

NCCA NEWSLETTER

WINTER, 2025

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

*January's meeting will be Tuesday, 1/14.

Assessments Increased for 2025

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 \$38 per month to \$40 per month or \$120 billed quarterly. The Newtown Crossing HOA fee remains one of the lowest, if not THE lowest in the Township, thanks in large part to the dedication of residents who volunteer their services to keep the community running. This is the first increase in two years.

Holiday Party

On December 21, the Manor House was once again transformed into a celebration of the season. Residents took a break from the holiday rush to gather with friends and neighbors to enjoy food, drink, and conversation. A delicious buffet was supplied by [Salvatore's Cucina](#). A highlight of the night was a thank you and round of applause to recently retired Board of Directors president, Pete Ancona. Current

Board president Michael McFarland presented Pete with an engraved clock in appreciation of his decades-long service to Newtown Crossing. Pete continues to be instrumental in keeping the community running smoothly. Thank you to Board Members Michael McFarland and Chuck Potts for organizing the holiday event and to the many other residents who decorated the Manor House and cleaned up after.



RIP Robert Donatelli

Sadly, Bob Donatelli, long time NCCA treasurer and even longer Newtown Crossing resident passed away on December 12th. For several decades he gave his time and knowledge to keeping the NCCA in good financial health. Bob is survived by his wife Carolyn, daughter Jennifer and her husband Paul Gillespie, and son Robert. He will be missed. For Bob's full obituary go to <https://www.fluehr.com/obituaries/robert-e-donatelli-2024-12-12>



Winter Weather

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, please call 215-968-2800.

A Newtown Township 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 road. Vehicles in violation may be towed and impounded by authority of the Chief of Police or Public Works superintendent."

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. Common parking areas are for guests and overflow parking. They are not for long-term storage of cars, boats, trailers, or other vehicles. Thank you for being considerate to your neighbors.

Manor House Rentals

The historic stone Manor House may only be rented by Newtown Crossing residents with paid up NCCA HOA fees. Currently, a Manor House rental cost \$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.

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 215-860-5645

Want to Get Involved?

If you are interested in what's going on in our community, please consider coming to a monthly meeting. If you have a skill, talent, or suggestions to contribute this is your opportunity to help make Newtown Crossing an even better place to live. Whether to help organize an event, to provide resident input, to form or join a committee, or even to run for a position on the Board of Directors, volunteers are always needed. Thanks to the dedication and hard work of NCCA Board members as well as resident participation, your HOA assessments have remained among the very lowest in the area. Remember: The alternative to a resident-run community is a much more costly and much less caring professional management company.

HAPPY NEW YEAR!