

NCCA NEWSLETTER

Winter 2018/19 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 2019

At the NCCA Board of Directors meeting held on December 4, 2018, the Board voted unanimously to maintain assessments at \$30 per month, or \$90 per quarter, for the 2019 calendar year. 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 the repair/replacement of the entrance signs with the remainder for sidewalk repairs, \$2 per month for the pool cover with the remainder to start the retaining wall fund, and \$1 per month to fund the storm damage/tree removal reserve fund.

Having a Party?



Interested in renting the Manor House or Spring House? They are available for rent by residents of Newtown Crossing. The rental fees are: Spring House – \$100 (plus a \$100 refundable damage deposit) Manor House – \$150 (plus \$150 refundable damage deposit).

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

NCCA Board Elections to be held in April

Two Board positions will be up for election in April, 2019. Anyone interested in running for the Board should contact the secretary or a current Board member by February 1, 2019. 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, 2019. 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. 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.

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.

The NCCA Board of Directors

extends its best wishes for a Happy Holiday Season and a Happy and Healthy 2019

Board Members, Officers and Committee Heads:

James Downey, Pres. 215-968-9565

Pete Ancona, Vice Pres. 215-968-4247

Fred Dichter, Board Mem. 215-860-1492

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

Thank you to the NCCA Board members, officers, and residents who helped out during the year, whether with the NCCA Swim Team, during social events, or volunteering in other ways.

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 & 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.