

# NCCA NEWSLETTER

## HAPPY NEW YEAR WINTER, 2023/2024

On Saturday December 16th, Newtown Crossing neighbors gathered to celebrate the holidays with food, drink, and conviviality. Thank you to Michael McFarland and Chuck Potts for organizing the event. Thank you, also, to the many community members who donated decorations and supplies and helped prepare for a festive evening.



Thank you to all those who contributed including

Travus Gehret, who oversaw decorations  
Bonnie Dettra  
Rachel McFadden  
Brittany Malcolm  
Barbara and Fred Ehmann  
Stacy Baker Hill  
Diane Zappone Wong  
Trent Wong  
Stacy McCowan

Susan and George Hepp  
Alexandra Gallagher  
Edie Wolff  
John Heuring  
Danielle Dorwart Sundermeier  
Frank Sundermeier  
Maureen Pfeifer  
Katie, Derrick, and Joe Lukomski-Pizzo

## NCCA Assessments to Remain at \$38 per Month in 2024

The 2024 budget was approved on November 7, 2023.

[\(see complete budget\)](#)

The 2024 Assessments are as follows:

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|---|---------|
| Operating Assessments                           | \$24.00 |
| <i>Special Assessments</i>                      |         |
| Tennis Courts                                   | 3.00    |
| Trees   | 3.00    |
| Manor House/Spring House/Carriage House Repairs | 1.00    |
| Pool Purification Reserve                       | 3.00    |
| Common Grounds/Parking Pads                     | 1.00    |
| Sidewalks                                       | 1.00    |
| Manor House Roof Reserve                        | 2.00    |
| TOTAL monthly fee                               | 38.00   |

### 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. And, please, don't forget to vote at election time. Remember: The alternative to a resident-run community is a much more costly and much less caring professional management company.

### 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, please 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. 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

## A Reminder

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## NCCA Contact Info

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### Board of Directors

Peter Ancona  
President  
215-968-4247

Michael McFarland  
Vice President  
[mikey697@gmail.com](mailto:mikey697@gmail.com)

Carl Ruzicka  
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215-968-9066

Katie Lukomski  
Director / Pool & Swim Team Liaison  
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Rob Hewski  
Director  
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267-994-6077

### Officers & Committee Heads

Bob Donatelli  
Treasurer  
[bigbob858@outlook.com](mailto:bigbob858@outlook.com)  
215-968-0866

Susan Hepp  
Secretary  
[Susan.HeppNCCA@outlook.com](mailto:Susan.HeppNCCA@outlook.com)  
215-860-5645

Bonnie Dettra  
Manor House/Spring House Rentals  
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Fred Ehmann  
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Barbara Ehmann  
Editor, NCCA Newsletter  
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**Next meeting: Jan 2, 7:30 at the Spring House**