

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2014**

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NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

January 7, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, January 7, 2014 in the Spring House. The meeting was called to order at 7:42 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Bob Donatelli and Joanne Urquhart.

The minutes of the December meeting were approved as distributed.

Mr. Donatelli distributed and reviewed the November 2013 P&L Statement, and the January 1 to November 30, 2013, P&L YTD Comparison. Total income for the month of November was \$10,485 and expenses were \$9,984, resulting in a positive cash flow for the month of \$501. Total YTD income as of November 30 was \$219,460 and YTD operating expenses totaled \$156,316. Additionally, we funded storm damage contributions in the amount of \$11,250 and paid \$10,686 toward the principal of the detention basin loan resulting in a total cash outlay of \$178,252. As of November 30, 2013 we had a YTD positive cash flow of \$41,208.

Mr. Donatelli reviewed the status of delinquent accounts.

We received a proposal from Mr. Tiffany to do the sidewalk snow removal. There was an 8% increase this year with the rates as follows: 1–6" of snow—\$767; 7–12" of snow—\$1,022. Lecks trash removal costs have also gone up.

Manor House

There are no rentals scheduled for January but several requests have come in for early spring. One rental is currently scheduled for February.

The Newtown Fire Prevention Inspection is due the end of January. All fire extinguishers will be inspected. Batteries will be changed in the fire alarms and smoke detectors. Exit lights will be checked.

No other repairs are scheduled. With the temperatures dipping well below freezing, Mrs. Dettra was advised to set the heat at 62 degrees to avoid water pipe damage in the Manor House.

Complaint was raised that the renters of the Carriage House are blocking the driveway with the trash cans, which made it difficult to snow plow the driveway in the last snow storm. It was also mentioned that blocking the driveway creates a hazard should emergency vehicles need to access the buildings. We will contact the renters requesting that they keep the trash cans out of the driveway.

Architectural Control Committee

Resident at 15 York Street submitted application during the month to replace windows and slider door. This was approved by email prior to the meeting.

Old Business

We did not receive a response from Mr. Wilde, and Mr. Downey will call him regarding meeting with Liberty Square to discuss the detention basin expenses.

With no further business, the meeting adjourned at 8:02 p.m. The next regular monthly meeting will be held on Tuesday, February 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

February 4, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, February 4, 2014 in the Spring House. The meeting was called to order at 8:00 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Carl Ruzicka, Bob Donatelli and Joanne Urquhart.

The minutes of the December meeting were approved as distributed.

Mr. Donatelli distributed and reviewed the December 2013 P&L Statement, the January 1 to December 31, 2013, P&L YTD Comparison and the Balance Sheet as of December 31, 2013 Total income for the month of December 2013 was \$10,093 and expenses were \$36,572, resulting in a negative cash flow for the month of \$26,479. Total YTD income as of December was \$229,553 and YTD operating expenses totaled \$192,888. Additionally, we had reserve expenses in the amount of \$21,665. As of December, 2013 we had a YTD positive cash flow of \$15,000. As of December 31, 2013, total Assets and Liabilities/Equity were \$367,878.

Mr. Donatelli also distributed and reviewed the 2013 Performance vs. Budget Statement. Receipts for the year were \$3,553 higher than budgeted. Administrative expenses were \$6,853 higher than budgeted but that amount included \$8,293 for interest expense on our loan which was not included in last year's budget. We spent \$8,649 less than what we budgeted for total maintenance. Swim club expenses were over budget by approximately \$2,500; however, swim club income was up \$1,290 over budget. The Board felt we are in a good financial position.

We received a letter from the Board of Health regarding a residence on Hidden Valley which was reported to them due to the appearance of the home. While the Board of Health reported that the home was not aesthetically consistent with the rest of the neighborhood, they could find no evidence of a health hazard with the house.

Manor House

One rental is scheduled for February.

The fire extinguishers were repaired and checked. Mrs. Dettra met with the fire company inspectors at the Manor House and the Spring House and everything appeared fine except for a missing face plate on an old open electrical box on an outside brick wall between the Manor House and the Spring House. The smoke detectors need to be rehung in the Spring House. Mrs. Dettra will take care of these issues.

Someone turned off the heat at the Manor House and, due to the intense cold, we had broken water pipes in the house and there was water damage. Lucas Plumbing was called to complete the repairs. A break in a pipe was also discovered in the bathroom on the first floor hallway. A meeting was scheduled with our insurance agent representative to discuss the damages.

While at the Manor House with the plumber, Mrs. Dettra noticed that the heat was turned on but it was not running. Kenderdine was called to verify whether we needed oil or whether there was a furnace problem.

Mike Dettra was thanked for putting up plywood, foam and other floor coverings when the water was in the basement.

Architectural Control

Residents at 112 Canterbury Court submitted an application to replace fencing and to remove the existing concrete and brick back patio and replace with pavers. Patio will remain the same size. This application had been circulated to and approved by the Board on January 20.

New Business

The collection of judgments on delinquent accounts is getting to be expensive, and Mr. Downey felt we should review the bill collection procedure. However, he felt this discussion should take place when at least four Board members are in attendance, so this issue will be discussed during a future meeting.

With no further business, the meeting adjourned at 8:30 p.m. The next regular monthly meeting will be held on Tuesday, March 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

March 4, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, March 4, 2014 in the Spring House. The meeting was called to order at 7:40 by the president, James Downey, with the following Board members and officers present: Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also in attendance was Fred Ehmann.

The minutes of the February meeting were approved as distributed.

Mr. Donatelli distributed and reviewed the January 2014 P&L Statement. Total income for the month of January 2014 was \$39,460 and expenses were \$9,752, resulting in a positive cash flow for the month of \$29,708. Expenses for the month included \$1,032 to pump out the basement and \$327 to service the furnace as a result of the water leakage and \$112 to recharge the fire extinguisher. Currently, year to date, we have spent \$10,469 for snow plowing the driveway and sidewalks and we budgeted \$7,000, so we are about \$3,000 in the hole for the year for snowplowing expense. Heating expenses are also up for the year because of the severity of the weather.

Mr. Donatelli reviewed the status of delinquent accounts.

State Farm paid \$2,231 against our claim for the water damage due to the frozen pipes and subsequently broken pipes at the Manor House. To date we have spent \$2,062 for water damage repairs. We do not know how much water was lost when the pipes burst, so we may have a costly water bill when the meter is actually read.

The Annual Meeting will be held on April 1. Mr. Donatelli will be away at that time and, therefore, the treasurer will not be at the meeting to collect and verify ballots. Since we usually do not obtain a quorum to constitute a valid election, Mr. Donatelli suggested having the meeting reconvene in June.

Pool Committee

The swim team has requested use of the pool for the upcoming season and will present a certificate of insurance.

Maintenance

Jim's Tree Service has done the major clean-up and we will wait under spring to complete the rest of the work that needs to be done in the development.

Publicity

The newsletter is scheduled to go out shortly and will include the election ballot. An Easter Egg Hunt is scheduled for April 13.

Manor House

One rental was scheduled for February, two rentals for March and one rental is scheduled for April. No repairs are scheduled for the Manor House this month.

New Business

Complaints have been received regarding potholes in the community. Those complaints should be referred to the Township.

With no further business, the meeting adjourned at 8:15 p.m. The Annual Meeting will be held on Tuesday, April 1, starting at 7:30 p.m. in the Spring House. The regular monthly meeting will immediately follow the Annual Meeting.

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 1, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, April 1, 2014 in the Spring House. The meeting was called to order at 7:39 by the president, James Downey, with the following Board members and officers present: Peter Ancona, Bruce Collier, Marie Dempsey, Carl Ruzicka, and Joanne Urquhart. Also in attendance were Fred Dichter, Fred Ehmman and Ken and Linda Cochran.

The minutes of the March meeting were approved as distributed.

Since the Treasurer was not in attendance, there were no financial reports.

We received a request from First National Bank for the 2012 and 2013 audit report and the 2013 and 2014 budgets. Mr. Downey forwarded the information that was currently available.

Question was raised regarding whether residents are permitted to park trucks on parking pads. While there are township restrictions regarding large trucks, we have no prohibition on parking residents' commercial vans on parking pads.

Discussion was raised regarding parking issues during the snow storms during this past winter. The police were ticketing cars parked on the street during one of the last snow storms and residents raised complaints to Board members. Since some residents who live in townhomes have limited parking for multiple cars, residents did not have a place to park their cars off of the street. Near the end of the winter season, the Board agreed that residents could park in the playground lot during snow emergency times.

Prior to the next winter season, we will try to remind residents that cars parked on the street during snow storms are subject to being ticketed and that residents should arrange for off-street parking during snow storms. We will also advise that residents can park in the playground lot during snow storms; however, residents should not park in the Manor House lot, since that driveway needs to be kept clear for our community plowing of the Manor House and Carriage House driveways. Residents should also be aware that the playground parking lot does not get plowed, so residents will be responsible for digging out their own cars after snow storms.

Pool Committee

Mr. Dichter met with the new district manager of Sparkling Pools and the manager offered some new ideas for activities this year, including a water aerobics programs and swim lessons starting from 9 months old up to adults. They are also considering several movie nights and possibly a karaoke night. Because of the noise level, karaoke night should be approved by the Board before being scheduled.

At this time, the pool committee is considering opening the pool full-time during the week of June 16. Even though school does not end until June 19th, we should have enough college students who are out of school by then to cover until the remaining guards finish school.

Maintenance

Residents at 124 Commonwealth Drive attended the meeting to report a water drainage issue on common ground behind their property--the water is not draining and is pooling behind their property. Discussion followed. Without actually looking at the property, it was difficult for the Board to determine what the problem is and whether the problem is on common ground or on the resident's property. Mr. Ancona, with his engineering background, offered to look at the area to determine whether it is a community association problem, a personal property issue, or a problem which should be jointly addressed by both the association and the homeowner. Mr. Ancona hoped to be able to look at the area over the upcoming weekend.

Mr. Downey will write to Mr. Moran with a listing of clean-up of broken limbs, which includes: 122 Commonwealth, 25 Canterbury, 156 Bucks Meadow and 67 Delaware. Mr. Downey also received a call regarding damaged trees behind 37 King Charles; however, he could not find anything that needed work in that area. Mr. Ancona also talked to Mr. Moran about cleaning up the detention basin and he said he would get to that by the end of the week, but will need to rent a chipper for that work.

Architectural Control

Residents at 201 Commonwealth Drive submitted an application to install new siding. Application was approved as submitted.

Publicity

The most recent newsletter went out. The pool application was included with that and a note was added that residents should not include people on the application who do not live in Newtown Crossing.

Social

An Easter Egg Hunt is scheduled and details will be forwarded to the webmaster.

New Business

Discussion was brought up regarding the fact that most homeowner associations now charge a capital contribution fee for new owners and Newtown Crossing is one of the few associations that does not charge such a fee. Capital contribution fees with other associations run from \$250 upward to \$1,500. It was also mentioned that our late fees for not paying association dues are too low. These fees were established 35 years ago and we should consider increasing the late fees and possibly establishing a capital contribution fee. Mr. Downey offered to check into capital contribution fees.

Old Business

Mr. Downey has tried to contact Liberty Square's attorney several times regarding the detention basin work, but has had no response.

With no further business, the meeting adjourned at 8:45 p.m. The next meeting will be held on Tuesday, May 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

May 6, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, May 6, 2014 in the Spring House. The meeting was called to order at 7:48 by Board member, Carl Ruzicka, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Bob Donatelli and Joanne Urquhart. Also in attendance were Fred Dichter, and Fred and Barb Ehmann.

The minutes of the March meeting were approved with one typographical correction—fourth paragraph, 20012 corrected to 2012.

Mr. Donatelli distributed and reviewed the February 2014 P&L Statement. Receipts for the month totaled \$9,462 and expenses totaled \$16,119, for a negative cash flow of \$6,657 for the month. Income was down 34% over February 2013 and expenses were up 49.9%. We received reimbursement from our insurance company for Manor House repairs due to the broken water pipes. We have not yet received the water bill during that period. Snow removal during the month of February was \$5,368 and we made the first payment, in the amount of \$2,940, for our pool management contract.

As of the end of April, year-to-date storm damage/tree removal clean up totaled \$10,443 leaving a balance in that fund of \$5,924. Another \$11,250 will be added during the course of the year which will bring the balance up to \$17,174 in that fund. We have spent \$10,874 this year for snow removal, which does not include December. We budgeted \$7,000 so we are currently have a budget deficit of \$3,874 in that area. Oil heating expenses to date are \$8,296 and we budgeted \$7,500 so we also have a deficit of \$796 in that area. We will also have several other oil deliveries during the year which will increase the deficit further. Due to these deficits, Mr. Donatelli felt that we will probably have to increase assessments next year. This was an exceptionally hard winter, and Mr. Ruzicka felt that at budget time we should probably look at expenses for the last several years, rather than basing next year's budget on this past winter.

Mr. Donatelli reported that we currently have \$68,000 in the checking account and overall our finances are in good shape.

Mr. Donatelli reported that final notices were sent out over the past two months, and he reviewed the status of delinquent accounts. Five additional notices were sent out in April.

Pool Committee

The pool had to be drained in order to paint the steps and to complete the cement work around the steps. Sparkling will be doing the work—they quoted \$1,500 to paint the two sets of steps and \$200 for the cement work. Mt. Lake quoted \$3,500 to do this same work. Mt. Lake's quote to do the lighting work was more reasonable than Sparkline, so we will be using Mt. Lake for that work.

The pool will be open on weekends starting May 24 and will open full-time on June 15.

There is a broken step on one of the lifeguard stands and the platform is cracked. Mr. Dichter is waiting for a price for a new platform. A new stand would cost around \$1,100, so we are hoping to get the existing one repaired for around \$300. The committee is also pricing some new umbrellas.

Full-time pool hours will be 12 noon to 8:00 p.m. starting on June 15.

During previous meetings, discussions have taken place regarding costs involved in resurfacing the pool. Initial costs range around \$30,000 to surface the pool plus approximately \$10,000 to include tiled lap lanes on the bottom of the pool. Painted lap lanes currently do not seem feasible since paint materials have recently changed and the painted lanes will peel. Some of the Board members felt that when the pool is resurfaced, the swim team should pay for the cost of including pool lap lines, since the only reason for

adding the lines would be for swim team purposes. On behalf of the swim team, Mrs. Dempsey indicated that the team will be hard pressed to come up with \$10,000 if we are planning on resurfacing the pool next year. The swim team has been a real asset to the community and Mr. Collier did not feel that the swim team should have to shoulder the entire burden of paying for the lap lanes. It was suggested that the swim team come up with an estimate of what amount of cost they could contribute and also that the swim team/pool committee explore other options for swim lanes other than the tiled floor lines.

Maintenance

A number of calls/emails were received regarding tree work that needs to be done. It was agreed that Jim's Tree would be contacted regarding removing a fallen tree and several other dead trees behind 57 King Charles and tree clean-up work behind 25 Canterbury Court. Moran will be contacted to clean up behind 120 Commonwealth and to check the retaining wall behind 35 King Charles.

It was suggested that the Township be contacted regarding completing pothole repairs on Mill Pond.

At the April meeting, residents at 124 Commonwealth attended the meeting regarding a water drainage problem behind their house. Mr. Ancona looked at this property and the water is clearly on private property. Part of the problem has been created by the row of shrubs between their home and their neighbor's. Mr. Ancona felt that the residents should be told to work between themselves to re-grade the yards towards the catch basin at the end of the row. Based on the grading of the ground there is no common ground work for us to do as far as Mr. Ancona could see.

Manor House

Two rentals are scheduled for May and three are currently scheduled for June. The Manor House basement received several inches of water during a recent storm and Mrs. Dettra wanted to know whether she should call Lucas Plumbing to drain. The water did not affect the heaters. Mr. Ruzicka offered to call Mrs. Dettra regarding this issue.

Architectural Control

Mr. Ruzicka received one application from 21 Delaware Court to erect a shed; however, the resident subsequently withdrew the application.

Mr. Dichter noted that a resident on Princess Lane had widened his driveway and had added a walkway next to the driveway, which has increased the impervious surface which is probably not within the guidelines of the Township. Discussion followed as to whether the Board should do anything relative to this issue. The work is done, the property looks good and since impervious surface is a township issue, the Board felt there was nothing to be gained by reporting this property.

Publicity

Email update was sent out regarding the swim team and there was a successful registration for the team.

Social

NCCA hosted a very successful Easter Egg Hunt, organized by Lorrie Strange, with about 50 children in attendance.

With no further business, the meeting adjourned at 8:40 p.m. The next meeting will be held on Tuesday, June 3, 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 3, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, June 3, 2014 in the Spring House. The meeting was called to order at 7:36 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also in attendance were Fred Dichter and Fred Ehmann.

The minutes of the March meeting were approved as submitted.

Mr. Donatelli reported that to date we have only received a total of 37 ballots, which is still not sufficient to constitute a valid election; therefore, the annual meeting was again postponed.

Mr. Donatelli distributed and reviewed the March and April, 2014 P&L Statements, YTD Comparison Statements January 1 to March 31, 2014 and January 1 to April 30, 2014, and the Balance Sheet for the quarter ending March 31, 2014. Income for the month of March 2014 totaled \$8,285 and expenses for the month totaled \$8,346, plus reserve expenses of \$3,750. Income for the month of April 2014 totaled \$41,019 and expenses for the month totaled \$30,397. Year to date expenses for January 1 to April 30, 2014 totaled \$98,226. Expenses for this period totaled \$43,480, plus \$3,750 in reserve expenses, resulting in a positive net income of \$50,996 for the period YTD period ending April 30, 2014. Total Assets and Liabilities/Equity as of March 31, 2014 totaled \$385,185.

We are currently over budget for the year on our oil heating expense for the Manor House. It was suggested that we check into oil carriers who might be cheaper than our current supplier. Mr. Donatelli indicated that the cheaper suppliers usually want to be paid at the time of delivery, thus someone would have to be at the Manor House to provide a check at the time of delivery. Mr. Ruzicka, who is now retired, offered to come down at the time of delivery if we could find a cheaper supplier.

Correspondence received and sent was reviewed. We received the Certificate of Insurance from the swim team. An email was sent to the Township requesting repair of remaining potholes on Mill Pond.

Pool Committee

Mr. Dichter reported that there were some necessary repairs at the pool, including a broken pipe in the pump house which cost about \$300 to fix. All of those items have now been corrected. Mr. Dichter painted the benches and the buildings will be steam cleaned. The cement work was completed and the steps have been repainted.

A private pool party is scheduled for June 13 and we hope to have additional parties to pick up some additional revenue. We now have a thermostat in the pool to tell the pool temperature and an outside thermostat to register the air temperature.

Approximately 100 households have signed up for pool membership thus far and a non-NCCA family who lives on Hidden Valley has paid the \$336 NCCA yearly fees in order to join the pool.

The swim team will probably not be able to raise \$10,000 to pay for installing lap lanes when the pool is resurfaced, but the team has been having fund raisers to contribute to the cost of this item. In the meantime, the pool committee and the swim team are trying to find less expensive methods of installing lap lanes other than tiled lanes.

The swim team acknowledges the team's sponsors at swim meets via a banner hung on the pool fence. The team would like keep the banners hung for the entire pool season, and the Board had no objection to this.

Maintenance

Moran was supposed to have filled in a sinkhole next to Mr. Donatelli's property, but the problem still has not been corrected. Since the neighboring property currently has a garden that would be impacted if the work is done at this time, it was suggested we wait until September to have Moran address this issue.

A railroad tie is missing along the retaining wall behind 25 Delaware and this will be replaced.

Manor House

Six rentals are currently scheduled for June and two are scheduled for July. No repairs are currently in progress.

The flagstone walkway and patio at the Manor House need repair. Marie offered to contact several contractors for quotes. It was suggested that we replace with concrete rather than flagstone, which would be very costly to replace. Several contractors were suggested: DiSandro, Mike Connolly and Green Day.

Architectural Control

The following Architectural Control applications were approved by email during the month:

Resident at 7 Chestnut submitted application to install fencing.

Resident at 124 Commonwealth Drive submitted application to install fencing.

Resident at 2 Prince Philip submitted application to paint siding.

Resident at 180 Commonwealth Drive submitted application to replace roof. Application was approved after it was installed.

Resident at 112 Canterbury had submitted an application to replace their patio of "same size" and the Board had approved this application. It appears that the patio replacement appears to be of a much larger size than the original size and one of the Board members asked if there would be a way to get a copy of the permit. A Right to Know request will be submitted regarding this permit.

Publicity

The next newsletter will be coming out soon.

Social

There will be a poolapalooza party on July 9. Marie requested that a check be sent to Lorrie Strange for this event.

Old Business

Mr. Downey requested that the Board members review and bring in their copy of the complaint against Liberty Square for discussion at the next meeting. Mr. Downey would like to proceed forward on this issue. Mr. Downey will email another copy to all of the members.

With no further business, the meeting adjourned at 8:45 p.m. The next meeting will be held on Tuesday, July 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

July 1, 2014

The regular monthly meeting of the NCCA Board of Directors was held on Tuesday, July 1, 2014 in the Spring House. The meeting was called to order at 7:41 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Carl Ruzicka, Bob Donatelli, and Joanne Urquhart. Also present were Fred Dichter, Mike Dempsey, Allison Kelly and Ray Setters.

General Business

The minutes of the June meeting were approved as submitted.

Mr. Donatelli distributed and reviewed the Profit and Loss Statement for May 2014 and the Profit and Loss YTD Comparison January 1 to May 31, 2014. Income for the month of May totaled \$13,099 and expenses totaled \$17,710, for a negative cash flow of \$4,610 for the month. YTD income as of May 31, 2014 totaled \$111,325 and YTD expenses totaled \$61,190 for a positive cash flow of \$46,486. Deduction of storm damage and loan/interest payment expenses resulted in a positive cash flow of approximately \$40,000 for the YTD period ending May 31, 2014.

Mr. Donatelli reported on the status of the delinquent accounts. Collection notices were sent to three residents.

Collection notices will be sent to four other residents if payments are not received by the end of June.

Water expense was up considerably for the month of May due to the water leakage at the Manor House when the pipes froze and broke.

A resident who lives on Canterbury Court asked what the Association is capable of doing regarding cars parked on common parking pads and trash left out on the street. The Association does not have any rules regarding trash pick-up, since refuse collection is done privately with a contractor selected by each resident and trash collection days vary depending on trash collector.

The Association owns the parking pads and we have had occasion to tow vehicles from these parking pads. In order to have a vehicle towed we have to indicate to the police that the inspection and registration have expired. If the inspection and registration are current, however, the police cannot do anything. If the inspection and registration are expired, then the Association can fill in a form, submit to the police and have the vehicle towed. Technically, we, as the Association, could have vehicles towed for being parked too long on parking pads; however, the Association would have to pay for the cost of towing the vehicle and we would also have to pay for the cost of storage. The Association and the Township have no control over vehicles parked in private driveways.

Manor House

Three Manor House rentals are scheduled for the month of July. There are currently no repairs scheduled.

A resident reported that the Manor House lights were not on at night and George Hepp Electric was called to check on the lighting.

One of the renters erroneously set off the alarm at the Manor House and the police responded. Mrs. Dettra fined the renter \$35 to cover the cost of the police response for a false alarm; however, Mr. Donatelli felt the fine should be higher. Mr. Collier made a motion that we hold back \$35 on the deposit for the false alarm and Mr. Ruzicka seconded the motion. The motion carried.

Pool Committee

As of the end of June we have received \$1,107 in swim club income which includes 12 guest passes and one pool party. 215 families have currently signed up for the pool.

We received a request to sponsor the swim team again this year. The additional cost of lifeguards for the swim meets is \$250 for the season and is contracted directly with NCCA. Mr. Collier made a motion that the Association pay the additional \$250 for the lifeguards for the swim meets and that the swim team reimburse \$100 to the Association, which will result in an Association contribution of \$150 to the swim team. Mr. Ruzicka seconded the motion and the vote was called--Mr. Collier, yes; Mr. Downey, yes; and Mr. Ruzicka, yes. The motion carried.

Approximately three or four swim meets are held at the NCCA pool each season and lap lanes are required for the meets. Our pool will need to be resurfaced soon and the potential expense for including lap lanes is \$10,000. Since there are 7 or 8 teams in the league, Mr. Downey felt that if the other teams want to come here to use the NCCA pool, the other teams should contribute to the cost of installing lap lanes. Mr. Downey felt we should not subsidize the swim league by providing our facility at our expense for teams that do not have a pool and want to use our pool for the league.

Mr. Dichter indicated that the pool committee is not planning to spend \$10,000 for lap lines and the committee is looking for other alternatives. However, regardless of cost of the lanes, Mr. Downey felt the swim team should contribute to the cost of the lap lanes since the only reason for installing the lap lanes would be for the use of the swim team.

During the month the Board approved a \$540 expenditure for replacing materials for the chlorinator and replacing 6" of tile that initially came off. Subsequent to that approval, three more feet of tile came off so there was an additional cost involved in the repair. Therefore, Mr. Donatelli requested approval of an additional \$207 for pool repairs. Mr. Ruzicka made a motion to approve the additional expenditure of \$207 and Mr. Collier seconded the motion. The vote was called--Mr. Collier, yes; Mr. Downey, yes; and Mr. Ruzicka, yes—and the motion was approved.

Architectural Control

Resident at 51 King Charles Lane submitted an application to replace eight double hung windows, same style. This application was approved during the month.

Maintenance

Resident at 156 Bucks Meadow Lane attended the meeting regarding a tree between his property and the neighbor's property which was damaged during a snow storm in the winter. He indicated that the trunk is currently rotting away. Our tree service had previously looked at the tree and, although our tree service indicated that the tree should eventually be taken down, it was felt that the tree did not impose any immediate danger at the time. Resident has been aggressively pushing to have the tree removed. Email correspondence had taken place between the resident and a Board member and the resident was informed that the tree would be addressed when budget issues were resolved and when it was deemed to be at risk. Our tree service has been keeping an eye on this tree and will notify us when the status of this tree changes; however, at the last review, the tree still appears to be healthy and does not currently pose any immediate danger.

Resident who lives at 38 Hickory Lane attended the meeting to discuss a water problem on common ground behind his home. The common ground is higher than his back yard and water also flows down from Mill Pond and collects in his back yard. The resident would like to install a French drain which would have to go through the common area in order to drain away from his property. He received an estimate of about \$1,200 to install a French drain on common ground behind his house and an estimate of an additional \$2,000 to go from his property to the draining ravine. The resident requested permission to do the work across the

common ground and asked if the Association would contribute to the cost of the portion of the work on common ground. Before any decision is made, Mr. Collier suggested that he and Mr. Ancona look at the property and common ground to determine what should be done to best resolve this issue.

Mr. Ruzicka received an email from a resident on King Charles that trees on common ground were overhanging her property. Mr. Ruzicka looked at the area and did not see any trees that appeared to be encroaching on the resident's property or that needed to be trimmed up. Mr. Ruzicka so informed the resident.

Mr. Downey will contact Jim's Tree Service regarding tree work to be completed.

Old Business

The Annual Meeting will be reconvened preceding the August meeting. We still need about 30 to 35 ballots to constitute a valid election.

Mr. Downey asked whether the Board wanted to proceed with the lawsuit against Liberty Square for reimbursement of their portion of expenses incurred in the detention basin work, since Liberty Square contributes to the water flow into the basin. Mr. Downey felt we had a 70% /30% chance of success if we pursued this lawsuit. It was felt that if we filed, we would have an answer in about eight months. Legal fees can be billed into the lawsuit; however, there is no guarantee that the court will agree to pay those costs. There are also fees to file and serve the lawsuit. Mr. Ruzicka made a motion that we proceed with the lawsuit. In the event that the court will not agree to pay legal fees, Mr. Ruzicka further moved that we compensate Mr. Downey for his costs and/or give him a monthly fee for work involved in the lawsuit. (Legal costs involved by using Mr. Downey's law firm would probably be 1/3 the cost of going through another lawyer.) Mr. Collier seconded the motion and the vote was called: Mr. Collier, yes; Mr. Downey, yes; and Mr. Ruzicka, yes.

With no further business, the meeting adjourned at 9:10 p.m. The Annual Meeting will be reconvened on Tuesday, August 12, starting at 7:30 p.m. in the Spring House with the regular monthly meeting immediately following.

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 12, 2014

The regular meeting of the Newtown Crossing Community Association was held on Tuesday, August 12, 2014. The meeting was called to order at 7:38 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. The following residents were present: Karlene Bernatovech, Fred Dichter, Fred and Barbara Ehmann. Also present were Jason Duckworth of Arcadia Land Co., Narberth, Pa, and Steve Gallo of NV Homes, West Chester, Pa.

The minutes of the July meeting were approved as submitted.

Mr. Jason Duckworth of Arcadia Land Co. and Mr. Steve Gallo of NV Homes were in attendance to make a presentation to the NCCA Board of Directors. Arcadia is a land development company and they are currently exploring the possibility of developing the 19-acre tract right off of the by-pass behind the wooded area. Mr. Duckworth and Mr. Gallo were interested in understanding the prior history of this piece of land and would like to work in cooperation with the neighbors in trying to find a course of action that is both beneficial to the seller of the property and to the community and the township. Two other developers have tried to develop this property in the past; however, access has been a major problem associated with this tract.

Mr. Downey reviewed the problems associated with all of the alternative ways of accessing this property when prior developers attempted to build on this tract. Mr. Duckworth and Mr. Gallo recognized that access is the most serious concern with this tract and have been exploring various ways of access. They also realized that any access roads would have to be made in accordance with PennDot. Mr. Duckworth seemed optimistic in thinking that safe access could be gained to this tract; however, all of the options he presented were options that were not viable in past attempts to develop this tract. After discussion, Mr. Duckworth thanked the Board for allowing them to speak and will be contacting Eagle Ridge to also speak with them.

Mr. Donatelli reviewed the status of delinquent accounts. We filed two district court complaints and these hearings are scheduled for August 19. We plan to put a lien on one property.

Initial collection letters were sent to four residents.

Mr. Donatelli distributed and reviewed the June 2014 P&L Statement, the January 1 to June 30, 2014 P&L YTD Comparison Statement and the Balance Sheet as of June 30 2014. Total income for the month of June was \$3,957 and expenses totaled \$24,113. YTD income as of June 30, 2014 totaled \$115,282. Total working expenses plus reserve expenses and principal payment on the loan totaled \$98,930 resulting in a YTD positive cash flow of \$16,352 as of June 30, 2014. Total Assets and Liabilities/Equity as of June 30, 2014 were \$380,337.

POOL COMMITTEE

Pool attendance has been light. Apparently some residents have been paying to go to Lower Makefield because of diving boards and larger pools. Mr. Dichter suggested that maybe next year we should consider cutting back from three guards to two.

There are a few items that need to be fixed at the pool, including the on/off valve in the meter pit. Lucas quoted approximately \$1,000 for this job and we had another quote for \$545 from Anthony Pizzolti. This job is something that could be fixed during the winter or next season. The lights on the pole do not work at the pool—this work would require a cherry picker to complete these repairs. The Board agreed that these lights should be repaired.

Mr. Collier offered to winterize the pool at the end of the season.

MAINTENANCE

The resident who lives at 194 Commonwealth attended the meeting and thanked the Board for removing a damaged tree on common ground that had fallen on her property. When the branch from the tree fell, it landed on arborvitae on her property and damaged those bushes. The resident asked that the bushes be replaced. The Board requested that the resident contact Moran to get a cost estimate to replace the bushes and to determine whether the bushes will grow back without replacement.

We received correspondence from a resident at 110 E. Hanover Street regarding removing a tree that resident feels poses a danger to her home and possibly the neighbor's house. Mr. Downey felt that the largest tree falls within the confines of the resident's fence and did not feel that other trees pose a threat. Mr. Collier offered to take a look at this property.

Other tree work includes a tree between Mill Pond and Oak Court and a tree between Willow and Hanover on the East side (a dead pin oak).

MANOR HOUSE

One rental is scheduled for August and three rentals are currently scheduled for September. The gutters were cleaned, the drains flushed and cleaned, and the front screen on the third floor was fixed.

ARCHITECTURAL CONTROL

Residents at 236 Canterbury Court submitted application to replace siding, shutters, windows, sliding door and front door. This application was approved via email during the month.

PUBLICITY

The webmaster will send out a notice of the Township meeting regarding the possibility of developing the tract located behind the wooded area.

Currently 366 people are signed up for the website and emailings. It was suggested that on the pool application next year we include a notation asking if residents want to sign up for the website.

With no further business, the meeting adjourned at 9:15 p.m. The next regular meeting will be held on Tuesday, September 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

September 2, 2014

The regular meeting of the Newtown Crossing Community Association was held on Tuesday, September 2, 2014. The meeting was called to order at 7:35 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Joanne Urquhart and Bob Donatelli. Also in attendance were: Paul Abraham, Jill Collier, Fred & Barbara Ehmann and Chad McCurdy.

The minutes of the August meeting were approved as submitted.

Mr. Donatelli distributed and reviewed the July 2014 P&L Statement and the January 1 to July 31, 2014 P&L YTD Comparison Statement. Total income for the month of July was \$36,743 and expenses totaled \$24,538. YTD income as of July 31, 2014 totaled \$152,025 and total YTD expenses as of that date were \$109,841. Principal payment on the loan totaled \$7,172 and contribution to the special assessment accounts totaled \$7,500 for total YTD expenses of \$124,513. This resulted in a positive cash flow of \$17,185 as of July 31, 2014.

Hearings for two residents have been rescheduled until September 25.

POOL COMMITTEE

Discussion followed regarding operations of the pool this summer, including some personnel issues and some chlorinator issues during the year. Pool attendance was down this summer, part of which could have been due to the weather conditions and the fact that some members were using another larger pool that had diving boards and other amenities. We had scheduled for three guards during the summer, but it turned out that we only needed two guards most of the time.

There continued to be some issues with people coming into the pool who were not authorized to use our pool. Discussion following regarding how we can control unauthorized individuals from entering the pool without creating a "gestapo" environment. One suggestion was photo ID's like some other local pools use, however, that may be costly to implement. We should explore this issue further for next season.

MAINTENANCE

A resident who recently moved onto Canterbury Court indicated that there are three really large pine trees on common ground between his townhome and the neighbor's home. He has received notice from his insurance company that the trees should be topped and trimmed. Mr. Ruzicka looked at the trees. Although, the trees are healthy, he felt it will be costly to just trim the trees and may be cheaper in the long run to remove the trees since they will probably be problematic in the future. The Board agreed that if it was as costly to top the trees, it might be more efficient to just take the trees out at this time. Carl will add these trees to the list of tree work that needs to be done.

MANOR HOUSE

Mrs. Dempsey obtained several quotes for repairing/replacing the stone walkway at the Manor House. KS Greenday quoted \$35,000 and DiSandro quoted \$38,000.

ARCHITECTURAL CONTROL

Resident at 21 King Charles Lane submitted application to replace roof and trim branches overhanging the roof. This application was approved during the month prior to the meeting.

Resident at 107 Chestnut Drive submitted application to replace roof, similar color. Application was approved as submitted.

PUBLICITY

The next newsletter will be forthcoming shortly.

OLD BUSINESS

Mr. Downey received a negative-toned response from the attorney for Liberty Square. We will continue to proceed with action against Liberty Square for reimbursement of their portion of the detention basin repair costs.

With no further business, the meeting adjourned at 8:35 p.m. The next regular meeting will be held on Tuesday, October 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

October 7, 2014

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, October 7, 2014. The meeting was called to order at 7:36 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Joanne Urquhart and Bob Donatelli. Also in attendance were: William DiSilverio, and Fred and Barbara Ehmman.

The minutes of the September meeting were approved as submitted.

We received a contract proposal from First National Bank for accounting services for the upcoming year October 1, 2014 to September 30, 2015, with the price remaining the same--\$850 per quarter, or \$3,400 for the year. Mr. Collier made a motion that we accept the accounting proposal from First National Bank. Mrs. Dempsey seconded the motion and it carried unanimously.

Mr. Donatelli had emailed the Financial Statements and Notes of the Board of Directors for NCCA with Report of Independent Auditor as of December 31, 2013 to all Board members and officers. These statements were reviewed at the meeting. Mr. Donatelli noted that the Board of Directors is now responsible for the accuracy of the information given to the financial accountant.

Mr. Downey requested that Mr. Donatelli obtain an explanation of an item in The Board Representation Letter, Item #4(a) - "Fraudulent financial reporting or misappropriation of assets involving management or employees who significant roles in internal control" and Item #12 - "We believe the effects of the unadjusted financial statement misstatements are immaterial, both individually and in the aggregate, to the financial statements taken as a whole". Mr. Donatelli will follow up on these items.

Mr. Donatelli reported on delinquent accounts. We have obtained a judgment against one property owner. A cashier's check was submitted to Mr. Downey in court. We also obtained a judgment against a second property owner. A lien will be placed on this property.

Mr. Donatelli distributed and reviewed the August 2014 P&L Statement, the September 2014 P&L Statement, the January 1 to September, 2014 P&L YTD Comparison Statement and the Balance Sheet as of September 30, 2014. Total income for the month of August was \$9,137 and expenses totaled \$17,718. Total income for the month of September was \$8,608 and expenses totaled \$13,946. YTD income as of September 30, 2014 totaled \$169,770 and total YTD expenses as of that date were \$141,504. Principal payment on the loan totaled \$9,239 and reserve contributions were \$11,250 for total YTD expenses of \$161,993. This resulted in a positive cash flow of 7,777 as of September 30, 2014. Total Assets and Liabilities/Equity as of September 30, 201 were \$372,262.

A budget meeting will be set up to discuss preliminary numbers and projected assessments for 2015.

POOL COMMITTEE

Discussion followed regarding the pool shut-off valve, since Sparkling Pools felt we should install another shut-off valve. Mr. Collier did not think this was necessary and he will check into this with Sparkling Pools.

The current pool committee has resigned and we will be soliciting for new pool committee members.

Relative to pool tags for next year, Mrs. Dempsey is exploring the possibility of issuing photo identification cards for next year. In past years we have spent from \$500 to \$1,500 for pool tags, so the photo equipment may not be that expensive relative to previous costs. Photo I.D. tags may be a more effective means of monitoring people coming into the pool.

Mr. Collier has offered to winterize the pool.

As of the end of 2014, we will have \$35,000 in reserves earmarked for pool repairs. We will need to obtain new quotes and resolve the issue of the lap lanes. We should have enough in reserves to cover the cost of resurfacing the pool if we wait another year to do the pool work.

MAINTENANCE

The Township has been sending out letters to the residents and to NCCA regarding trimming trees which now must be 9' above sidewalks and 11' above roadways. Some residents have been receiving letters regarding trees which are actually on common ground and they have notified the Township to this effect. Mr. Weaver of Newtown Township will provide NCCA with a list of trees that have been cited for trimming.

Question was raised regarding tree work that was done by Moran that was authorized by a non-Board member. Some of this tree work was listed on the work mandated by the Township, so it was agreed to pay for this work since we would have needed to do it anyway.

We received a letter from a resident on Hanover Street regarding removing a tree which the resident complains is overhanging her property. Numerous Board members have previously looked at this property and have determined that the tree in question appears to be healthy and on the resident's property. Even if it is determined that the tree is on common ground, the Board's policy is generally not to remove healthy trees. After discussion, the Board decided we should write to her to advise that the Board is not going to remove the tree since it is healthy, and it appears to be on her property. The resident is free to remove any overhanging branches or remove the tree at her cost, since the Board still maintains that the tree is on her property.

MANOR HOUSE

One rental is scheduled for October and one rental is currently scheduled for November. Lecks Exterminator treated the Manor House and Spring House. Mrs. Dettra will call in November to have the gutters cleaned.

PUBLICITY

The fall newsletter was sent out the beginning of October. Out of 264 email sent, 234 residents have opened the newsletter.

OLD BUSINESS

With no further business, the meeting adjourned at 8:55 p.m. The next regular meeting will be held on Tuesday, November 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

November 4, 2014

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, November 4, 2014. The meeting was called to order at 7:36 by the president, James Downey, with the following Board members and officers present: Bruce Collier, Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also in attendance were Fred and Barbara Ehmann.

The minutes of the budget meeting and regular October meeting were approved as submitted.

Mr. Donatelli distributed and reviewed the proposed budget for 2015 which was based on discussion held at the recent budget meeting. At that meeting it was agreed that the budget would be based on a \$30 per month assessment rate. After discussion of the budget, the following motions were made:

Mr. Collier made a motion that we approve a rate of \$21 per month per resident to fund the general operating expenses. Mr. Ruzicka seconded the motion and the vote was called: Mr. Collier, yes; Mrs. Dempsey, yes; Mr. Downey, yes; and Mr. Ruzicka, yes. The motion carried unanimously.

Mr. Collier made a motion to approve a \$9 per month special assessment which will include:

\$1 per month per resident for the pool resurfacing

\$3 per month per resident for storm water management which will be used to pay the detention basin loan

\$3 per month per resident for tree and storm damage

\$2 per month per resident to repair the Manor House walkway and porch

The motion was seconded and the vote was called: Mr. Collier, yes; Mrs. Dempsey, yes; Mr. Downey, yes; and Mr. Ruzicka, yes. The motion carried unanimously. Total assessments for 2015 will be \$30 per month, per resident, billed quarterly at a rate of \$90.

Mr. Ruzicka made a motion to approve the 2015 Budget in the amount of \$242,200 as submitted by the treasurer. Mr. Collier seconded the motion and the vote was called: Mr. Collier, yes; Mrs. Dempsey, yes; Mr. Downey, yes; and Mr. Ruzicka, yes. The motion carried unanimously.

POOL COMMITTEE

Mr. Collier tried to winterize the pool but he could not get into the pool because he did not have the right combination for the lock box. After obtaining several different numbers, he was finally able to get into the pool; however, he was unable to get into the bath house since the keys did not work to get into the water heater room. No one seems to have a key to that door; and unless Mr. Collier can find a key, he may have to break the lock and replace it. Mr. Ruzicka offered to contact Mr. Dichter to see if he possibly has a key.

Mrs. Dempsey reported that when the pool is resurfaced, she has a quote to add the lap lanes at a cost of about \$6,000 and the swim team could probably pay \$3,000 of that amount.

Mrs. Dempsey has obtained quotes for pool resurfacing the pool. Included in that amount is a cost to drain the pool. Mr. Donatelli indicated that there is a drain inside the pump house which will pump the water out of the pool directly in the storm sewer system. The contractor should be made aware of that fact in the event that he is assuming that the water has to be tanked out which may account for the additional drainage cost. Mrs. Dempsey will advise the contractor of that fact.

Mrs. Dempsey made a motion to approve an expenditure to K.S. Greenday in the amount of \$49,999 to resurface the large pool with river rock. Mr. Ruzicka seconded the motion. The motion carried unanimously.

MAINTENANCE

Mr. Collier and Mr. Ruzicka went through the community and reviewed the listing of trees that the Township submitted to us that were cited for pruning. There were three trees that are believed to be on private property and three trees that did not exist. There are also several trees that are located on cul de sacs, which we believe are not owned by Newtown Crossing and are the responsibility of the Township. A letter will be written to the Township advising them of our findings. Moran will be contacted to do the necessary NCCA work

ARCHITECTURAL CONTROL

Two architectural control applications were approved during the month: resident at 163 Commonwealth submitted application to install new siding and residents at 43 Princess Lane submitted application to install new side and roof.

PUBLICITY

The secretary will put together the winter newsletter which will include a write-up regarding the assessment increase for 2015. Copies will be hand-delivered to all residents.

OLD BUSINESS

Mr. Downey will be in contact with the other four Board members regarding the date of the deposition in connection with the Liberty Square lawsuit. Depositions had been scheduled for November 17; however, the attorney for Liberty Square has not been cooperative in these proceedings and has now indicated that he is not available on that date, despite the fact that he chose that date. The date may now change to December 1.

With no further business, the meeting adjourned at 8:30 p.m. The next regular meeting will be held on Tuesday, December 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

December 2, 2014

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, December 2, 2014. The meeting was called to order at 7:36 by the president, James Downey, with the following Board members and officers present: Peter Ancona, Bruce Collier, Marie Dempsey, Carl Ruzicka, Bob Donatelli and Joanne Urquhart. Also in attendance were Fred and Barbara Ehmann, Joseph Pizzo, and Jason Duckworth of Arcadia Land.

The minutes of the November meeting were approved as submitted.

Mr. Donatelli distributed and reviewed the October 2014 P&L Statement and the January 1 to October 31, 2014 YTD Comparison Statement. Receipts for the month of October totaled \$35,917 and expenses totaled \$12,433. Year to date income as of October 31 totaled \$205,687 and total operating expenses were \$153,938. Loan expenses totaled \$10,300 and storm damage/tree removal reserve expenses totaled \$11,250 for a total cash outlay of \$175,488, which resulted in a positive cash flow of \$30,199 as of October 31, 2014.

POOL COMMITTEE

Marie spoke to KS Greenday regarding getting a new estimate to resurface the pool without the cost of the drainage. Bruce has had contact with Sparkling Pool and offered to be the temporary contact until the pool opens, at which time a new contact will need to be designated. Appropriate combinations and keys to the pool may still need to be sorted and obtained or changed.

MAINTENANCE

We received a bill from our side walk snow plow contractor in the amount of \$769 for sidewalk snow removal during the end of November. Mr. Donatelli felt this bill should not be paid since most of the snow melted after that storm and snowfall was less than 2 inches. The Board has deemed in the past that if snowfall is less than 2 inches, then our contractor should call before plowing. Mr. Collier offered to call and talk to him regarding this issue

Mr. Collier received a call regarding a sinkhole issue behind 33 York Street. Mr. Ancona offered to check out this issue.

ARCHITECTURAL CONTROL

Resident at 15 York Street submitted application to replace roof. This application was approved via email during the month.

MANOR HOUSE

Mrs. Dettra's report stated that two rentals are scheduled for December. Kenderdine is scheduled to perform a winter maintenance clean and check-up on the oil burners. No other repairs are scheduled.

A reminder was noted that the Manor House thermostat should not be turned below 62 degrees in order to keep the pipes from freezing.

PUBLICITY

Mr. Ehmann suggested that we mail next year's year-end newsletter since it becomes hard hand-delivering newsletters in some of the townhome areas. In some cases there is no place to leave the newsletter and be assured that it will not blow away in the existing weather conditions. However, mailing the newsletters would cost over \$300 in postage fees alone.

OLD BUSINESS

Jason Duckworth of Arcadia Land Co., who had previously attended the August meeting, was in attendance again to further discuss the proposed development of the 19-acre Wynmere/Karr tract of land off of the by-pass behind the wooded area. Development of this parcel has been attempted but stymied due to the fact that the parcel has been landlocked by the by-pass since the 1980's. The property is currently under agreement of sale for 34 single family homes, not age restricted, and Mr. Duckworth attended the meeting to give an update and to obtain feedback regarding access to the property. They have had an engineering firm look into access issues. The current access is through the service road off of Buck Road which provides access to the Newtown Church and to the resident who currently lives beyond the church. Possibly accesses explored included:

Access through Shir Ami – Access via Shir Ami is currently very congested and it can be challenging getting out of the synagogue and the middle school. This option would not work.

Could permission be obtained from the federal highway administration to allow a "right in" and a "right out" onto the by-pass directly? Information received indicated that the by-pass is treated the same as way that the turnpike or I-95 would be treated and would require an application to Washington and is unlikely that would be approved.

Connect to Mill Pond, which is not an option Newtown Crossing or Eagle Ridge would favor.

Access Buck Road by altering/adapting that access.

The possibility currently being considered is trying to ascertain whether the Buck Road/Mill Pond intersection could be adapted to include a left U-turn lane or whether the section of roadway between the by-pass and Mill Pond could be adapted to include a U-turn prior to the Buck Road/Mill Pond traffic light. Discussion followed with Board members providing information regarding prior attempts to create an egress out of the current service road. Mr. Duckworth indicated that there have been preliminary discussions with PennDot about creating a right-turn only out of the service road and feeding onto a Buck Road U-turn lane. Board members indicated that, while on paper this might look like it would work, during rush hour traffic that area is extremely congested and the Board felt in reality it would create traffic havoc. The Board felt it is a tough situation for the property owner trying to sell the parcel since he did not create the land-locked situation; however it creates major traffic issues in trying to find options to enter and exit the property.

After discussion, the Board indicated that all three of the first options are out, which would leave modification of Buck Road as the only possible option. While the Board appreciated Mr. Duckworth attending the meeting to explain what his company wanted to do, it was felt that the Buck Road issues are all related to PennDot and not Newtown Crossing, and that there was nothing Newtown Crossing could do to solve the traffic problem.

With no further business, the meeting adjourned at 8:37 p.m. The next regular meeting will be held on Tuesday, January 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

