

NCCA NEWSLETTER

Winter 2020-21 Annual Information Bulletin

Assessments increase to \$35 per month in 2021.

The NCCA Board continually strives to keep assessments as low as possible. However, with our community and its infrastructure aging, the Association has been continually faced with a number of major necessary repairs and replacements which have required substantial outlays of funds. Therefore, at the December virtual Board meeting, the Board of Directors unanimously voted to raise assessments from \$33 to \$35 per month or \$105 per quarter, for the 2021 calendar year. The monthly breakdown of the 2021 assessments is as follows:

- \$22 operating expenses
- \$3 repayment of the detention basin loan
- \$10 expenses for storm damage/tree maintenance/removal, sidewalk repairs, tot lot, and Manor House/Carriage House repairs

Out of the yearly general operating expenses for 2021, \$80,000 is allocated for maintenance of the common grounds and \$41,000 is budgeted for the swim club. The detention basin project was mandated by the Township and, due to the magnitude of the expenses involved, NCCA secured a ten-year loan in the amount of \$150,000 to pay for this project. The special assessment of \$3 per month goes toward the repayment of this loan.

The additional special assessment of \$10 per month will also fund the following:

- Maintenance, removal and pruning of common ground trees due to aging and excessive storm damage. In 2020 we had a record year for the number of trees removed and pruned because of damage.
- Sidewalk repairs on common areas remain a necessary expense to provide a safe walkway for pedestrians.
- The Board of Directors has an obligation to maintain the assets of the community and has been investigating a number of options for funding the repair/maintenance of the tennis court area.



This year, even though the pool was not opened, we still incurred expenses for the maintenance of pool water to stabilize it for the summer. Two oil tanks needed to be replaced at the Manor House at a cost of \$4,750. Another major expense this year was \$9,500 for painting the Manor House, and during the start of that project it was determined that some of the eaves were rotted which had allowed squirrels to enter the house. Some of the money that was not spent for the pool was diverted to the cost of the oil tanks, Manor House repairs, and other unanticipated expenses. The remaining \$8,000 (approx.) allocated for the pool will go toward needed pool repairs for next year.

Many thanks to the continued efforts of our Board of Directors. Because our Board members, as well as other residents, donate many hours of their time for the benefit of the community, our assessments remain among the lowest in the area. Their efforts are greatly appreciated.

For complete budget details please visit the [website](#).

Welcome

Congratulations to our recently-elected NCCA Board member Michael McFarland. Michael replaces retiring Board member Marie Dempsey.

Thank you!

On behalf of the Board of Directors and the entire community, we thank Marie Dempsey for all of the time and effort that she has dedicated to our community over the past 12 years. Among other things, she has played a vital part in the management of the pool operations and organization of social events. Best wishes to Marie and her family and we hope she enjoys her "retirement".



Board member Maddison McCurdy and NCCA Secretary Joanne Urquhart presented a token of appreciation to Marie Dempsey (center) for her many years of dedicated service on the Board of Directors.

NCCA Board Election to be held in April

Two Board positions will be up for election in April. Anyone interested in running should contact the secretary or a current Board member by February 1, 2021. Ballots for the election will be posted on the website on or before March 1 and will be counted at the Annual Meeting to be held on the first Tuesday in April, 2021. Please vote!!

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

Hunting is not permitted on NCCA common ground, including the wooded area behind the Manor House and along the Neshaminy Creek. If you see hunters on common ground, please contact the police at 215-328-8524.

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.

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.

Dog Walkers, Please Think of Others

There have been an increasing number of complaints about dog walkers disrespecting the property of others. Please support your community by cleaning up after your pets. Thank you!

Snow Plowing

Newtown Township is responsible for snow removal on the streets of Newtown Crossing, including the cul-de-sacs. If your street or cul-de-sac has not been cleared, call 215-968-2800.

It is the responsibility of property owners to clear a pathway on the sidewalk within 24 hours after snow has stopped falling. Snow is to be placed on property owner's property and should never be placed in the roadway.

[NCCA Website](#)

The NCCA website contains a wealth of information, as well as the pool application, election ballot, and the Architectural Control Committee application. You can sign up to receive our quarterly newsletters and occasional emails by subscribing directly on the website.

Manor House Rentals

Due to CoVid-19, there are no Manor House or Spring House rentals until further notice.

**The NCCA Board of Directors extends its best wishes for a
Happy Holiday Season and a Happy and Healthy 2021**

Board Members

James Downey, President
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Pete Ancona, Vice President
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Maddison McCurdy,
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Michael McFarland,
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**Officers & Committee
Heads:**

Joanne Urquhart, Secretary
215-860-1584

Bob Donatelli, Treasurer
215-968-0866

Bonnie Dettra, Manor House
215-860-9818

Fred Ehmann, Web/emails
fred@newtowncrossing.info

Lorrie Strange, Social
215-504-7226

Thank you to the NCCA
Board members, officers,
and residents who helped
out during the year.



GOODBYE 2020