

# NCCA NEWSLETTER

*Spring, 2022*

## **Easter Egg Hunt**

Come join in the Easter Fun at the Manor House Saturday, April 9th at 11am! Don't forget your baskets for the Easter egg hunt.

Thanks to Victoria Rafalovsky who has volunteered to create an Easter Balloon Arch and her husband, Adam, who will be taking photos.



## **Newtown Crossing Swim Team**

The Newtown Crossing Swim Team will hold a potluck dinner and registration in late April. Details will be emailed when they are available. Also, team sponsorship is always welcome. If you would like to support your home team, please contact Katie Lukomski at [newtowncrossingswimteam@gmail.com](mailto:newtowncrossingswimteam@gmail.com).

## **Community Involvement**

Newtown Crossing's Board of Directors has managed the affairs in their charge as defined in the Covenants & By-Laws without the need for an external property management service since its inception in 1975, keeping our monthly assessments among the lowest for Planned Residential Developments in the area (see the website for a comparison). This has been accomplished by having board members with strong leadership and communications skills, a hands-on management approach, and work/life experience directly applicable to the efficient operation of an infrastructure-heavy operation like Newtown Crossing.

Residents in good standing interested in serving the community as a committee or board member are welcome! We always have a need for capable, interested people to help as part of Pool, Recreation, Maintenance, Manor House, Social or Publicity Committees. If you have an interest and possess relevant skills/experience similar to examples listed below, please reach out to a board member or just feel free to participate in the monthly board meetings and then let us know of your interest. The success of our community, including keeping our monthly assessments reasonable, depends on involvement by our residents. You can help make a difference in Newtown Crossing!

Two Board positions will be up for re-election in April—the positions currently filled by James Downey and Carl Ruzicka. Both have agreed to run again, but that doesn't exclude

other residents from throwing their hats in the ring. Younger residents especially might be interested in learning what it takes to manage a community. Some responsibilities that are needed of a board member include:

- Interface with community members in person, via phone or e-mail and coordinate response with other board members if necessary;
- Receive inquiries on a regular basis from the public; community members, businesses and service providers;
- Hold meetings with service providers, develop scope of work, get quotes and coordinate with other board members;
- Research companies and pricing to determine best provider of goods and services;
- Strong leadership skills
- Strong oral & written communication skills, including social media
- Action oriented (actions speak louder than words)
- Teamwork & collaboration skills
- Being a good listener
- Willingness to 'do' rather than delegate if/when needed
- Have sufficient free time to dedicate to NCCA board duties.

*Some examples of relevant experience/expertise the community needs:*

- Legal or Para-legal or Judicial
- Contract management or Contract Administration (including bidding, quality assurance)
- Real estate, title, or property management
- Trade experience (construction, electrical, mechanical, plumbing, landscape or vegetation management)
- Accounting or bookkeeping
- Facility operations
- Engineering expertise (Civil/Environmental, Electrical, Mechanical, Industrial)
- Municipal codes/codes enforcement
- Law enforcement

Contact a board member (below) if you are interested in running for a Board position.

## Position of NCCA Secretary

The Board of Directors is also seeking a replacement for the position of NCCA secretary. Our current secretary will be resigning after 35 years of service. The candidate must be a resident of Newtown Crossing, have good communication and writing skills, good computer skills, and access to the internet. That person must also be available to attend the monthly meetings held on the first Tuesday evening of every month.

***This is a paid position*** and will be available as soon as a replacement candidate is found. Transition training will be provided.

The duties of the position include attending the monthly meetings; taking, transcribing and distributing the minutes; and composing and typing up correspondence for the Association. The duties also include preparing resale packages whenever a house is sold within the community; providing updated assessment notices/letters prior to sales; completing PUD questionnaires; copying and sending out hard copies of the newsletter to those who do not have email; sending out approved ACC forms and verification letters; responding to requests for insurance information and verifying assessments owed on properties; and responding to phone calls and requests for information from residents, potential residents, realtors, title companies, and lending institutions.

Interested candidates should contact a board member listed below.



### Board Members

James Downey, President  
215-968-9565

Pete Ancona, Vice President  
215-968-4247

Carl Ruzicka, Architectural Control  
215-968-9066

Maddison McCurdy  
[m.mccurdy10@gmail.com](mailto:m.mccurdy10@gmail.com)

Michael McFarland  
[michaelmcfarland@mac.com](mailto:michaelmcfarland@mac.com)

### Officers & Committee Heads

Joanne Urquhart, Secretary  
215-860-1584

Bob Donatelli, Treasurer  
215-968-0866

Bonnie Dettra  
Manor House Rentals  
215-860-9818

Fred Ehmann  
Web/emailsemails  
[fred@newtowncrossing.info](mailto:fred@newtowncrossing.info)

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