the Spring House. The meeting was called to order at 7:37 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Barbara Jankowski, and Bob Donatelli. Twenty other residents were also in attendance.

General Business

The minutes of the March meeting were approved as submitted.

The status of delinquent accounts was reviewed. Final notices were sent to four residents. A sheriff sale had been scheduled for the beginning of the month for another delinquent account, but Mr. Donatelli was unsure of the status of that.

Bob distributed and reviewed the Profit & Loss Statement for February, 2007 and the Profit & Loss YTD Comparison, January 1 – February 28, 2007. Income for the month of February totaled \$10,464 with expenses totaling \$3,517 resulting in a positive cash flow of \$6,946 for the month of February. Year to date income totaled \$44,049 with YTD expenses totaling \$6,686.

Correspondence received as reviewed.

Ms. Greely of King Charles raised the issue of ceiling collapses within the community. Since there were several contractors who built Newtown Crossing, Ms. Greely was interested in learning whether the ceiling collapses were limited to one particular builder or whether they were general across the community. Mr. Downey indicated that most of the houses that have had problems have been concentrated in one particular area, TH2, and they seem to be homes where there is no roof ventilation. Mr. Gallagher of High Street indicated that he has been doing some research in the area and 48 people have contacted him. He had a contractor survey his house and was told that there is a definite possibility that he has mold issues and that he does not have enough attic ventilation. He had his homeowners insurance adjuster out and the adjuster thought there might be blow-back from the furnace since black lines are visible around the joist. The contractor who walked through Mr. Gallagher's house will also be calling some of the other residents who are interested in having their houses checked. The contractor will be looking through the different house situations in an effort to try to put together a pattern. Discussion followed with a number of residents raising issues with their particular house. A common problem with the houses that have had ceiling problems seems to be lack of ventilation in the attic area.

Mrs. Jankowski, who lives on Chestnut Street and next to the woman whose ceiling collapsed on her, indicated that three townhomes out of a four townhome cluster had ceiling issues and none of the houses had an attic fan. She had been inside of the collapsed ceiling house, but it was unknown as to whether the drywall failed or the nails failed in that house.

Mr. Ancona indicated that technology has changed since our homes have been built. In lieu of nails, screws are now used since they hold better. It is also required that the nails be closer together. Most of our houses were built using engineered trusses and the spacing is greater since they were allowed to be 24" apart instead of 18". So the ceiling problems that have occurred may be the result of a combination of the way the homes were built originally. It was suggested that if residents are concerned, they should have a contractor come in and evaluate their homes.

One resident asked if something could be done to dispel the negative publicity that the community has received over all of this. It was felt that if we came out with a publicity statement that could do more harm to our community than good. It was also felt that Township involvement would not be beneficial.

Other issues were pointed out which brought attention to the fact that some dryer vents and ventilation fans were not properly installed in some homes. It was mentioned that problems of building quality are not indicative to just Newtown Crossing. Every development has some problems in quality of construction and our problems are minor compared to issues that have been faced by some developments.

The discussion changed to the topic of dog owners who do not clean up after their pets. One resident inquired as to whether signs could be posted, especially along Mill Pond. The Board thought it was a good idea to post signs, but pointed out that signs are of little value without enforcement and residents need to be willing to call the code enforcement agency to enforce the pet ordinance. It was asked if the Township would be willing to post signs. Mr. Downey offered to check into this. It was suggested that in addition to an item about cleaning up after dogs, the number for concerned citizens to call for enforcement of the code should be posted on the website.

Maintenance

Mr. Bollendorf at 31 King Charles indicated that there is a big gap in the bushes behind the pool and asked if that gap could be filled. This area will be added to the list of tree replacement. It was also pointed out that there is a dangling limb on the circle by the parking lot. This will be added to the list of work for our tree maintenance contractor.

Mr. Downey commended Mr. Tiffany on the good job that he did on snow removal from the sidewalks this year.

Pool Committee

Mr. Lawlor distributed a breakdown for the costs involved in the work for the snack shack at the pool. Mr. Graff made a motion to approve up to \$800 for renovation of the dog house to turn it into the snack shack. Mr. Collier seconded the motion. Motion carried unanimously. A refrigerator and freezer are being donated.

Mr. Lawlor had also sent a letter to Newtown Township regarding the sale of food at the snack shack and received a response from the Township saying they will not need to be involved in any way. However, the Dept. of Agriculture requires a certificate costing \$30-35 per year. Mr. Lawlor reported he has been trying to schedule the electrical inspector to come out to the pool.

Mr. Lawlor will contact Dennis Dettra regarding the opening of the pool. He also indicated that the baby pool looks in poor condition and would like to have the baby pool sand blasted and painted. The Board stated that Mr. Dettra tried numerous times to sand blast and paint but there seems to be a water problem under the pool because the paint does not properly dry. Mr. Lawlor will investigate other alternatives to correct this situation.

Mr. Downey received a call from Chandler Hall, and they would like to use the pool again this year at the same cost as last year.

Pool tags may be issued this year instead of having to show a driver's license. It was suggested that residents be urged to keep the same pool tag for future years.

It was suggested that email address be requested on the pool registration form.

The swim team hosted a pot luck dinner at the Manor House which was a great success.

Publicity

Mr. Ehmann asked whether there was any problem in posting photos on the website without getting permission to use the photos. Waivers will be requested when pictures are taken of events.

Architectural Control

Residents at 6 York Street submitted application to replace the roof. Application approved as submitted.

Manor House

The furnace was serviced. Four community events are scheduled for the month of April.

The outside of the Manor House has been budgeted for painting. The house will have to be power washed first and bids will need to be received for the painting.

Old Business

Mr. Downey advised that Judge Rufe turned down Hovnanian's request to put in the development behind the woods. Hovnanian has since appealed to the Commonwealth Court of Pennsylvania.

New Business

Mr. Graff indicated that some of the people who live near parking pads have made mention that some of the pads need to be re-coated. He asked if there might be some monies available to repair some of the parking pads this year with the rest being done in the following year.

With no further business, the meeting adjourned at 9:30 p.m. The next meeting will be held on Tuesday, May 1, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

May 1, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, May 1, 2007, in the Spring House. The meeting was called to order at 7:51 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Eleven other residents were also in attendance.

General Business

The minutes of the April meeting were approved as submitted.

With the election results having been presented at the annual meeting immediately preceding the regular meeting, the Board welcomed Carl Ruzicka to the Board. The Board thanked Barbara Jankowski for her many years of service to the community.

Election of officers was the next order of business and Mr. Graff made a motion to continue with Mr. Downey as president and Mr. Ancona as vice president of the Community Association. The motion was seconded and the roll was called: Mr. Ancona - yes; Mr. Collier – yes; Mr. Downey – yes; Mr. Graff - yes; Mr. Ruzicka - yes. The motion carried unanimously.

Correspondence received and sent was reviewed. Mr. Downey received a letter from Liberty Square inquiring about the retention basin clean-up schedule. Mr. Downey informed them that our contractor maintains that area two times a year and we will be advised when the contractor can come out to do this.

Mr. Downey received a letter from Mr. Smollen of JCHI. His organization is exploring the possibility of building a group home for disabled individuals on the Shir Ami property. This would house from 4-6 individuals of the Jewish faith. Mr. Downey suggested that Mr. Smollen talk to us further about this at one of our meetings.

Bob distributed and reviewed the Profit & Loss Statement for March, 2007 and the Profit & Loss YTD Comparison, January 1 – March 31, 2007 and the Balance Sheet as of March 31, 2007. Income for the month of March totaled \$6,341 with expenses totaling \$7,546. Year to date income totaled \$50,390 with YTD expenses totaling \$14,232. Total Assets and Liabilities/Equity as of March 31, 2007 were \$201,478.

Maintenance

At the last meeting, a resident raised complaint regarding other residents who walk their dogs along Mill Pond and do not clean up after them. As discussed at the meeting, Mr. Downey researched the possibility of posting “clean up after your dog” signs along Mill Pond. Posting such signs presents a number of problems for the community. First of all is the problem of where we would we post the signs, since the township does not allow such postings on street lamp posts or on other township signposts. Several Board members felt that posting such signs would not even have an impact on the residents who currently do not clean up after their pets and that posting such signs would be a waste of time. Mr. Ancona suggested posting signs at the entrances to Newtown Crossing, with signs stating “Newtown Crossing takes prides in its community—please clean up after your pets”. Mr. Donatelli remarked that our landscaper has been billing us to clean up dog droppings—last month’s bill included \$437 animal clean-up, so this issue is costing the community.

A pine tree needs to be removed on common ground next to 205 Commonwealth, and a dead limb needs to be removed along Mill Pond behind 21 Gettysburg. Jim’s Tree Service will be contacted regarding this work.

Pool Committee

Since he was unable to attend the meeting, Mr. Lawlor forwarded a pool committee report which was presented to the Board. Electrical inspection has been scheduled and Mr. Lawlor has contacted Mr. Dettra and will call Newtown Artesian Water to take care of everything needed for the pool opening.

Mr. Lawlor will be opening a bank account for the Snack Shack to handle expenses and income connected with the operation of the Snack Shack. He hopes to have the Snack Shack ready to go before the next Board meeting.

Mr. Lawlor met with the pool manager and the lifeguards to discuss operation procedures, the paperwork and registration process, guest pass limitations, the Chandler Hall rental, and normal everyday operations. The pool manager will be working on the scheduling of the full-time and part-time lifeguards.

The committee continues to work on planning social activities throughout the season. A middle school night is being organized as well as a teen game night and a movie float night.

Mr. Donatelli advised the Board that he and Mr. Lawlor discussed salaries for the pool manager and assistant manager. Mr. Lawlor did not suggest salaries for the other guards. Mr. Collier will follow up with Mr. Lawlor regarding salaries and will touch base regarding the Chandler Hall rental agreement.

Publicity

The newsletter committee is still working on developing email listings so that the newsletter can be emailed to as many residents as possible, thereby cutting down the number of newsletters that need to be copied and hand-delivered within the community. Currently there are about 100 residents signed up for email. The committee asked for approval for an expenditure to copy the next newsletter. The Board gave approval.

Mr. Ehmann reported that he has gotten Newtown Township to link to our website.

Architectural Control

Resident at 117 Hidden Valley Lane submitted application for installation of new siding. Application approved as submitted.

Resident at 40 E. Hanover submitted application to install a 48" x 56" window over his entrance door. Discussion followed as to whether that was a bearing wall and if a window that size would be able to be installed. The application was approved with the stipulation that the Township will allow a window of that size to be installed.

A resident in attendance asked what the guidelines were for installation of sheds. The Board advised that the Township requires a shed to be six feet back from the property line and it needs to be properly secured so that it does not blow. It also needs to be behind the front line of the house. Further guidelines can be obtained through the Township.

Manor House/Spring House

Mr. Ancona advised that our current renter of the Spring House is planning on moving out the end of May. He has been an excellent renter for over seven years. The realtor who has been working with the current tenant is interested in downsizing and she might be interested in taking over the rental property.

The apartment is very small and is not air conditioned. Mr. Ancona tried finding comparable rentals in the Newtown area in order to evaluate an appropriate rental fee. Discussion following and it was suggested we consider raising the rent \$100 per month to \$800 and see if the potential renter is still interested in the apartment.

Old Business

Mr. Graff brought up the business of seal coating the parking pads within the community. It was hoped that there would be budgeted funds left over from snow plowing for this item, however, that amounted to only about \$300. Mr. Graff suggested getting quotes over the summer for this work and checking our budget in the fall to see if it would be possible to do this work before the parking pads deteriorate to the point that they would need to be completely resurfaced instead of just seal coated.

New Business

Mr. Downey reported that a vehicle has been parked at the end of Canterbury Court with a "For Sale" sign posted on it. This violates a township ordinance and he will write to the owner. Mr. Collier said that he knew the person selling the vehicle and he will discuss the matter with him.

With no further business, the meeting adjourned at 9:20 p.m. The next meeting will be held on Tuesday, June 5, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

June 5, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, June 5, 2007, in the Spring House. The meeting was called to order at 7:37 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, Rich Lawlor and Marie Dempsey. Twelve other residents were also in attendance.

General Business

One correction was noted to the May minutes—under General Business, the spelling of Mr. “Smollen” should read Mr. “Smolow”. The minutes were approved with that correction.

In attendance at the meeting was Ronald Smolow who represented Jewish Community Homes for Adult Independence (J/CHAI), which is a Delaware Valley based non-sectarian agency dedicated to providing residential services for adults with developmental disabilities. The agency currently operates a number of homes in the Delaware Valley which house between 6-8 residents, who work or volunteer in the community, with the houses having support staff. The other houses already established have been very successful. J/CHAI has approached Shir Ami to build a two-story group home on Shir Ami property consisting of approximately 6,000 square feet of living space which would house 6-8 residents. Mr. Smolow presented renderings of the proposed house and indicated that it would face Route 413 and should not have any impact on Newtown Crossing; however, he did want to provide our community with the courtesy of advising us beforehand about the planned proposal. A number of NCCA residents in attendance expressed favorable comments regarding the proposed home and appreciated the fact that Mr. Smolow attended the meeting to make a presentation to the community. One resident has a relative who currently lives in a J/CAHI house, and he had very high praises for the facility in which she lives.

Mr. Smolow offered to meet with residents whose properties back up to the Shir Ami property to discuss the proposal further. He indicated that the house may not be built for another five or more years. Mr. Smolow further thanked NCCA for giving him the opportunity to present his proposal, and the Board in turn thanked Mr. Smolow for giving us the courtesy of informing the community as to their intent.

Mr. Donatelli reported that four delinquent notices were sent out last month and all four accounts have either paid in full or are now less than one quarter in arrears.

Mr. Donatelli distributed and reviewed the Profit & Loss Statement for April, 2007 and the Profit & Loss YTD Comparison, January 1 – April 30, 2007. Income for the month of April totaled \$33,575 with expenses totaling \$9,284. Year to date income totaled \$83,965 with YTD expenses totaling \$23,516. He reported that the older furnace at the Manor House will probably not last much longer and, at budget time, we should discuss replacing it.

Mr. Donatelli reported that the insurance policy is up for renewal in September and questioned whether the Board was interested in getting new quotes. The Board expressed satisfaction with State Farm and felt that our current agent has been very good to us.

Mr. Downey reported that we received a request from the owner of the Leedom House, a member of NCCA, that he would like to “drop out of” NCCA. Our By-Laws do not allow members to do that.

Several complaints were received during the month regarding the maintenance of personal property. Mr. Ruzicka looked at one property and felt that there was not a problem. There is another house on Hanover near Churchill which has raised complaints, and a resident in attendance at the meeting said that the Township was going to fine the owners and give them 10 days to clean up the property. The Township should be continued to be called if action is not taken.

Pool Committee

Marge Ruzicka reported that the swim team has started, and she thanked Rich Lawlor for all of his work. A lot of new people have come out from the community this year. She further asked if the NCCA would again support the swim team. Mr. Collier made a motion that we support the swim team again this year by paying for the services of two lifeguards for four hours for three home meets, for a total of 24 hours of guard services. Stuart seconded the motion and it carried unanimously.

Mr. Lawlor outline upcoming events, which included a private pool rental party, teen game night, middle school night, and a girls' ice cream social.

Mr. Lawlor expressed concerns regarding some issues in working with Dennis Dettra as the pool maintenance server. The Board advised him that the pool committee is free to use another pool service if additional problems arise.

Mr. Lawlor felt the new pool manager is working out well and that we have names of 13 guards, mostly on a part-time basis. He also reported that the locks have been changed on the gates. It was pointed out that our landscape contractor, Mr. Moran, should get a new key. However, the lifeguards should be cutting the grass inside the pool gates so that there is some control as to when the grass gets cut and to insure that grass is not being thrown into the pool when it is cut.

The snack shack is up and running and there has been a good response to this. The Board pointed out that Mr. Lawlor should be sure to keep an account of all expenses and receipts for the summer. Receipts have been averaging about \$25 per day thus far for the days that the stand was opened over Memorial weekend.

Mr. Lawlor filled the baby pool and it did not leak. Dennis Dettra suggested filling it and starting the pump and if it leaks once the pump is on, then the leak is in the lines. If the leak is under the pool, then it is difficult to find where it is leaking. It was also suggested looking into some type of mats for the floor of the baby pool, which would probably cost in the \$500-600 range. However, the mats would have to be continually clean and we would need to consider any safety issues.

Mr. Lawlor received a call from a Liberty Square resident who was interested in joining our pool. That request was rejected by the Board. Chandler Hall will be starting their program with the pool on June 11. The pool will be opened on a full-time basis starting June 18, from 12 to 8.

Discussion opened regarding lifeguard salaries. Mr. Collier made a motion to approve the salary structure as proposed. Mr. Graff seconded the motion and it carried unanimously.

Mr. Downey received a letter from the Bucks County Department of Health regarding certification required by public swimming pools. While he submitted the appropriate paperwork, Mr. Downey also responded by pointing out that we are a recreational swimming establishment and not a public swimming and bathing place.

Maintenance

Some of the railroad ties are deteriorating on the entrance island. It was suggested replacing these with pavers or bricks. Mr. Ancona suggested getting a quote from Mr. Moran.

We received a call from a resident on Canterbury Court regarding the retaining wall which is deteriorating behind the townhomes that back up to other personal property at the beginning of that street. Mr. Ancona looked at the area and identified that there is a section of about 35 feet which is on common ground; however, the remainder of the wall is on the personal property of a number of different residents. Mr. Ancona felt that we could do it in sections or do it as a unit with the other residents fixing their section at the same time.

A resident who lives at 20 S. Lancaster Lane raised concern regarding water accumulating in his back yard because the swail has been altered over the course of the years. Mr. Ancona offered to look at the property to see what the configuration of the land currently is.

A question was raised regarding the maintenance of the cul de sac islands. Technically, the Township is responsible, however, they have assumed no responsibility for their maintenance and over the years it has evolved that the neighboring residents have maintained those areas.

Social

Mrs. Strange requested monies for a "poolapalooza" event. Mr. Ancona made a motion to approve an expenditure of \$300 for this event. Mr. Collier seconded the motion and it carried unanimously.

Publicity

In order to expedite distribution of newsletters, Mrs. Dempsey asked if there was any listing of Newtown Crossing residents by street order. Mr. Donatelli provided her with a current alphabetical listing which she will use to create a new distribution listing.

Architectural Control

Resident at 145 Commonwealth Drive submitted application to replace large double windows with smaller double windows to allow for expansion of kitchen countertop cabinets into her existing dining room. Application was approved as submitted.

Manor House/Spring House

Mrs. Dettra reported that four rentals were scheduled for June, in addition to one community use. The gutters were cleaned by Newtown Roofing during the end of May. Pest control treatment was done by Lecks Exterminating.

Mrs. Dettra was requested to obtain painting bids for the outside painting of the Manor House. Some parts need to be treated for mildew and there is also some minor repair work that needed to be done. Mrs. Dettra has requested input for names of reputable painters to do the work and she will be happy to contact them as soon as she obtains some resources.

We received a new contract from Property Management for maintaining the rental agreement and repairs, etc. for the Carriage House. The Board had no problem in continuing that agreement.

Our previous tenant moved out during the first weekend in June. He forwarded an \$800 deposit from the new tenant, who was referred by him.

New Business

With no further business, the meeting adjourned at 9:35 p.m. It was agreed that, because of the holiday, the next meeting will be held on Tuesday, July 10, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

July 9, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Monday, July 9, 2007, in the Spring House. The meeting was called to order at 7:36 p.m. by Jim Downey with the following Board members, officers and committee heads present: Stuart Graff, Carl Ruzicka, Bob Donatelli, and Joanne Urquhart. Also in attendance were the following residents: Allan Leichter, Bob Reass, Fred Dicter, and Gerry Zanzalari.

General Business

The minutes of the June meeting were approved with the correction of the listing of the July's meeting date.

Mr. Donatelli reviewed the status of delinquent accounts

Mr. Donatelli distributed and reviewed the Profit and Loss statement for May 2007 and the Profit & Loss YTD Comparison for January 1 to May 31, 2007. Income for the month of May totaled \$9,729 and expenses for the month totaled \$9,289. Year to date income as of May 31, 2007 totaled \$93,694 and expenses totaled \$60,889. We will be losing three months rent on the Carriage House, since the prior tenant has already vacated the premises and the new tenant will not be moving in until September. Mr. Donatelli indicated that there may be a shortfall in income this year due to the three-month vacancy at the Spring House, decreased Manor House rentals and decreased 5407's.

A resident who lives near the wooded area expressed concern about what the kids have done in the wooded area—complete vegetation has been removed in areas, pits, obstacles, ramps, and holes have been dug for biking purposes. He indicated that it has become a garbage pit, and a hazard. ATV's have been seen riding through the wooded area. This has been an ongoing issue for years.

Mr. Downey responded by saying that this is an issue that is impossible to overcome. The Board certainly agreed that it needs to be cleaned up. We could allocate monies for clean-up and we could post it for no ATV riding. However, in a short period of time it may be back to its current condition. The problem is in catching the kids doing the damage and catching and reporting the ATV drivers. It was further felt that the problem may lie more with the parents than the children, since many parents take no responsibility for the actions of their children and become indignant when complaints are filed about their children. Some of the kids doing damage to the wooded area may not even live in Newtown Crossing but in Eagle Ridge.

The Board suggested having a fall community clean-up project. It was further suggested putting something on the website solicited community involvement in cleaning up the area in the fall with this being scheduled some time in late September or October.

Correspondence received was reviewed.

Pool Committee

Comments were made regarding the positive improvements that have been made at the pool. The Swim Team submitted their declarations of insurance.

While we had previously disputed the fact, Mr. Downey received a letter from the County citing that our pool meets the requirements of a public bathing place and "with the exception of not being required to provide life guards under Section 18.42, you are required to comply with the other Sections as listed under Chapter 18". In connection with the other Sections listed we need to obtain a certificate from an exterminator for certification purposes for Bucks County.

Maintenance

A damaged tree on Commonwealth will be added to the list of tree work needing to be done. Another sink hole has developed on 21 Franklin Court and Mr. Downey will look at that. Jim's Tree Service checked on a large downed limb behind 145 Canterbury in the wooded area and indicated that the rest of that tree should come down. Unfortunately, the tree is large and in area that is not easy to access, and the cost would be \$2,200 to take it down. There is also a pine tree behind 102 Commonwealth that we asked Jim's Tree to take up the lower branches. After looking at that tree, Jim suggested taking the entire tree down, since he felt removing just the lower branches was not a good idea. He said he would take that entire tree down for \$200. The Board approved both of these issues.

Mr. Graff felt that Jim's Tree Service has done an exceptional job in the tree work he has done for the community and in providing fair and reasonable pricing. Mr. Graff suggested giving Jim's Tree Service a small classified ad on the website. The rest of the Board members present had no objection.

Additional tree work included a tree on common ground next to 5 York Street, behind 26 S. Lancaster Lane and 7 S. Lancaster.

Architectural Control

Resident at 46 King Charles submitted application to install new roofing. Application approved as submitted.

Resident at 42 King Charles submitted application to replace rotted fence slats with lattice work. The Township has already approved this. Application approved.

Discussion ensued regarding a resident's interest in expanding a driveway to accommodate a handicapped scooter. Since no application for this was yet presented, decision regarding this will be made after resident approaches the Township and submits formal application.

Manor House/Spring House

Two rentals are scheduled for July.

Phone and security system service was scheduled during June. The phone problem was corrected and ADT needs to correct their end of the problem.

Mrs. Dettra is still waiting for paint bids to come in on the outside painting of the Manor House.

We need to find a new cleaning person for the Manor House. Mrs. Dettra questioned whether the new cleaner would have to be bonded. (That question was not answered at the Board meeting.)

The former tenant of the Carriage House is requesting his security deposit back. Mr. Downey will check with our rental agency regarding this.

New Business

A lawsuit has been filed against the Community Association concerning roots of a tree on common ground causing uprooting of a driveway. The plaintiff has filed for \$1,600 and wants the tree cut down. The plaintiff is permitted to cut the roots of the tree on his property but is suing the association to cut down the entire tree.

With no further business, the meeting adjourned at 8:50 p.m. The next meeting will be held on Tuesday, August 7, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

August 7, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Monday, August 7, 2007, in the Spring House. The meeting was called to order at 7:34 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Stuart Graff, Bob Donatelli, Joanne Urquhart, Rich Lawlor, and Fred Ehmann. Also in attendance were the following residents: Bob Reass, Helene and Fred Dichter, Barbara Ehmann, Alan Most and Susan Abraham.

General Business

The minutes of the July meeting were approved with “Spring House” being corrected to “Carriage House” on page 3.

Mr. Donatelli reviewed the status of delinquent accounts.

We received \$2,000 from Chandler Hall for pool usage. Bob reported that the storm water management contribution will be taken at the end of the year; therefore, net income will be higher until funds are expensed at that time.

Mr. Donatelli distributed and reviewed the Profit and Loss statement for June 2007, the Profit & Loss YTD Comparison for January 1 to June 30, 2007 and the Balance Sheet as of June 30, 2007. Income for the month of June totaled \$6,739 and expenses for the month totaled \$24,716. Year to date income as of June 30, 2007 totaled \$100,433 and expenses totaled \$57,521. Total Assets and Liabilities & Equity as of June 30, 2007 totaled \$206,414.

Correspondence received was reviewed. We received a letter from the Delaware Valley Regional Planning Commissions which enclosed a report on disc for the Bucks County Regional Traffic Study conducted in June of 2007. The study examined and reported on a key network of roadways and the ability of that network to safely and efficiently accommodate heavy truck and general traffic volumes.

We received a letter from a woman who would like to hold a fundraising event to benefit the fight for breast cancer and asked if NCCA would be willing to donate the cost of renting the Manor House or the Spring House for this event. The Board agreed that she could use the house free of charge, but her sister, who is a resident of Newtown Crossing, would need to arrange the use of the house with Bonnie Dettra.

Mr. Downey received an email from Sgt. Stephen Meyers of the Newtown Township Police Department indicating that he has set up a new email address because of unreliability of the township’s email system and will be sending crime prevention tips and information from his new email address of Badge5215@comcast.net. This information will be included on our website for residents who wish to contact Sgt. Meyers.

Pool Committee

Movie nights have been scheduled at the pool and have been a great success. Receipts from the snack shack have been paying for guard salaries during the movie nights. Mr. Lawlor has purchased some new umbrellas for the pool area, which have also been purchased from snack shack proceeds.

Mr. Lawlor reported that the anchors of the guard deck at the deep end are rusted and it is difficult for the guards to climb up and down from that stand. He suggested taking that stand out and purchasing a second new portable stand which could be moved to the other side of the pool if needed. There had been an issue with the diving board—several people looked at it and it has been fixed, at least for the meantime.

The pool committee would like to have a flea market at the pool area and also a car wash. Dates have not yet been set for those events.

Mr. Lawlor reported that the robot purchased last year has only been used one time this year. Once they got a new vac head and hose, they found that the vacuum was more efficient than the robot. Since this item is not being used, he suggested selling the unit and using the money for upgrading items at the pool.

The County regulations now require that the pool area needs to have a person certified as a pesticide applicator. The Association has used Leck's for the Manor/Spring/Carriage House and it was suggested that Mr. Lawlor contact Leck's to inform them that we need a licensed exterminator on standby. Hopefully Leck's will be familiar with what the County requires, since the guidelines presented by the County are very vague.

Mr. Donatelli felt that the benches should be replaced at the pool, since they are falling apart. Mr. Lawlor will check into that.

Mr. Lawlor thanked and gave recognition to Alan Leichter who made donations of a screen and projector for the movie nights at the pool. In acknowledgement of his contributions, it was suggested that an ad for Mr. Leichter's camera shop be included on the website.

Lorrie Strange will be organizing a "Poolapalooza" event on August 12 at the pool.

Maintenance

We received a letter from a resident at 192 Commonwealth who reported dead trees on common ground behind her property. There are a number of trees in distress along Mill Pond. Pete also mentioned that a resident on Cherry Lane also indicated there is a tree on common ground that needs work. It was suggested that the trees be marked with spray paint for removal so that they will be easily identifiable in the fall. It was also suggested that we ask our tree contractor if there is any reason why so many trees seem to be dying recently in the community.

Mr. Downey received a call from a resident at 31 King Charles asking when the missing arborvitaes separating his property and the pool were going to be replaced. Mr. Ancona had spoken to Mr. Moran about replacing them and he had been having a difficult time finding replacements that were large enough. Mr. Moran was unable to find anything large enough until June, and at that point it was not a good time to plant, so the replacements will be planted in the fall.

There continues to be a sink hole on Princess Lane and there is another major sinkhole at 25 and 47 Franklin Court. Mr. Downey will contact Mr. Moran to look at these areas. Mr. Ancona indicated that Mr. Moran has been researching to determine the best means of correcting sinkholes that have been occurring and re-occurring in the community. He has used a type of "mat" system in another area which has worked well. Mr. Ancona offered to contact Moran regarding these sinkholes.

There is a section of retaining wall between King Charles and York Street that is decaying. Mr. Ancona has contacted Mr. Moran regarding this area. Mr. Ancona has also been working on trying to find a contractor who would install I beams every 10 feet along the retaining wall on Canterbury Court. That wall is also deteriorating; however, while one section of that wall lies on common ground, the rest of the wall is on private property and would be the financial responsibility of the homeowners living there. Mr. Ancona felt an I-beam wall would work well, since, once the beams are installed, the pilings would just need to be dropped in the slots.

Architectural Control

Resident at 35 King Charles submitted application to install new windows. Application approved as submitted.

Resident at 35 Canterbury submitted application to install new windows. Application approved as submitted.

Resident at 131 Hidden Valley Lane submitted application to install new patio. This was approved pending Township approval.

Resident at 11 Prince Philip submitted application to replace windows. The resident was unable to download the application, but Mr. Graff communicated by email and spoke to her and the work was approved. A confirmation form will be returned to her.

Manor House/Spring House

The fire department passed the inspection of our smoke alarms at the Manor House/Spring House. A window was fixed on the Spring House. Mrs. Dettra is in the process of getting painting bids.

The Carriage House will be rented starting in September.

Mrs. Dettra spoke to Mr. Downey prior to the meeting regarding lighting at the Manor House. We have had vandal-proof lighting installed in the past only to have it destroyed. Mrs. Dettra asked if we could look into more lighting; however, if vandal-proof lighting has been destroyed it is difficult to find other lighting that also will not be destroyed. Mr. Lawlor brought up the fact that there currently are some other lighting issues at the House. On the back wall of the porch there is an open junction box with wires hanging out with no type of cover and there is a ground wall outlet that does not work. It was suggested putting flood lights at the very top of the peaks of the house to provide additional lighting in order to light up the outside Manor House area. There is a section of masonry by the flower box that also needs work. The light on the tower also does not work; however, in order to access that someone would need a bucket truck, and this would have to be done when the ground is solid. It was mentioned that a resident in the community does have a bucket truck (Rich Walsh) and he is an electrical contractor. Marie Dempsey indicated that her son works for Mr. Walsh and she offered to contact him regarding the possibility of accessing/fixing the tower lighting.

Publicity

Mrs. Dempsey was able to obtain a mailing list on disc format from First National Bank. Having this information on disc greatly simplifies breaking down the mailing list for distribution of the newsletters.

Old Business

Mr. Downey appeared in court on behalf of the NCCA on August 2, regarding a suit filed by a resident who wanted a tree taken out on common ground claiming that one of the roots was damaging his driveway. Mr. Downey was successful in defending that lawsuit.

With no further business, the meeting adjourned at 9:00 p.m. The next meeting will be held on Tuesday, September 4, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

September 4, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, September 4, 2007, in the Spring House. The meeting was called to order at 7:35 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, and Fred Ehmann. Also in attendance were the following residents: Jill Collier, Fred Dichter, Alan Most, Lorrie Strange, and Margie Ruzicka.

General Business

Several changes were noted in the minutes of the August meeting. On page one under delinquent accounts, notation should be made after Mrs. Santiago's name that she is the owner of 256 Canterbury, which is a rental property. On page 2, the first sentence of paragraph 3 should read "The County regulations now require that the pool area needs to have a person certified as a pesticide applicator." In the last sentence of the pool committee report, "Lollapalooza" should read "Poolapalooza".

Mr. Donatelli received a new contract from First National Bank to renew their accounting services for the coming year. The current contract fees run about \$750 to \$765 per quarter. The new contract reflects an increase of about \$140 per year. Mr. Collier made a motion to approve the contract with First National Bank for accounting services for the coming year October 1, 2007 through September 30, 2008. Stuart seconded the motion and it carried unanimously.

Mr. Donatelli distributed to the Board copies of the audit report. The Board will review the report outside of the meeting for discussion during the October meeting.

Mr. Donatelli reviewed the status of delinquent accounts. A correct address had been obtained for the owners of 50 Chestnut, which is currently a rental property, and that account has been paid in full.

Mr. Donatelli distributed and reviewed the Profit and Loss statement for July, 2007, and the Profit & Loss YTD Comparison for January 1 to July 31, 2007. Income for the month of July totaled \$32,928 and expenses for the month totaled \$22,374. Year to date income as of July 31, 2007 totaled \$133,361 and expenses totaled \$79,896.

Pool Committee

Margie Ruzicka said that the Swim Team had an excellent season and turnout, and she thanked the Board for their support.

Mr. Lawlor was unable to attend the meeting but submitted his report. The Pool Committee will be holding a car wash on September 30 and a flea market on October 6. The proceeds from these two events will be used to upgrade the equipment at the playground. Family Movie Nights will be continuing every Friday in September, weather permitting, with movies being held in the playground parking lot. Mr. Lawlor thanked the pool manager and guards for doing an excellent job. He will provide the Board with a detailed report on the Snack Shack and other pool equipment issues.

Social

Mrs. Strange is organizing a Halloween party and requested \$300 for that event. Monies have already been budgeted for social events. The party will be held on October 21.

Maintenance

Stuart received an email from a resident at 5 Princess Lane who indicated the retaining wall that runs the length of the common ground is showing signs of termite infestation and starting to collapse. Pete had looked at it and will be in contact with Mr. Moran regarding repair work.

A tree had been removed from the common ground next to 205 Commonwealth and the resident at that address asked if the common ground could be restored by filling in and planting grass seed. Mr. Downey will talk to Mr. Moran about this.

Complaint was raised about residents who have fences that appear to encroach on the common ground off of High Street and Bucks Meadow. Concern was also raised regarding whether a shed at 90 High Street is on common ground. It was suggested that we contact Mike Solomon at the township Code Enforcement to verify that the permit has been obtained and complied with.

Mr. Graff suggested having Jim's Tree Service look at the trees in the development to assess why so many of them are dying. Mr. Ancona mentioned that it is not just in our development, since he has noticed the same issue in other developments and many of the dying trees are red maples and oaks. There are several trees along Mill Pond that seem to be dying, but Mr. Ancona suggested waiting until spring to see if any of them come back during the next year. There are other trees that will be addressed now.

Mr. Ancona received a quote to rebuild the deteriorating retaining wall that runs parallel between Princess Lane and the playground and down toward King Charles. The lower part is falling apart and is infested with yellow jackets. Moran gave a price to dig the whole embankment out and step it down for a cost of \$3,600 since it is very labor intensive to dig out the whole embankment. Mr. Ancona is also trying to find the most cost effective means of repairing the retaining wall on Canterbury Court, which contains a 30-40 ft. piece on common ground and the rest of the wall runs on private property.

As soon as the weather cools, Moran will be replacing the missing arborvitaes at the back of the pool area.

Mr. Ancona has been in contact with Mr. Moran regarding the sink hole problems behind 47 and 27 Franklin Court.

Architectural Control

Residents at 113 Commonwealth submitted application to replace siding and shutters. Application approved as submitted.

Residents at 11 Prince Philip Court submitted application to replace windows. Application approved as submitted.

Manor House/Spring House

Fire inspection took place at the Manor House in August and everything was up to code. The fire extinguishers will be serviced in September.

George Hepp installed security lights at the Manor House.

One rental is scheduled for October. Community usage of the Spring House on a once-a-month basis has been scheduled for the Republicans, the Democrats, the Boy Scouts and the Girl Scouts

Mrs. Dettra contacted five painters to obtain quotes for painting the Manor House and Spring House. Only one bid was received. Mr. Reigle submitted a bid in the amount of \$4,650, which included power washing, painting and scraping, replacing glass where necessary, wood where necessary, caulking where necessary, repairing gutters, and also masonry and stone pointing where necessary. Mr. Graff made a motion to

accept Mr. Reigle's bid in the amount of \$4,650 and Mr. Ancona seconded the motion. The motion carried unanimously.

The lease has been signed and delivered for the Carriage House rental and the new tenants have moved in.

Publicity

Mrs. Dempsey reported that the committee is trying to get a newsletter out during the beginning of September. We currently only have about 200 email addresses and are still trying to get more residents signed up to have the newsletter emailed in order to cut down the cost and time involved in distributing hard copies.

Old Business

The Hovnanian Group has appealed the previous rejection of the development behind the woods and they have filed the briefs for the appeal.

Mr. Ancona commended everyone for their involvement in the community over the past year with the success of the pool season, the website, and the newsletter.

With no further business, the meeting adjourned at 9:15 p.m. The next meeting will be held on Tuesday, October 2, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

October 2, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, October 2, 2007, in the Spring House. The meeting was called to order at 7:30 p.m. by Jim Downey with the following Board members, officers and committee heads present: Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, and Fred Ehmann. Also in attendance were 12 other residents.

General Business

A number of residents, who live around the Bucks Meadow cul de sac that backs up to the wooded area, attended the meeting to ask if the Community Association would trim back the overgrown bushes on that island. Some of the bushes are encroaching into the roadway and have created a visibility issue. The cul de sac islands are traditionally maintained by the residents who live around the islands. The Board indicated that this island had previously been cleaned up and that the residents should have been maintaining it; however, the residents indicated that the island is currently beyond their ability to manage. After discussion, Mr. Graff made a motion to completely remove all of the bushes and leave only the pines and deciduous trees on the island. Henceforth the island should be maintained by the neighboring residents. The motion was seconded and approved. Jim's Tree Service will be contacted to do this work.

Several residents raised complaint regarding fences on single homeowner properties which appear to be encroaching on common ground. There are a number of different areas throughout the community where residents probably have encroached upon common ground. Requiring residents to remove fencing in one area would require enforcement throughout the entire community and in order to enforce we would need to survey the properties to determine if and how much common ground has been usurped for private use. This could create a large cost burden to the community. No resolution was presented at this time for this issue because of the cost/difficulty in being able to remedy.

Question was raised regarding whether commercial vehicles are permitted to be parked on the streets within Newtown Crossing. Since the streets within Newtown Crossing are township streets, that issue falls under Township regulation. While it was believed that commercial vehicles are not permitted to be parked on residential streets, this issue would need to be verified with the Township.

Mr. Gallagher advised the Board that the Township has recently passed an ordinance stating that vehicles are not permitted to be parked on the cul de sac islands and that vehicles must drive on the correct side of the street while going around a cul de sac. Since an ordinance will now be on the books, the police will be able to enforce infractions of this ordinance.

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for August and the Profit and Loss YTD Comparison for January 1 to August 31, 2007. Income for the month of August totaled \$10,684 and expenses totaled \$15,804. Year to date income as of August 31 totaled \$144,045 and expenses as of August 31 totaled \$95,700, reflecting a \$48,345 positive cash flow. Mr. Donatelli pointed out that the positive cash flow does not reflect the deduction of \$4 per month capital assessments which will not be expensed until December.

Mr. Donatelli received the insurance renewal from State Farm. Last year's premium was about \$12,000 and this year's premium is \$7,500, since we qualified for a substantial premium reduction.

Mr. Donatelli reviewed the audit report and Mr. Ruzicka made a motion to accept the audit report as presented and sign the audit letter. Mr. Graff seconded the motion and it carried unanimously.

A preliminary budget meeting was set for October 23.

Correspondence received was discussed. We received a letter from a resident on King Charles requesting consideration for removing a tree on common ground next to her townhome. Since this tree appears to be a healthy tree, the Board rejected this request. It has been the Board's policy only to remove dead trees where noted on common ground.

Pool Committee

The subject of bonuses for the full-time guards was mentioned; however, since the pool manager was not in attendance, this discussion was tabled until Mr. Lawlor's input was available.

Manor House/Spring House

Two paid rentals have been scheduled for October and two NCCA community events—a teen game night and a Halloween party.

Mrs. Dettra will be meeting with the Manor House painter during the first week of October and will be establishing a schedule for painting.

Security lights have been installed at the Manor House and Spring House.

There was a recent incident of graffiti on the back of the Manor House and this will be removed. It was suggested that the police be notified of this vandalism.

Publicity

A newsletter was recently distributed. Mrs. Dempsey reported that she has received a few more email addresses; however, we would like to continue to increase the number of emailed newsletters in order to cut down on the number of newsletters that need to be printed and physically distributed.

Old Business

With no further business, the meeting adjourned at 9:15 p.m. The next meeting will be held on Tuesday, November 6, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

November 6, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, November 6, 2007, in the Spring House. The meeting was called to order at 7:35 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli, Joanne Urquhart, and Rich Lawlor. Also in attendance were Vera Bochnowicz, Marie Dempsey, Alan Most and Lorrie Strange.

General Business

The minutes of the October meeting were approved as submitted.

Mr. Donatelli reported the status of delinquent accounts.

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for September, the Profit and Loss YTD Comparison for January 1 to September 30, 2007, and the Balance Sheet as of September 30, 2007. Income for the month of September totaled \$4,607 and expenses totaled \$19,545. Year to date income as of September 30 totaled \$148,652 and expenses as of September 30 totaled \$115,235. Total Assets and Liabilities/Equity as of September 30, 2007 totaled \$201,606.

Mr. Donatelli submitted the contract from Kenderdine Heating Oil for 1,400 gallons at \$2.649/gallon for a total of \$3,708.60. Because we did not use all of the oil contracted for last year, the oil company is giving us a credit of \$1,687.94, which means the contract for 1,400 gallons this year will cost \$2,020.66. Mr. Graff made a motion to accept the proposed oil contract submitted by Kenderdine Heating Oil. The motion was seconded and carried unanimously.

Mr. Donatelli distributed and discussed the proposed budget for 2008. Last year's assessments had included special assessments for funding storm damage clean-up costs and painting of the Manor House. After discussion of the proposed budget, projected expenses for next year, and review of actual expenses from this year, Mr. Graff made a motion to lower assessments \$2 per month per household, making monthly assessments \$22 per month, which would include a \$2 special assessment to continue to fund the storm water management reserve. Mr. Ruzicka seconded the motion. The vote was called: Mr. Ancona – yes; Mr. Downey – yes; Mr. Collier – yes; Mr. Graff – yes; and Mr. Ruzicka – yes. The motion carried unanimously. Mr. Donatelli will rework the budget to reflect a monthly assessment figure of \$22 per household per month.

Correspondence received was reviewed. Mr. Graff received an email from a resident on Bucks Meadow who inquired about the status of the woods clean-up. The Board indicated that no monies have been budgeted for this item at this time; however, if a group of residents would like to organize a clean-up work party, the Board will be happy to publicize it.

Maintenance

Jim's Tree Service has been contacted regarding clean-up of the Bucks Meadow cul-de-sac by the wooded area and this should be done soon. Mr. Collier indicated that there has been a van parked on that island. At a previous Board meeting it was reported that the Township has enacted an ordinance that vehicles are not permitted to be parked on islands and that vehicles must drive around islands following the proper flow of traffic. Since an ordinance is currently in effect, the police could be called regarding this issue if it continues.

We received a complaint regarding trash in front of a townhome on E. Hanover Street. Mr. Ancona suggested monitoring this and if it continues to look unsightly, then in the future we will send a letter to the homeowner.

Pool Committee

We received a letter from a resident who indicated they withheld a portion of their current assessments because of an incident at the pool during the summer. Mr. Lawlor reviewed the events leading up to that incident. A reply will be written and the resident will be invited to the next Board meeting to verify the circumstances.

Mr. Lawlor reported that our current pool manager is not returning next year, however, the committee does have another candidate for the position.

The benches at the pool are in very poor condition and Mr. Lawlor indicated that he has been researching new benches. High quality benches cost \$800 each, but he has found recycled plastic ones for about \$350. The benches will need to be replaced for the next season.

Mr. Lawlor made a recommendation of bonuses for the lifeguards and the Board approved the bonuses as submitted.

Dennis Dettra will be in during the next few weeks to winterize the bathrooms. The water will also need to be turned off at the pool area. All food stuffs have been removed from the snack shack and everything will be properly locked up.

Monies have been budgeted for next year for a new guard stand and a new diving board. Concern was raised as to whether the diving board can be taken out without cracking the back wall. Mr. Lawlor will discuss that with whoever comes out to do the work, or discuss alternative ways of getting the board out and getting a new board installed.

Manor House/Spring House

Mrs. Dettra reported that there are five scheduled rentals in November and New Year's Eve has been set aside a Newtown Crossing community party.

The oil burner is scheduled to be serviced. Mrs. Dettra and Mr. Downey have been in communication regarding the Manor House painting. The contractor who has been lined up to paint the House has been sick but should still be able to complete the job before it gets too cold.

Architectural Control

Resident at 211 Hidden Valley Lane submitted an application to install fencing in the back of her townhome. A wooden fence currently fences in both sides and the resident requested approval to install a black wrought iron fence along the back in order to allow light into the yard. While concern was raised regarding mixing fence styles, the townhome backs up to an enclosed area of other townhomes and the proposed fencing was an attractive style. After discussion, the Board approved the request as submitted. It was suggested that the resident talk to her neighbors prior to installation.

Publicity

Another newsletter will go out by the beginning of December, which will include the announcement of the decrease in assessments.

Social

Mrs. Strange indicated that there was a great turn out for the Halloween party, with 65 children attending. Mrs. Dempsey reported that another teen game night was also held.

New Business

Mr. Downey received notice from the Newtown Police Department regarding diversionary burglaries that have been occurring in the area. The suspects work in pairs, with one diverting the attention of the resident while the other suspect enters the home and burglarizes the home. They often use the ploy that they are trimming trees, or installing fencing on a neighbor's property and want to verify property lines thus diverting the attention of the homeowner to the back of the property while the accomplice enters from the front. Residents are advised not to allow people into your home or onto property unless you are expecting them and to call the police if you are suspicious of anyone.

Old Business

With no further business, the meeting adjourned at 9:15 p.m. The next meeting will be held on Tuesday, December 4, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

December 4, 2007

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, December 4, 2007, in the Spring House. The meeting was called to order at 7:35 p.m. by Jim Downey with the following Board members, officers and committee heads present: Pete Ancona, Bruce Collier, Stuart Graff, Carl Ruzicka, Bob Donatelli, Joanne Urquhart (late), and Fred and Barbara Ehmann. Also in attendance were Fred Dichter and Susan Nester.

General Business

The minutes of the November were approved as corrected.

Mr. Donatelli reported that we had a 12-month CD mature and it renewed in the amount of \$21,126. Two final notices were sent in October. One account was turned over to our attorney to start the collection process. One other account paid \$100 which brought them down under the collection processing amount. We had a Manor House rental check bounce in November, and we should advise our rental agent that cash should be collected on rentals that are scheduled two weeks or less from the rental date.

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for October and the Profit and Loss YTD Comparison for January 1 to October 31, 2007. Income for the month of October totaled \$33,133 and expenses totaled \$13,517. Year to date income as of October 31 totaled \$181,785 and expenses as of October 31 totaled \$128,762.

Mr. Donatelli distributed and reviewed the revised budget proposal in the amount of \$186,000 based on an assessment rate of \$22 per month, the assessment rate which was approved at the November Board meeting. Mr. Graff made a motion to approve the budget in the amount of \$186,000, based on a \$20 regular operating assessment and a \$2 special assessment for reserves, for an assessment total of \$22 per month per household. Mr. Collier seconded the motion and the motion carried unanimously.

Correspondence was reviewed and discussed. Mr. Downey received a copy of a report from the Bucks County Regional Traffic Study with recommendations to try to clear up our roads. The police generally indicate that the roads in our area are too small and handling too many cars.

We received a letter from Leck Trash regarding the Recycle Bank program.

Maintenance

Mr. Downey received a call from a resident on Prince Philip Court complaining that the retaining fence has not been fixed. Mr. Moran looked at the wall in that area and could not find anything that needed repair. Mr. Downey received a call from a resident regarding leaf pick-up on the streets. It has not been the practice of the Association to authorize our landscaper to clean up leaves from all of the streets.

Pool Committee

At the last month's meeting an issue was discussed regarding a resident who had withheld \$30 from their assessment because of an incident that transpired at the pool during the summer. This resident attended the meeting to explain the circumstances of the event. Afterwards, she apologized to the Board for what had transpired.

Manor House/Spring House

The Manor House is scheduled for one paid rental in December and a community New Year's Eve party on December 31. Leck Exterminating has serviced the House and Dilks has serviced the oil burners. The painting of the Manor House is still in process.

Mr. Graff reported that he was advised by George Hepp that the basements of the Manor House need to be cleaned out. In one section the ceiling seems to be falling down and there is a lot of debris which could be a hazard.

Architectural Control

Mr. Graff received email correspondence from a resident on Commonwealth regarding installation of propane tanks and the resident was advised that propane tanks are not allowed in townhome areas. The resident wrote back requesting further explanation and cited incidences of other tanks in the area. Because of potential safety issues due to the close proximity of townhomes, the Board in the past has felt that propane tanks (other than gas grill tanks) should not be permitted in townhome areas. However, the Board also felt it was appropriate to invite the resident to attend a Board meeting to outline his specific circumstances and present his request in person.

Publicity

Mr. Ehmann reported that he found some old photos of Newtown Crossing going back to the 1980's and he is planning on putting them on the website.

He also indicated that he was interested in continuing to maintain the website for the next year. However, when he took over the NCCA website last year he used his hosting server, but has now maxed out the capacity of his current server. The Board willingly agreed to subsidize Mr. Ehmann \$10 a month in order to upgrade his current service and thanked Mr. Ehmann for the excellent job he has been doing in managing the website.

Old Business

Mr. Downey indicated that we made the Bucks County Law Reporter regarding the Hovnanian case. Mr. Downey indicated that to his knowledge no argument has been scheduled as far as the appeal in this case.

At the previous meeting, Mr. Downey had suggested that gift cards be purchased for the committee heads who have worked on the pool committee, social committee and publicity/website during the past year. A \$50 token gift was suggested and also suggested was an offering of a Sam's Club membership. It was decided to give a \$50 cash token to the committee heads.

With no further business, the meeting adjourned at 8:28 p.m. Due to the holiday, the next meeting will be held on Tuesday, December 8, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Joanne D. Urquhart, Secretary

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