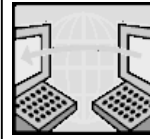


# Newtown Crossing Community Association Information Bulletin—December 2004

## Association assessments to increase in 2005 New Assessments—\$18 per month

At the November Board meeting of the Newtown Crossing Community Association, the Board approved the 2005 budget for the Association. A copy of that budget can be viewed on the website or obtained by contacting the NCCA secretary. Included in the 2005 budget was an increase in assessments to \$18 per month, for a quarterly assessment of \$54. The increase in assessment, however, will include pool membership for all NCCA residents without additional cost. Residents will still need to complete pool membership information form and obtain pool tags. Details for obtaining pool tags will be outlined on the website in the spring.

Board members voting for the increase included Bruce Collier, Stuart Graff and Barbara Jankowski. Jim Downey voted against the increase in assessments and Pete Ancona was not present for the vote.



### Have you logged onto our website?

Since the newsletter is no longer published on a regular basis, residents are urged to log onto our website to obtain important information regarding the community association. Our website is:

**[www.newtowncrossing.org](http://www.newtowncrossing.org)**

The first time you log on, you will be asked to provide your name and address to verify that you are a member of NCCA.

If you have any questions regarding accessing the website, please contact our website liaison, Stuart Graff at 215-968-2911. Email addresses for Board members are posted on the website and necessary forms can be downloaded from the website.

Minutes of the monthly meetings are posted on the website. Social events held during the year will also be posted, so please check the website on a regular basis.

### Concerned about speeders in our community? We're the culprits!

Newtown Township police chief informed us that when speed checks have been implemented in our community, in most cases the speeding offenders are residents of Newtown Crossing! So if you are concerned about speeders—slow down or tell your neighbors to do so.

Also, unlicensed, uninspected vehicles of any kind (including ATV's and motor scooters) are not permitted on the streets nor are they permitted on common ground. Please advise the police if you see any such vehicles on the road.



### In the Event of Snow

Newtown Township reminds residents that in the event of snow, all vehicles are to be removed from the street so that snow plow equipment can properly plow streets. Cars remaining on the street are subject to ticketing or towing if not removed. Also, private snow removal should not be dumped into the street.

In a typical 6-8" snowfall, the township strives to have all roads cleared within 24 hours. Roads are plowed in the following order: main roads first, then secondary roads, with country roads and cul de sacs plowed last.

The Newtown Crossing Community Association has no control over snow plowing of roads, therefore, any concerns should be addressed to the Township.

Also, residents are responsible for clearing their sidewalks within 24 hours of snowfall and residents are subject to fine by the Township if sidewalks are not cleared.



*The NCCA Board  
of Directors  
extends its best  
wishes for a  
Happy Holiday Season and a  
Happy and Prosperous  
New Year*

### Board Members

James Downey, Pres.	215-968-9565
Pete Ancona, V.P.	215-968-4247
Bruce Collier	215-860-8045
Stuart Graff	215-968-2911
Barbara Jankowski	215-968-5835
Bob Donatelli, Treas.	215-968-0866
Joanne Urquhart, Sec.	215-860-1584
Bonnie Dettra, Manor House Rental	215-860-9818
Lorrie Strange, Social Committee	215-504-7226

### Board Meetings

All residents are invited to attend the monthly meetings of Newtown Crossing held on the first Monday of each month starting at 7:30 p.m. in the Spring House.

### NO HUNTING

Absolutely no hunting is permitted on NCCA common grounds. If you see anyone hunting in these areas, please contact the police immediately.

### No Postings On Islands

There is a \$100 fine for any posting or placing of signs on the Route 332 and Route 532 entrance islands owned by NCCA.

*Please save this information for future reference*

***Drive carefully during winter—defrost before driving***

With early morning frost soon to be upon us, accidents can occur within the community because residents are trying to drive with little or no windshield visibility. Please prevent possible accidents by taking a few extra minutes to defrost your car before attempting to drive.

***Having a Party? Interested in Renting the Manor House or Spring House?***

The Spring House and the Manor House are available for rent by residents of Newtown Crossing. The rental fee is \$75 (plus a \$75 refundable damage deposit) for the Spring House. For the Manor House, the rental fee is \$125 (plus \$125 refundable damage deposit). Contact Bonnie Dettra at 215-860-9818 to arrange an appointment to see the Manor House or to schedule a rental.

Residents must be current in their assessment payments in order to rent the Manor House or Spring House.

***STREET LIGHT REPAIRS***

Newtown Township is responsible for repairing malfunctioning streetlights within Newtown Crossing. Residents are encouraged to immediately report a streetlight problem by calling 215-968-2800, ext. 254 or email to ronw@twp.newtown.pa.us. Please include street light number as identified on the streetlight pole.

***No Dumping!***

The dumping of refuse, yard waste, grass clippings, tree and bush trimmings or clippings, trash and debris of any kind in any detention basin or on any common ground is prohibited and subject to a \$100 fine. That fine shall become a lien on the property under and pursuant to Article 4, Section 9 of the Declaration and Covenants and the collection of that fine shall be permitted by the same means or method of collection of any delinquent assessment.

Newtown Crossing Community Association  
206 Hidden Valley Lane  
Newtown, PA 18940

**PRESORTED  
STANDARD  
US POSTAGE PAID  
NEWTOWN, PA  
PERMIT NO. 31**

***Important information regarding Newtown Crossing Community Association***

***TOWNHOME IMPROVEMENTS***

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 Stuart Graff (215-968-2911), chairperson of the Architectural Control, or can be downloaded from our website.

Approval of work by NCCA does not constitute approval from the Newtown Township. Many areas of improvement require Newtown Township approval. Residents are responsible for obtaining the necessary zoning approval and permits from the Newtown 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 considered 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, a copy of the By-Laws and Regulations, most recent financial information and information relative to insurance coverage on the common grounds.

For additional information or to request a package, please contact the secretary, Joanne Urquhart at 215-860-1584 or the treasurer, Bob Donatelli, at 215-968-0866.