

NCCA NEWSLETTER

Winter, 2022/23

New Members Join NCCA Board of Directors

At the November NCCA Board meeting, Pete Ancona, NCCA Board President, welcomed two new members, Katie Lukomski and Robert Hewski.

Katie has lived in Newtown Crossing for the past 20 years with her husband Joe Pizzo and their four sons. Katie has been a volunteer for many years both in the community (tennis court committee, swim team, and playground rejuvenation) and in the local schools and the PTO. She is the president of the Newtown Crossing Swim Team and has been part of that team for over 11 years. She is also currently a volunteer on the Council Rock Swim and Dive Club Board where she is president and dive representative. "I am so pleased to be able to join the NCCA board of directors. This opportunity to serve our great community gives me a chance to give back to our neighborhood. I hope that I bring some enthusiasm and a desire to learn and work hard to my new role here as a director for NCCA."

The newest Board member, Robert Hewski, his wife Patrice, and their two children live on Commonwealth Drive. They both grew up in Bucks County, were educated in the Council Rock School District, and are seven year residents of Newtown Crossing. After working in the Emergency Department at Saint Mary Medical Center, Rob started his own business doing energy efficiency ratings for new and existing housing. "When a seat on the NCCA board opened up I chose to put my name in for many reasons, but mainly because I care about the safety and quality of life families in this community experience. I want to make sure we continue to grow in a positive way so that current and future residents, like myself, are proud to call Newtown Crossing home. I look forward to serving in the best interests of the families of this community. If you see me, be sure to let me know how we can change for the better!"



New Board members Katie Lukomski and Rob Hewski

Holiday Party a Success!

Despite rain and the Eagles game, the Manor House came alive on December 11, as neighbors gathered to celebrate the season. Residents took a break from the holiday rush to wine and dine with old friends and new. Thank you to Board Member Michael McFarland, Chuck Potts, Susan and George Hepp, the Lukomski-Pizzo family, and many others for donating their time and talents in organizing the first community party in years. A great big thanks to Guru's Indian Cuisine of Newtown for supplying much of the holiday feast.



If you have suggestions for or would like to be involved in future social events, please contact a Board member.

Assessments to Increase by \$3/mo in 2023

As previously announced in an NCCA notice and on the website, at the December meeting of the NCCA Board of Directors, the Board unanimously voted to increase assessments from \$35 per month or \$105 per quarter, to \$38 per month or \$114 per quarter for the 2023 calendar year.

The monthly breakdown of that \$35 is as follows:

- \$24—Operating expenses (common ground maintenance, utilities, insurance, etc.)
- \$3—Tennis court repair/replacement
- \$3—Trees: Storm damage clean-up, tree maintenance & Emerald Ash Borer treatments
- \$1—Manor House/Spring House/Carriage House- Minor repairs
- \$4—Pool repairs including tile repairs & pump house repairs
- \$3—Major repairs: Manor House gutters, Sidewalk repairs, Common Ground

You can read the entire budget [here](#).

While there have been no assessment increases since 2020 when they were raised to \$35, your board voted for the increase in order to maintain our almost 50 year old infrastructure as outlined above and keep up with the 8% inflation we experienced in 2022. The tennis & basketball courts, manor house, pool area and sidewalks continue to age and all require significant work this coming year as well as continuous maintenance going forward. Keeping our buildings, grounds and other assets in good shape helps keep our community appealing and our property values stable.

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

Parking Notice

Please refrain from parking any vehicles on the curbs or sidewalk areas in Newtown Crossing. This creates a hazard for pedestrians and is also causing damage to the sidewalks and curbs which costs all of us money in the form of taxes and association dues. Vehicles, as well as trash and recycling bins should be parked or placed on the blacktop area.

In the Event of Snow

A Newtown ordinance states that "ALL vehicles must be removed from any road or street after an accumulation of one inch or greater of snow until snow has been completely removed from the entire width of the cartway. Vehicles in violation may be towed and impounded by authority of the Chief of Police or Public Works superintendent." Roads are plowed in the following order: main roads first, then secondary roads, with country roads and cu-de-sacs plowed last. NCCA has no control over snow plowing of roads; therefore, any concerns should be addressed to the Township. In the past, tickets were issued by the Township. NCCA has no control over this procedure. Residents may park in areas of limited off-street parking and in the playground parking lot. However, be forewarned that the playground parking lot is not plowed and residents will be responsible for digging out their own vehicles. Parking is NOT permitted in the Manor House parking lot during snow storms since our snow plow contractor needs to plow that lot and driveway to allow access to the Carriage House and the Manor House.

Sidewalks

Also, residents are responsible for clearing their sidewalks within 24 hours of a snowfall or ice storm and are subject to Township fine if not cleared. The Township has enforced that ordinance. Private snow removal should not be dumped into the street.

Streetlights

To report an inoperable or broken street light, please use our Report a Concern page, or contact the Public Works department at 215-968-2800 extension 246. When possible, please have nearest street address and the pole number available at the time of your call.

<https://newtownpa.gov/report-a-concern-to-newtown-township/>

Townhome Improvements: Don't forget NCCA Approval

According to Article VI of the Newtown Crossing Community Association Townhome Declaration of Covenants, improvements or additions to townhomes must first be submitted in writing to the Architectural Control

Committee for approval. Applications can be obtained by contacting Carl Ruzicka, 215-968-9066, chairman of the Architectural Control, or can be downloaded from our website. Many areas of improvement require Newtown Township approval. Approval of work by NCCA does not constitute approval from the Newtown Township. Residents are responsible for obtaining the necessary zoning approval and permits from the Township.

Your cooperation in obtaining NCCA approval prior to starting work is greatly appreciated. Please note that merely applying for an improvement does not constitute approval. Formal written notification of approval should be received prior to the start of the work, and the By-Laws state that the Board has 60 days in which to approve or disapprove changes. Owners of single homes are not required to obtain NCCA approval but are required to obtain necessary Newtown Township permits and approval.

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, Susan Hepp at Susan.HeppNCCA@outlook.com

Visit the Newtown Crossing website
newtowncrossing.org

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