



206 Hidden Valley Lane Newtown, Pa. 18940  
215-968-5531

Dear New Neighbor,

Welcome to Newtown Crossing and to membership in the Newtown Crossing Community Association. The purpose of the Association is to manage the common grounds and recreation facilities owned in part by you. A copy of the "Declaration of Covenants, Conditions and Restrictions" and the "By-Laws" governing the Association and its members should have already been provided to you. If you did not receive a copy of these documents, please contact our secretary, Joanne Urquhart, at 215-860-1584.

***Why is there an Association?***

Newtown Township law requires each planned urban development (PUD) to provide a certain amount of open ground and be self-contained as far as recreational facilities are concerned. Recreational facilities and common grounds were created by the builder and turned over to the Association to operate and to maintain. The already-existing Manor House and grounds were designated for use as a community center. Revenues needed to maintain and operate the recreational facilities and common grounds are obtained through assessments.

***Assessments***

Assessments are billed to each homeowner on a quarterly basis by the First National Bank and Trust Company of Newtown. As of January, 2011, assessments are \$28 per month or \$84 per quarter. The breakdown of this monthly assessment is as follows: \$21 operating assessment, \$2 special assessment for capital improvements for the pool area and tot lot, \$3 special assessment for repairs to the detention basin, and \$2 special assessment for the storm damage reserve fund. It was necessary to implement these special assessments due to the severe winter of 2010 which depleted our storm damage fund. In addition, there are needed repairs to our pool area, and Newtown Township mandated extensive and costly repairs to our detention basin. It is unknown at this point as to how long the additional special assessments will be in effect.

Assessments are billed in January, April, July and October and payments are remitted directly to the Bank. When an assessment remains unpaid by the last business day of the quarter, a late charge of \$5 is added as provided by the "Declaration of Covenants, Conditions and Restrictions." Assessments are required to pay administrative, maintenance and operating costs of the common facilities and grounds. The common facilities and grounds consist of:

1. The Manor House and Spring House, circa 1731, located on a 10-acre parcel designated as our community center area. The Manor House and Spring House may be rented by residents for private parties and is used for Newtown Crossing community functions and meetings.
2. Swimming pool, complete with a trained staff of lifeguards. The pool opens on Memorial Day and closes on Labor Day. A small kiddie pool is also located on the pool grounds. All residents whose assessments are current are entitled to free pool membership. Pool applications need to be completed with family and emergency information and can be obtained on our website or at the pool. Guest passes are also available for purchase at the pool.
3. The Association maintains about 60 acres of common ground. In addition, approximately 90 acres are left in their natural state.

### ***Association Government***

The Association is governed by a Board of Directors consisting of five members elected by the residents. These five members consist of the President, Vice President and three Directors. The Board, in turn, selects a Secretary and Treasurer who are paid but have no voting privileges. The Board members have staggered three-year terms and elections are held at the annual meeting held in April. Any member of the community whose assessments are current is entitled to run for the Board of Directors. Monthly Board meetings are held on the **first Tuesday** of each month starting at 7:30 p.m. in the Spring House. All members of the Newtown Crossing community are invited to attend.

In addition to the Board of Directors, there are a number of committees formed to deal with community needs. The Architectural Control Committee discusses and handles issues regarding changes to townhomes. Townhome owners are required to complete an Architectural Control Application prior to the start of any exterior improvement, repair or alteration to their homes. This application can be downloaded from our website or obtained by calling Carl Ruzicka at 215-968-9066. Residents are also required to obtain the necessary Township approval and permits. We also have people who help with the Manor House, Pool Committee, Social, Maintenance, Publicity and Playground Committee. We always need new members for these committees and residents are encouraged to participate.

### ***Specific Rules and Fines***

Due to recurring past problems, several regulations have been implemented which, if violated, carry fines. Residents are not permitted to post or stand signs of any nature (including realtor signs) on the islands at the Route 532 and 332 entrances. Violation of this regulation carries a \$100 fine, per sign, per entrance. Residents are not permitted to use the common parking pads within the community to store boats, campers, trailers, abandoned vehicles, etc. Violation of this regulation carries a \$25 per day fine from the date of notification to the date that the vehicle is removed. Also, dumping of any type of debris is not permitted on any of the common areas. This carries a \$100 fine. Campers, trailers, boats, etc. are not allowed to be parked in driveways or on the street. This is per Newtown Township regulation.

### ***Website***

Information regarding Newtown Crossing can be obtained through our website at [www.newtowncrossing.info](http://www.newtowncrossing.info). The website contains the minutes of the monthly meetings, the Architectural Control Application, pool application and other important information regarding our community. We urge you to contact our webmaster at [newtown\\_crossing\\_neighbors@comcast.net](mailto:newtown_crossing_neighbors@comcast.net) to receive our newsletter by email, since hand delivery of newsletters is costly and time consuming.

### ***Board Members and Officers/Committee Heads***

The following are the current Board members, officers and committee heads. Should you have any questions, please feel free to contact any of these people either through the website or as follows:

James Downey, President – 215-968-9656  
Peter Ancona, Vice President – 215-968-4247  
Bruce Collier, Board Member – 215-860-8045  
Marie Dempsey, Board Member – 215-860-8392  
Carl Ruzicka, Board Member – 215-968-9066

Robert Donatelli, Treasurer – 215-968-0866  
Joanne Urquhart, Secretary – 215-860-1584  
Bonnie Dettra, Manor House – 215-860-9818  
Paul Abraham, Pool – 215-968-9573  
Fred Ehmann, Webmaster – 215-968-0894  
Lorrie Strange, Social – 215-504-7226

Again, welcome to Newtown Crossing. This is your community and your Association—consideration for your neighbors is appreciated, as is your help in maintaining our community.

Sincerely,

Newtown Crossing Community Association Board of Directors