

# NCCA NEWSLETTER

## Winter 2017 Annual Information Bulletin

NCCA meetings are normally held 1st Tuesday of the month, 7:30, Spring House. Please check [website](#) for more information, cancellations, etc.  
All residents welcome.

### ASSESSMENTS TO REMAIN AT \$30 PER MONTH IN 2018

At a special meeting of the NCCA Board of Directors convened on Monday, November 27, 2017, the Board of Directors unanimously voted to maintain assessments at \$30 per month, or \$90 per quarter, for the 2018 calendar year. Special assessments from 2017 that were earmarked for major repairs that have been completed will now be diverted to new existing necessary major repairs. The monthly breakdown of assessments is comprised of \$22 for operating expenses and \$8 for special assessments which include \$3 per month for repayment of the detention basin loan, \$2 per month for sidewalk repairs, \$1 per month for the small detention basin repairs, \$1 per month to fund the storm damage/tree removal reserve and \$1 per month to fund the snow removal reserve.

### Thanks to our Community Members

As many of you know by now, Arcadia Land Company's proposed development, known as Arcadia Green and consisting of 85 new residences to be built in the wooded area between Newtown Crossing and Eagle Ridge with a possible one-way egress onto the High Street cul-de-sac, was unanimously rejected by the Township Supervisors at their December 27 meeting<sup>1</sup>. Thanks go out to the Newtown Crossing and Eagle Ridge residents who spent many hours researching, then attending and testifying at Board of Supervisors and Planning Commission meetings, and keeping the community informed about the dates of meetings and developments as they occurred. A real bond was formed by many residents who dedicated themselves to preserving our community. Thank you all!

<sup>1</sup> [Here's a link to that decision](#)

[Here's a link to NCCA Vice-President Peter Ancona's remarks to the Newtown Board of Supervisors](#)



*Arcadia Green hearing, November 8, 2017. Residents of Newtown Crossing (and Eagle Ridge) were tenacious in their opposition to the project.*

## Elections to be held in April

Two Board positions will be up for election in April, 2018. Anyone interested in running for the Board should contact the secretary or a current Board member by February 1, 2018. 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, 2018. All residents are invited to attend. Please vote!!

### 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.

## 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.

## 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

### 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**

payments in order to rent the Manor House or Spring House.

## NCCA Sidewalks, Drains, and 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 and trim branches overhanging sidewalks. 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.



## Preventing Frozen Pipes\*

There are three common causes of frozen pipes: quick drops in temperature, poor insulation, thermostats set too low. Luckily, there are a number of preventative steps you can take to keep your pipes from freezing:

- Check the insulation of pipes in your home's crawl spaces and attic. Exposed pipes are most susceptible to freezing.
- Heat tape or thermostatically controlled heat cables can be used to wrap pipes. Be sure to use products approved by an independent testing organization, such as Underwriters Laboratories Inc., and only for the use intended (exterior or interior).
- Seal leaks that allow cold air inside near where pipes are located. Look for air leaks around electrical wiring, dryer vents, and pipes, and use caulk or insulation to keep the cold out. With severe cold, even a tiny opening can let in enough cold air to cause a pipe to freeze.
- Use an indoor valve to shut off and drain water from pipes leading to outside faucets. This reduces the chance of freezing in the short span of pipe just inside the house.
- A trickle of hot and cold water might be all it takes to keep your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall.
- Keep your thermostat set at the same temperature during both day and night. You might be in the habit of turning down the heat when you're asleep, but further drops in the temperature – more common overnight – could catch you off guard and freeze your pipes.
- Open cabinet doors to allow heat to get to un-insulated pipes under sinks and appliances near exterior walls.
- Keep any garage doors closed if there are water pipes or supply lines in the garage. If attached to home, consider opening the door to the garage to allow home heat to enter the garage. DO NOT use kerosene or other fuel fed heating devices in the garage to heat it.

If Your Pipes Do Freeze...

- If you turn on your faucets and nothing comes out, leave the faucets turned on and call a plumber.
- If your house or basement is flooding, turn off the water valve and immediately call 911.
- Do not touch or use electrical appliances in areas of standing water due to electrocution concerns.
- Never try to thaw a pipe with a torch or other open flame because it could cause a fire hazard. Every year, many building fires are caused by people trying to thaw frozen pipes. All open flames in homes present a serious fire danger, as well as a severe risk of exposure to lethal carbon monoxide.
- You may be able to thaw a frozen pipe with the warm air from a hair dryer. Start by warming the pipe as close to the faucet as possible, working toward the coldest section of pipe. DO NOT use a blow torch or any other open flame to try and thaw out potentially frozen pipes.
- Again, if your water pipes have already burst, turn off the water at the main shutoff valve in the house; leave the water faucets turned on and call 911. Make sure everyone in your family knows where the water shutoff valve is and how to open and close it. Likely places for the water turn-off valve include internal pipes running against exterior walls or where water service enters a home through the foundation.
- If you will be going away during cold weather, leave the heat set to a temperature no lower than 55°F.

\* excerpted from an article in the Newtown Patch. [Full article link](#)

## Thanks to our Board of Directors

This has been a challenging year for our volunteer Board of Directors and the community owes the Board many thanks and much appreciation. Our NCCA president, James Downey, was admitted to the hospital in July for what was originally foreseen to be a three-day stay and several weeks of rehabilitation. Unfortunately, Jim's condition proved to be much more serious than originally anticipated, and he ended up spending several months in two different hospitals followed by months in rehab. Jim has been home for some time now and is making great progress toward a full recovery.

During Jim's absence, Pete Ancona, as vice president, assumed many of Jim's responsibilities, and the responsibilities normally handled by five Board members have been handled by a Board of four members. Many thanks to Pete, as well as the other Board members—Bruce Collier, Marie Dempsey and Carl Ruzicka—for maintaining the affairs of the community.

In addition to Jim's absence, the Board this year was faced with new repairs to the south detention basin (which were identified by Mr. Ancona), the work to address the effects of the Emerald Ash Borer on our common area trees, sidewalk repairs, and the battle of the Arcadia development behind the wooded area, all of which required additional time and effort on the part of the Board members. All of our Board members do so much that the community never sees and individual Board members are doing many repairs themselves either at the pool or at the Manor House which saves the community many assessment dollars.

So, as another year comes to a close and as our assessments remain among the lowest in the area, please offer thanks and appreciation for our Board of Directors for all of the time they devote to our community.

Thanks also to the other people who work all year round—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 (now joined by Freda Gowland) for the social activities; to Fred and Barbara Ehmman for their work on the website and communication; and the many other residents who have volunteered their time and talents for the NCCA and for the benefit of our community. Happy Holidays!