

NCCA NEWSLETTER

FALL, 2024

NCCA meetings are held 7:30 PM the first Tuesday of the month unless otherwise announced, in the Spring House. All are welcome. Please check the [Newtown Crossing website](#) for announcements and other information.

Summer is over and Fall is in full swing.

Poolapalooza, the last pool event of the season, took place on August 21 and was a great success. Thanks to Lorrie Strange, Freda Gowland, and Tara Zengolewicz for organizing yet another fun event.





If possible, please save your pool tags for next season. All residents will need to re-apply next year, but once approved, will receive updated season stickers to add to existing tags. Lost tags will require a \$10/tag replacement fee. Specific details will be released on the Newtowncrossing.info website as we get closer to the summer 2025.

Detention Basins

Have you ever wondered what the Board of Directors uses your assessments for? A significant portion is dedicated to maintaining our facilities and common areas, but an area that may not be well known or obvious are our two detention basins. These basins were designed by the original builder of Newtown Crossing to receive the excess rainwater run-off that flows into street gutters, which is then captured in the basins and slowly released into the Neshaminy Creek. Without the detention basins, after a heavy



Carl Ruzicka tours Newtown Crossing's detention basins with the newer Board members

rain large amounts of water would flow directly into the Neshaminy, increasing the chances of flooding downstream towns such as Langhorne, Bristol and Bensalem.

The larger detention basin runs along the woods bordering the Neshaminy from Buck Road to behind homes on Hershey Court. The smaller detention basin borders South Lancaster Lane and the rear of Liberty Square. These basins require regular maintenance to insure they drain freely and don't back up. Twice a year, usually in the late spring and late fall, the basins are mowed to keep grass and weeds under control. Also, because both basins are in wooded areas, dead trees and large branches need to be removed.

About ten years ago Newtown Township mandated that the Newtown Crossing Community Association rebuild and upgrade the culverts at the smaller detention basin. This was a significant engineering and construction project that cost the association well in excess of \$125,000 to complete. The association took a loan to fund the project which has now been paid off. Annual maintenance, however, will continue indefinitely and is one of the many community expenses funded by your assessments.

Tennis/Pickleball Courts



A more obvious use of funds are the newly renovated tennis and pickleball courts which are already being enjoyed by Newtown Crossing residents. The courts are open from dawn to dusk. No pets, skateboards, bikes, or strollers are permitted on the courts and please wear appropriate footwear to protect the playing surface. At present, pickleball players of all levels are meeting court-side on Sunday mornings at 9:00 AM. Come try out Newtown Crossing's newest amenity!

Manor House and Spring House Rentals

The Manor House is open for business! The Manor House has had a long-needed summer cleaning and is available for rental. This historic stone manor house may be rented by residents with paid up NCCA fees. Currently, the Manor House costs \$150/ day plus \$150 deposit.

The Spring House rental is \$100/day plus deposit. There are no overnight stays allowed. Members interested in further information about the Manor House or Spring House, including rentals for meetings, parties, or wedding receptions, should contact Bonnie Dettra at 215-860-9818.

Newtown Crossing Community Association Meeting

1st Tuesday of every month, 7:30 in the Spring House

Please come out and see how hard the NCCA Board of Directors is working for you. Learn what NCCA can and can't do for you. Offer your ideas and suggestions, ask questions, and most importantly, think what you can do for your community.

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