

# NCCA NEWSLETTER

## Winter 2016 Annual Information Bulletin

### **ASSESSMENTS TO REMAIN AT \$30 PER MONTH IN 2017**

Even though major repairs constantly arise, at the December 2016 Board Meeting, the Board unanimously voted to maintain assessments at \$30 per month or \$90 per quarter for the 2017 calendar year. Special assessments from 2016 that were earmarked for major repairs that have been completed will now be diverted to new existing necessary major repairs. The monthly break-down of assessments is comprised of \$21 for operating expenses and \$9 for special assessments which include \$3 per month for repayment of the detention basin loan, \$2 per month to seal the Manor House driveway/parking lot and repair common ground sidewalks; \$2 per month to repair the tennis courts, to treat infected ash trees, and remove ash trees that cannot be saved, \$1 per month to fund storm water reserve and \$1 per month to fund the tree/storm damage reserve.

### **THANK YOU, RESIDENTS**

Most of the cul-de-sacs within the community are maintained by residents who have contributed money and many hours of work in maintaining those areas. The cul-de-sacs are not owned by the community association but are considered an extension of the Township roadways, however, the Township does not maintain those cul-de-sacs. We are very thankful to the residents who have maintained those areas and other common ground areas that border certain private properties, since our assessments would need to be substantially increased if the Association had to pay to maintain every parcel of non-privately owned property within the community. Thank you all!

### **THE GIFT OF ENERGY**

Newtown Crossing Residents: Join PECO in the Spring House on January 14th at 1:00 p.m. to hear about energy-saving opportunities. Sign up for 50% off an Energy Analysis that provides an unbiased evaluation; installs free energy saving products during the appointment; and offers solutions that can save you energy and money all year long. Refreshments will be provided.

To RSVP, call Melissa Boccuti at 215-370-7120 or email [melissa.boccuti@clearesult.com](mailto:melissa.boccuti@clearesult.com). Check the website for information and updates.

### **In the Event of Snow**

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

In the past, tickets were issued by the Township. Despite the fact that NCCA has no control over this procedure, Board members have received numerous complaints and residents have questioned where they should park in areas of limited off-street parking. It was decided last year that during snow storms, residents can park their

vehicles in the playground parking lot. However, be forewarned that the playground parking lot is not plowed and residents will be responsible for digging out their own vehicles. Parking is NOT permitted in the Manor House parking lot during snow storms since our snow plow contractor needs to plow that lot and driveway to allow access to the Carriage House and the Manor House.

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

### **Elections to be held in April**

One Board position will be up for election in April, 2017. Anyone interested in running for the Board should contact the secretary or a current Board member by February 1, 2017. Ballots for the election will be posted on the website on or before March 1 and can be downloaded from that site.

Ballots will be counted at the Annual Meeting held on the first Tuesday in April, 2017. All residents are invited to attend. Please vote!!

### **No Dumping!**

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

## Thank You

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

## NCCA Website

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

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

## Street Light Repairs

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

## No Postings On Islands

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

Also—Parking spaces in the townhome sections are limited, therefore, the parking pads within these areas

are not to be used for storage of personal property. Violation of this carries a \$25 per day fine from date of notification.

## Having a Party?

Interested in renting the Manor House or Spring House? The Spring House and the Manor House are available for rent by residents of Newtown Crossing.

The rental fee is \$75 (plus a \$75 refundable damage deposit) for the Spring House. For the Manor House, the rental fee is \$125 (plus \$125 refundable damage deposit).

Contact Bonnie Dettra at 215-860-9818 to arrange an appointment to see the Manor House or to schedule a rental. Residents must be current in their assessment payments in order to rent the Manor House or Spring House.

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

### Board Members, Officers and Committee Heads:

James Downey, Pres. 215-968-9565  
Pete Ancona, Vice Pres. 215-968-4247  
Bruce Collier, Board Mem. 215-860-8045  
Marie Dempsey, Board Mem./Pool 215-860-8392  
Carl Ruzicka, Board Mem./Architectural Control 215-968-9066  
Bob Donatelli, Treasurer 215-968-0866  
Joanne Urquhart, Secretary 215-860-1584  
Bonnie Dettra, Manor House 215-860-9818  
Fred Ehmann, Webmaster 215-968-0894  
Lorrie Strange, Social 215-504-7226

## NCCA Sidewalks, Drains & Maintenance

Homeowners are solely responsible for the maintenance of the sidewalks that border their property. NCCA is only responsible for sidewalks that border common grounds, and Newtown Township has no responsibility for maintenance of sidewalks within our community.

Homeowners are also responsible for curbs and the cement shoulder which meets the asphalt of the street.

We also remind residents to clear leaves and debris out of the storm water drains that border their property, trim branches overhanging sidewalks, and please do not deposit your trash on the streets. Your continued support in cleaning up after your pets is greatly appreciated as well as maintaining the general appearance of our community. Thank you!

## To Early Morning and Evening Walkers and Joggers

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

## Townhome Improvements: Don't forget NCCA Approval

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

Newtown Township. Many areas of improvement require Newtown Township approval. Residents are responsible for obtaining the necessary zoning approval and permits from the Township.

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

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

## Selling your Home?

Newtown Crossing is a planned unit development or a "PUD". When selling your home, state regulation requires that "PUD" homeowners must furnish a

5407 Resale Package to the buyer prior to settlement. The 5407 Resale Package includes the 5407 form, the NCCA By-Laws and Regulations, recent financial information, and insurance coverage information on the common grounds.

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

**NO HUNTING** is permitted on NCCA common grounds. If you see hunters in these areas, please contact the police.