

Dear New Neighbor,

Welcome to Newtown Crossing and to membership in the Newtown Crossing Community Association. The purpose of the Association is to manage the common grounds and recreation facilities owned in part by you. The “Declaration of Covenants, Conditions and Restrictions” and the “By-Laws” governing the Association and its members should have already been provided to you. If you did not receive these documents, please contact our secretary, Susan Hepp 215 860-5645

Why is there an Association?

Newtown Township law requires each planned urban development (PUD) to provide a certain amount of open ground and be self-contained as far as recreational facilities are concerned. Recreational facilities and common grounds were created by the builder and turned over to the Association to operate and to maintain. The already-existing Manor House and grounds were designated for use as a community center. Revenues needed to maintain and operate the recreational facilities and common grounds are obtained through assessments.

Assessments

As of January 2022, assessments are \$35 per month or \$105 per quarter. The monthly breakdown of assessments is comprised of \$24 for operating expenses and \$11 for special assessments which include \$3 per month for repayment of the detention basin loan, \$8 per month for sidewalk repairs, storm damage/tree removal fund, major repairs to the Manor House and Carriage House and seal coating.

A Certified Public Accountant provides NCCA with quarterly invoicing services and assessments are billed in January, April, July and October. Invoices are mailed in an envelope coming from Newtown Crossing Community Association with a Souderton return address. Quarterly payments are processed by a third-party bank. Payments should be made payable to Newtown Crossing Community Association and mailed to P.O. Box 793, Souderton, PA 18964-0793. Your lot number is indicated on your invoice and should be included in the memo section of your check. When an assessment remains unpaid by the last business day of the quarter, a late charge of \$5 is added as provided by the “Declaration of Covenants, Conditions and Restrictions.”

Assessments are required to pay administrative, maintenance and operating costs of the common facilities and grounds. The common facilities and grounds consist of:

- The Manor House and Spring House, circa 1731, located on a 10-acre parcel designated as our community center area. The Manor House and Spring House may be rented by residents for private parties and is used for Newtown Crossing community functions and meetings.
- Swimming pool, complete with a trained staff of lifeguards. The pool opens on Memorial Day and closes on Labor Day. A small kiddie pool is also located on the pool grounds. All residents whose assessments are current are entitled to free pool membership. Pool applications need to be completed with family and emergency information prior to first use of the pool and can be obtained on our website or at the pool. Guest passes are also available for purchase at the pool.
- The Association maintains about 60 acres of common ground. In addition, approximately 90 acres are left in their natural state.

Association Government

The Association is governed by a Board of Directors consisting of five members elected by the residents. These five members consist of the President, Vice President and three Directors. The Board, in turn, selects a Secretary and Treasurer who are paid but have no voting privileges. The Board members have staggered

three-year terms and elections are held at the annual meeting held in April. Any member of the community whose assessments are current is entitled to run for the Board of Directors. Monthly Board meetings are held on the **first Tuesday** of each month starting at 7:30 p.m. in the Spring House. All members of the Newtown Crossing community are invited to attend.

In addition to the Board of Directors, there are a number of committees formed to deal with community needs. The Architectural Control Committee discusses and handles issues regarding changes to townhomes. Townhome owners are required to complete an Architectural Control Application prior to the start of any exterior improvement, repair or alteration to their homes. This application can be downloaded from our website or obtained by calling Carl Ruzicka at 215-968-9066. Residents are also required to obtain the necessary Township approval and permits. We also have people who help with the Manor House, Pool Committee, Social, Maintenance, Publicity and Playground Committee; however, we are always in need of new members for these committees. All residents are invited to participate on any of these committees.

Specific Rules and Fines

Due to recurring past problems, several regulations have been implemented which, if violated, carry fines. Residents are not permitted to post or stand signs of any nature (including realtor signs) on the islands at the Route 532 and 332 entrances. Violation of this regulation carries a \$100 fine, per sign, per entrance. Residents are not permitted to use the common parking pads within the community to store boats, campers, trailers, abandoned vehicles, etc. Violation of this regulation carries a \$25 per day fine from the date of notification to the date that the vehicle is removed. Also, dumping of any type of debris is not permitted on any of the common areas. This carries a \$100 fine. Campers, trailers, boats, etc. are not allowed to be parked in driveways or on the street.

Website

Information regarding Newtown Crossing can be obtained through our website at www.newtowncrossing.org. The website contains the minutes of the monthly meetings, the Architectural Control Application, pool application and other important information regarding our community. There is also a classified section in which residents can advertise. Please register your email address at our website to receive our newsletter and other important information regarding our community. If you do not have internet access, information can be obtained by attending our monthly Board meetings, or contact Susan Hepp c/o NCCA, 206 Hidden Valley Lane, Newtown, PA 18940 to request a hard copy of our newsletter.

Board Members and Officers/Committee Heads

The following are the current Board members, officers and committee heads. Should you have any questions, please feel free to contact any of these people either through the website or as follows:

Peter Ancona, President	215-968-4247	Robert Donatelli, Treasurer	-215-968-0866
Michael McFarland, Vice President	215-651-0159	Susan Hepp, Secretary	- 215-860-5645
Carl Ruzicka, Board Member –	215-968-9066	Bonnie Dettra, Manor House	215-860-9818
Katie Lukomski, Board Member	215-504-2598	Fred Ehmann, Webmaster –	215-968-0894
Robert Hewski, Board Member	267-994-6077	Lorrie Strange, Social –	215-504-7226

Again, welcome to Newtown Crossing. This is your community and your Association—consideration for your neighbors is appreciated, as is your help in maintaining our community.

Newtown Crossing Community Association Board of Directors