

NCCA NEWSLETTER

AUTUMN 2026

In Search of a Party Committee

Looking ahead to the holiday season, we need volunteers to plan and organize our annual holiday party at the Manor House. If you would like to get involved, please contact Michael McFarland.

Sidewalk Repair



The Newtown Crossing HOA is contracting with Hale & Sons Construction Inc. to do concrete work and sidewalk repairs to common areas. The work is anticipated to begin last week of October and any resident receiving work during that period will pay less than if it is done as a stand-alone job. If you are thinking about repairing your sidewalk (remember, you are responsible for the portion adjacent to your property) please call Dylan Hale at 215-949-3597 to get a quote.

Manor House/Spring House Rental

These historic stone buildings may be rented by Newtown Crossing residents with paid up NCCA HOA fees. Currently, the Manor House rentals cost \$150/day plus \$150 deposit. The Spring House rental is \$100/day plus deposit. From November 1 to March 31 there is an additional \$100 per day to cover the cost of heating. There are no overnight stays allowed. Members interested in further information including availability and rules should contact Bonnie Dettra at 215-860-9818.

Newly Posted Court Rules Playground

NEWTOWN CROSSING



TENNIS & PICKLEBALL COURTS

FOR THE ENJOYMENT AND SAFETY OF ALL RESIDENTS,
PLEASE OBSERVE THE FOLLOWING RULES:



Courts are for Newtown Crossing residents and their accompanied guests only.



Residents using the courts must be in good standing with the Association.



Guests must remain accompanied by a Newtown Crossing resident while using the courts.



Children under age 12 must be accompanied by a parent or responsible adult.



NO bicycles, skateboards, rollerblades, scooters, or other wheeled recreational equipment are permitted on the courts.



A fine will be assessed for prohibited wheeled equipment. Users may also be charged for any resulting damage.



NO PETS are permitted on the courts.



Please respect the courts, equipment, neighboring residents, and other players.



Court hours are 8:00 AM to Sunset.



COURT AREA IS MONITORED BY SECURITY CAMERAS

Thank you for helping us protect and maintain our community courts.

NEWTOWN CROSSING COMMUNITY ASSOCIATION



Playground

In September, NCCA’s lawyer received a notice of a resident’s intent to sue. This stems from an alleged injury at the playground in August. As a result, the playground was closed to allow inspection. Following advice from our lawyer, the playground is now reopened with one piece of equipment marked off limits. Updates will be provided as necessary.

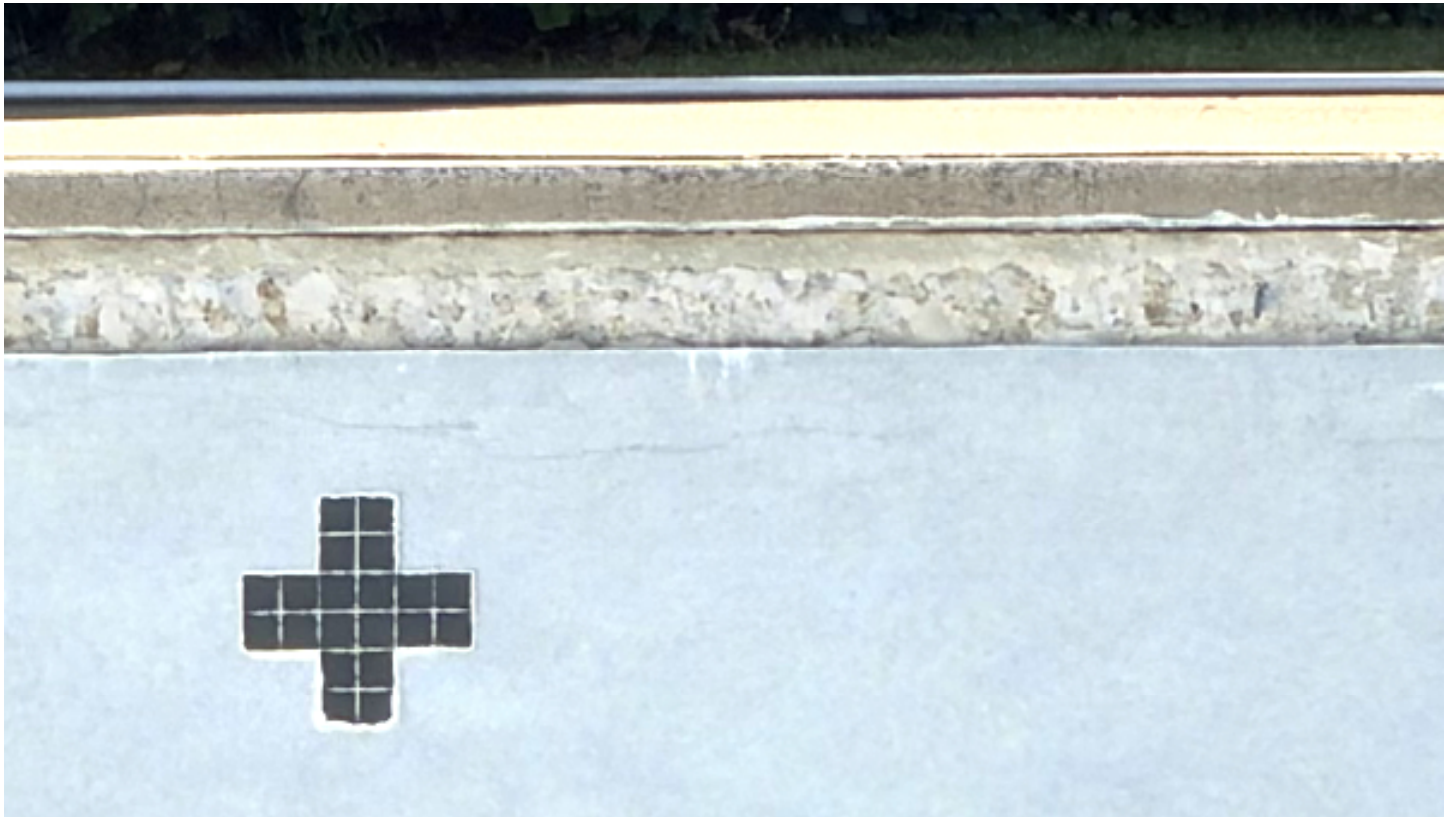
Elections

General Election Day is Tuesday November 3. Polls are open from 7 AM to 8 PM and mail-in ballots may be returned or dropped off

now. To view sample ballots, polling and ballot drop-off locations, and for more information:

<https://www.buckscounty.gov/1252/Board-of-Elections?os=io&ref=app>

Major Pool Repairs



Pool after removal of tiles

While preparing to replace the pool tiles, damage to an underlying “beam” was discovered. That must be repaired before the new tiles can be applied. The job will cost roughly \$30,000.

Where do my Quarterly Assessments go?

The Association maintains about 60 acres of common ground in addition to approximately 90 acres left in their natural state. As our community matures, so have the trees and their care demands more attention. There are two detention basins that are mowed twice a year, usually in the late spring and late fall. Because both basins are in wooded areas, dead trees and large branches need to be removed. Maintaining the basins is essential for the successful handling of excess rainwater run-off and flood prevention.

The Manor House and Spring House need continual maintenance including repair, upkeep, inspections, the cost of heating and other utilities, and improvements when possible. As you can imagine, caring for a building that is almost three centuries old is not an easy task.

More modern, but no less in need of care, are the recreational

areas of Newtown Crossing. Pool management (including lifeguards and inspections), repair, maintenance and improvement are ongoing and ever-increasing expenses. The courts and playground also require upkeep. In addition to the community's landscaping there are common area sidewalks to repair and maintain as well as private parking areas to be paved and plowed, Insurance, legal, and professional fees are an additional expenses. And last, but not least, there are the occasional community events.

Most HOAs hire professional management companies; their fees are much higher than ours because we are a community run organization. Thanks to the continuing hard work of resident volunteers Newtown Crossing is and has always been a great place to live.

NCCA meetings are usually held 6:30 PM, the first Tuesday of the month in the Manor House or, if too hot, in the Spring House. All are welcome. Please check the Newtown Crossing website for announcements and other information.

As always, if you have ideas, suggestions, or questions or would like to join or start a committee or run for a position on the Board, please plan to attend a NCCA HOA Board meeting. Thank you to [Board Members](#) for all your hard work.