

**MINUTES OF THE MONTHLY
NEWTOWN CROSSING COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETINGS
2024**

JANUARY	2
FEBRUARY	4
MARCH	7
APRIL	9
MAY	12
JUNE	15
JULY	18
AUGUST	21
SEPTEMBER	24
OCTOBER	26
NOVEMBER	29
DECEMBER	31

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

JANUARY 2, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, January 2, 2024, in the Spring House. The meeting was called to order at 7:35 pm by President Peter Ancona, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Katie Lukomski, Bob Donatelli, Fred Ehmann, and Susan Hepp. Barbara Ehmann was also in attendance. Michael McFarland was not in attendance. It was decided the December 5, 2023, Board Meeting minutes will be voted on at the February Board Meeting after everyone has a chance to review them.

MEMBER PARTICIPATION

None

TREASURER'S REPORT

Mr. Donatelli distributed and reviewed the November 2023 Profit and Loss Statements. Income for the month of November totaled \$27,801.05 and operating expenses totaled \$15,750.06.

CORRESPONDENCE

Mrs. Hepp reported she mailed a letter on December 19th to the owner of 330 E. Hanover stating he needs to remove the debris behind his fence that is on common ground before 30 days. After 30 days, she will notify Mr. Ruzicka to verify if this issue has been resolved or if the board will need to take further action.

Mr. Hewski reported he received a phone call from the owner of 1 E. Hanover St. stating his neighbor is unhappy with his trailer in the back yard and is wondering what the rules are concerning RV parking. After discussion, the board members agreed since the trailer is located behind the front plain of his house he is not in violation.

POOL

Mr. Ancona said the pump house renovation has been completed by Hale & Sons and the repairs look good. Mrs. Lukomski reported she contacted Fox Pool Management concerning the pool contract, requested some changes and decreasing the total cost. She was told they cannot decrease their charges for the 2024 season since we already receive the lowest fees. Mr. Ancona stated we will need to reallocate some money in the budget to cover these expenses.

RECREATION

Mr. Ancona reported he has spoken with the manufacturer of the damaged gym equipment at the playground. The manufacturer will be sending a new replacement piece which is expected to be covered under the warranty.

Mr. Donatelli reported the next step in the tennis/basketball courts renovation is to submit the loan application for an unsecured personal loan to Univest. The application needs to be signed by the president, vice-president and the treasurer. This will be completed as soon as possible when Mr. McFarland is available. After the loan is approved and the funds are deposited, Mr. McFarland will sign the contract with NJPS Court Builder, Inc. to get on their schedule to begin the renovation in the spring.

MAINTENANCE

Mr. Ancona will start checking the status of the common ground sidewalks that may need to be repaired or replaced. Mr. Donatelli stated the sidewalks may need to be delayed and the budgeted funds reallocated for the swale renovation project that was discussed at the November 7th board meeting.

Mr. Ruzicka discussed the possibility of a problem in the future with the chemicals that are used in playground rubber mulch that is made from shredded tires. Mr. Ancona mentioned there is also information that states since it is used outside and effected by the air and rain, it wouldn't be affected as much. After a discussion, it was decided to table this issue until another time.

MANOR HOUSE

None

ARCHITECTURAL CONTROL

Mr. Ruzicka reported there was one new architectural control application received tonight for Linda Taormina, 16 Princess Lane, requesting approval for a roof replacement. The application was approved by the board members.

SOCIAL

Mr. Ancona reported that the NCCA Holiday Party held on December 16th at the Manor House was very successful and well attended. Mr. Ancona thanked everyone who helped decorate the Manor House and especially Mr. McFarland and Mrs. Lukowski for the organization of the event.

Mr. Ehmann reported that the winter newsletter was emailed to the residents recently.

OLD BUSINESS

None

NEW BUSINESS

None

With no further business, the meeting was adjourned at 9:00 pm.

The next regular meeting will be held on Tuesday February 6, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc

Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

February 6, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, February 6, 2024, 2024, in the Spring House. The meeting was called to order at 7:35 pm by President Peter Ancona, with the following Board members and officers present, Michael McFarland, Carl Ruzicka, Robert Hewski, Katie Lukomski, Bob Donatelli, Fred Ehmann, and Susan Hepp.

A motion was made by Mr. Ruzicka, seconded by Mr. Hewski and approved by the board members to accept the minutes of the January 2, 2024 board meeting with the following changes
the 2nd paragraph under correspondence, the second line is changed to
After discussion, the board members agreed since the trailer is located behind the front plane of his house, he is not in violation of Newtown Township's requirements and the last word of the 2nd line under recreation is corrected to
warranty.

MEMBER PARTICIPATION:

Mr. and Mrs. Dettra, the residents leasing the carriage house, spoke at the meeting with multiple items of concern. Their first request was to ask for the lease to return to an annual lease instead of the current 6-month lease that is being increased each renewal. They also presented a list of items that need to be repaired in the Carriage House. After discussion, the board members agreed they will prioritize the items according to safety and the other items will be investigated for future repairs. When there are immediate issues, the board will address them as soon as possible. Mr. Ruzicka also mentioned when there are items that need attention, they should send a list to the board in the fall so the board will have the opportunity to access them for the possibility of adding them into next year's budget. The board members also stated that they are unable to change the lease contract at this time.

TREASURER'S REPORT

Mr. Donatelli distributed and reviewed the December 2023 Profit and Loss Statements. Income for the month of December totaled \$11,139.49 and operating expenses totaled \$34,939.16.

CORRESPONDENCE

Mr. Ancona shared a Thank you note received from Pat Sherwin at 135 Canterbury Ct. thanking NCCA for the removal of a large unhealthy tree located on common ground behind her home. The board of directors really appreciated hearing that she was satisfied with the removal.

POOL

Mrs. Lukomski stated she has been in contact with Fox concerning the contract for this summer. She informed them we will be moving forward with the contract and that we are not changing our chlorine system.

RECREATION

Mr. Ancona inquired from Mr. Donatelli about the status of the loan for the tennis and basketball court renovations. Mr. Donatelli informed him that the completed application was submitted to Univest Bank, and he is waiting for their response. He will keep the board updated when he has additional information. After a discussion, the board members decided to wait until the loan is secured before the contract is signed with NJPS Court Builder, Inc. for the renovation work.

MAINTENANCE

Mr. Ancona reported the detention basin had approximately 3' of water in it so he pulled out the debris to unclog it to let the water drain. Some downed trees remain in the basin that could cause future blockages and he mentioned how important it is to keep the drains open to avoid another larger problem in the future.

Mr. Ancona stated he spoke to Enviroair in reference to an estimate of \$18,035 to correct the swale drainage problem located near W. Hanover Street, Churchill Lane & S. Lancaster Lane. He believes this project needs to be a priority over the sidewalk and parking pad repaving. A motion was made by Mr. Ruzicka and seconded by Mr. McFarland to fund this project by using \$ 17,000 from the sidewalk reserve account and the balance out of the pool tile reserve account. After a discussion, a vote was taken and passed by all the board members.

MANOR HOUSE

Mrs. Dettra reported there are two rentals scheduled this month:

2-4-24	Spring House	Steyn	5 Chestnut Dr.
2-25-24	Travus Gerhart	Community Use	

She met with the Fire Extinguisher Inspector on 1-22-24. All the fire extinguishers from Manor House, Spring House and Carriage House were inspected and serviced. There was a problem was found with an extinguisher in the Carriage House due to its age, possibly from the 1920's or 1930's. Mr. McFarland will contact Mrs. Dettra about the removal and replacement of the fire extinguisher. He will also contact Newtown Borough fire department about possibly donating it due to its age.

ARCHITECTURAL CONTROL

Mr. Ruzicka reported there were no applications this month.

SOCIAL

None

PUBLICITY

Mr. Ehmann mentioned he will be working on the spring newsletter soon and inquired if there will be a diagram and narrative of the proposed renovation of the tennis and basketball courts to be included in the newsletter. Mr. McFarland responded he will work on that information to submit soon to Mr. Ehmann. The directors discussed adding a survey for residents to reply how they would like the renovation to be set up for the best use of the area.

OLD BUSINESS

Mr. Ruzicka reported that the resident at 300 E Hanover Drive has cleaned up the debris behind his fence and on common ground as requested in December.

NEW BUSINESS

None

With no further business, a motion was made by Mr. McFarland and seconded by Mrs. Lukomski to adjourn the meeting, since the motion was passed, the meeting was adjourned at 9:00 pm.

The next regular meeting will be held on Tuesday March 5, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc

Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

March 5, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, March 5, 2024, in the Spring House. The meeting was called to order at 7:36 pm by Vice President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Katie Lukomski, Bob Donatelli, Fred Ehmann. Peter Ancona and Susan Hepp were not in attendance.

The minutes of February 6, 2024, were approved with no corrections.

MEMBER PARTICIPATION

The resident of 5 Princess Lane inquired about parking their travel trailer in the pool parking lot overnight before and after her early morning departure vacations. After discussion, the directors approved that she could park the trailer in the parking lot for a maximum of 24 hours each time

TREASURER'S REPORT

Mr. Donatelli distributed and reviewed the January 2024 Profit and Loss Statements. Income for the month of January totaled \$ 38,856.54 and operating expenses totaled \$5,269.48.

He also went over an invoice from deGrouchy, Sifer & Company, in the amount of \$ 5,850. Mr. Ruzicka made a motion to approve the proposal for the 2023 Audit and tax return, Mrs. Lukomski seconded the motion; after discussion the motion passed unanimously.

Mr. Donatelli reported the tenant of the Spring House deducted the cost of the furnace repair from his January rent payment without producing a copy of the repair invoice. He requested Mr. McFarland to contact the tenant to either send the invoice to Mr. Donatelli or pay the additional \$ 200 within 10 days. Also to inform the tenant he needs to pay the rent in full each month and not pay for the repairs directly to the service company.

After a long discussion concerning the financing of the tennis court's renovation, it was agreed that Mr. Donatelli will contact additional banks for additional possible financing options.

CORRESPONDENCE

none

POOL

none

RECREATION

none

MAINTENANCE

Mrs. Dettra reported a broken window was replaced in the Spring house.

MANOR HOUSE

Mrs. Dettra reported there are three upcoming rentals scheduled:

3-31-24	5 Chestnut Dr.
4-6-24	329 Canterbury.
4-13-24	150 Commonwealth Dr.

ARCHITECTURAL CONTROL

Mr. Ruzicka reported there was one application approved this month:

Mark Krotowski 113 Hidden Valley Lane Replacement of roof, siding and windows

SOCIAL

Mr. Ehmann will contact Lorrie Strange to check on the possibility of NCCA hosting an Easter Hunt this year.

PUBLICITY

Mr. Ehmann reported that he is working on posting the information on the tennis court's renovation on the website.

OLD BUSINESS

none

NEW BUSINESS

Since there will be an opening on the Board of Directors effective April 2024 since Mr. Ancona will not be running for reelection, there was a discussion concerning finding other candidates and Mr. McFarland taking the position of President of the Board of Directors.

With no further business, the meeting was adjourned at 8:23 pm.

The next regular meeting will be held on Tuesday April 2, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc

Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

APRIL 2, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, April 2, 2024, in the Spring House. The meeting was called to order at 7:35 pm by President, Peter Ancona, with the following Board members and officers present, Carl Ruzicka, Michael McFarland, Robert Hewski, Katie Lukomski, Fred Ehmann, and Susan Hepp. Dennis Diviney and Vince Roe were also in attendance. Bob Donatelli was not in attendance.

The March 5, 2024 Board Meeting minutes will be reviewed after its completion and voted on at the May board meeting along with the April board meeting minutes.

MEMBER PARTICIPATION

Dennis Diviney spoke about the Easter Egg Hunt he organized and held on March 30, 2024 at the Manor House lawn area. He reported about 100 children and families were in attendance and had a lot of fun. He also brought the \$150.87 receipt for his expenses for reimbursement.

TREASURER'S REPORT

Mr. Donatelli was not in attendance, so the financial reports will be reviewed at the May 7, 2024 board meeting.

CORRESPONDENCE

none

POOL

Mrs. Lukomski reported the swim team will be holding a potluck dinner on April 28, 2024 at the Manor House.

She also is starting to work on the registration forms for the 2024 pool summer season. She is looking into the logistics for registration forms to be able to be returned to her home in addition to collecting them on one or two weekends. Also, as a reminder to our residents, if you have your past years tags, you will not have a fee due, but if you need a new tag, there will be a fee of \$ 10 per tag.

RECREATION

Mr. McFarland reported the tennis courts renovations are currently on hold due to the funding of the project.

Mr. Hewski mentioned a new alternative concerning the possibility of using sport tiles to renovate the tennis court surfaces instead of repaving the surfaces, etc. He'll investigate it in more detail and will report back to the board members.

MAINTENANCE

Mr. Ruzicka reported that Moran's said the swale repair is holding up great, especially with the recent rainstorms we have had.

Mr. Ancona mentioned he spoke with Jon Moran concerning the debris in the detention basin, Jon estimated the cost to be approximately \$ 400. to remove the debris. Mr. Ancona authorized the work to be completed when the weather clears up.

Mr. Ancona had a resident of Princess Lane contact him inquiring about when the retaining wall behind his house would be replaced. Mr. Ancona stated since there is a healthy tree too close to the wall it cannot be replaced at this time.

Mr. Ruzicka reported a phone call from a S. Lancaster Lane homeowner reporting an oil leak behind his home that was caused by a severe above ground oil tank leak behind the home at 19 Churchill Lane. This leak went undetected until three neighbors down the hill on S. Lancaster Lane noticed large areas of dead grass behind their homes and over common ground property into the woods that border Neshaminy Creek. The Newtown Township police, the Bucks County Rescue Corps and the Deputy Fire Chief all responded to the situation. They put a boom down to try to control additional run off. They also reported it to the PA EPA. The homeowner was issued a citation by the EPA, ordered to remove the tank and they will be financially responsible for remediation of the damaged soil. The EPA will continue to monitor the removal and testing of contaminated soil. Newtown Crossing Community Association is not expected to have any monetary responsibility.

MANOR HOUSE

Mrs., Dettra reported there are three rentals scheduled as follows:

4-6-24 329 Canterbury Ct. resident

4-19, 20, 21- possible 3-day rental- waiting for confirmation.

4-28-24 - Mrs. Lukomski for the Swim Team potluck dinner at no charge.

She is already getting several requests for Graduation Parties for May and June.

There are no repairs scheduled for April.

CARRIAGE HOUSE

Mr. McFarland reported there is a hole in the garage floor that needs to be filled. Mr. McFarland will handle cementing the hole for the tenant. He also contacted companies for estimates for the chimney cap replacement and Hepp Electric for an estimate on the required electric work. He will report back to the board members at a future meeting with the estimates.

ARCHITECTURAL CONTROL

Mr. Ruzicka reported there was one application approved:

John & Colleen Branchi	110 Union St	Replacement windows
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Mr. Ruzicka also received an application from Angelo Taormina at 16 Princess Lane asking for approval to install a 20' high flagpole located 17' from the house. Carl will contact the resident for more details.

SOCIAL

It was reported that summer events are expected to be held at the pool area. The events will be posted on the website.

It was also mentioned earlier that an Easter Egg Hunt held on March 30, 2024, around the Manor House lawn was very successful with approximately 100 kids with their families attending. Thank you to Dennis Diviney for organizing and supervising this event.

PUBLICITY

Mr. & Mrs. Ehmann are working on the spring newsletter, and it will be sent out shortly. They will post about the successful Easter Egg Hunt with photos. They will also send an email to residents about the community's need for a new board member since Mr. Ancona is not running for re-election in April.

OLD BUSINESS

There was a long discussion between the board members concerning the need for a new board member to fill the occupancy left by Mr. Ancona's term expiring.

NEW BUSINESS

Since this is Mr. Ancona's last official board meeting as President, he spoke concerning the turnover of his files and records to Mr. McFarland as the incoming president of the board. The records will include a list of projects he handles on a regular basis for the community along with other records he has accumulated over his thirty-year tenure on the board of directors. All the board members thanked Mr. Ancona for his dedication and service to the Newtown Crossing Community by being on the board of directors for over thirty years. He will be missed for his extensive knowledge and calming presence at the board meetings.

With no further business, a motion was made by Mrs. Lukomski and seconded by Mr. Ruzicka for the meeting to be adjourned. The motion passed and the meeting was adjourned at 9:01 pm.

The next regular meeting will be held on Tuesday May 7, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc

Board of Directors, Officers, Committee Chairmans

Addendum to 4-2-24

Board of Directors Meeting

Mr. Ancona made a motion that Newtown Crossing Community Association pay the invoice to Enviro Air Technologies in the amount of \$18,195.20. The motion was seconded by Mrs. Lukomski and passed unanimously on April 4, 2024.

Respectfully submitted,

Susan Hepp, Secretary

cc

Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

MAY 7, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, May 7, 2024, in the Spring House. The meeting was called to order at 7:37 pm by Vice President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Katie Lukomski, Bob Donatelli, Fred Ehmann and Susan Hepp. Barbara Ehmann and Vince Roe were also in attendance.

The minutes of March 5, 2024, were approved after a revision on the top of page two under Social was revised to read "hosting an Easter Egg Hunt". The minutes of the April 2, 2024, were approved with no corrections.

MEMBER PARTICIPATION: None

TREASURER'S REPORT

Mr. Donatelli distributed and reviewed the February 2024 and March 2024 Profit and Loss Statements. Income for the month of February totaled \$ 27,170.68 and operating expenses totaled \$ 7,721.43. Income for the month of March totaled \$ 8,433.56 and operating expenses totaled \$ 19,736.08. Mr. Donatelli reported he still has not received the proper receipt for the repairs of the Carriage House from the tenant that was requested previously. Mr. McFarland will contact the tenant again to obtain the receipt.

CORRESPONDENCE

Mrs. Hepp and Mr. Hewski reported receiving emails from a resident on Candlewood Court concerning ball playing on cul-de-sacs in the neighborhood. She complained about kids and adults playing soccer/football damaging private property on her street, including her property. She inquired about the Board of Directors enforcing the No Ball Playing rule. After discussion, it was decided that the board is not able to enforce this issue and if there is physical damage to property, the resident should contact Newtown Township Police Department.

Mr. Hewski reported that he has received many phone calls from a resident complaining about another resident walking their dog off leash and not picking up the dog's waste. After discussion, it was decided Mr. Hewski will contact the resident who is complaining to inform them to call Newtown Township Police Department to report the resident so they can investigate this issue and possibility issue the dog owner a fine.

POOL

Mrs. Lukomski reported the pool is uncovered and has been filled. Opening day will be Memorial Day weekend on May 25, 2024. She has been working on the applications so they will be ready for the residents to fill in and return by putting their application in the mailbox on the pool fence. Mr. Ehmann mentioned he will send out an email and post the information on the website.

RECREATION

none

MAINTENANCE

Mr. McFarland reported he met with George Hepp from Hepp Electric concerning the carriage house electric repairs. He obtained an estimate of at least \$ 375 to fix the outlets on the second floor and the garage. The Carriage House chimney cap was replaced and repointed. Mr. Donatelli stated these repairs can be paid for under the community complex building repair fund.

Mr. Ruzicka said there he found poison ivy growing on both the Carriage House and the Manor House. He will contact Jon Moran to remove all of it to avoid anyone encountering the poison ivy.

MANOR HOUSE

Mrs. Dettra reported there are four rentals scheduled this month as follows:

5-18-24	12 Princess Lane Resident
6-1-24	133 Commonwealth Drive Resident
6-2-24	34 York Street Resident
6-15-24	122 Commonwealth Drive Resident

Mrs. Dettra also mentioned she has been receiving many phone calls from nonresidents to rent the Manor house. She requested Mr. Ehmann post on the website that the Manor House is only available to be rented by Newtown Crossing Community residents in good standing. Mr. Ehmann stated it is already posted on the website.

She informed the board that Manor House and the Spring House had no repairs she is aware of. Mr. McFarland did notice tonight that there is a broken window in the Spring House, so he will contact Tom Adams company to have it repaired.

ARCHITECTURAL CONTROL

Mr. Ruzicka reported there were three applications approved this month as follows:

Angelo Taormina	16 Princess Lane	Flagpole
Penny Kotarski	12 York Street	Siding Replacement
Carol Buck	31 Princess Lane	Painting Garage Door, Etc.

There were two additional applications approved at the board meeting as follows:

Susan VanderWyck	186 Bucks Meadow Lane	Fence
David Pugh	106 Chestnut Drive	Fence

SOCIAL

None

PUBLICITY

Mr. Ehmann reported that he will be posting the ballot for the Board of Directors election on the website and sending an email to the residents. Vince Roe will send a personal bio to Mr. Ehmann to be posted for the residents to review for the board of director election.

OLD BUSINESS

None

NEW BUSINESS

At the beginning of the meeting the board members acknowledged since Mr. Ancona decided not to run for re-election, the President's position is now vacant. Mr. Ruzicka made a motion for Mr. McFarland to become Board President, Mrs. Lukomski seconded the motion. The motion was passed unanimously. A motion was made by Mr. McFarland to have Mrs. Lukomski fill the now vacant Board Vice President position, Mr. Ruzicka seconded the motion. The motion was passed unanimously.

After a discussion, Mr. Ruzicka made a motion, seconded by Mrs. Lukomski, to appoint Vince Roe to temporarily fill Pete Ancona's vacant board seat after his retirement and to allow Mr. Hewski to temporarily continue his board seat. The motion was passed unanimously. Both director's positions will be in effect until a complete and valid 2024 ballot is reached, anticipating Mr. Roe to be elected and Mr. Hewski to be reelected to a second term.

With no further business, the meeting the meeting was adjourned at 8:50 pm.

The next regular meeting will be held on Tuesday June 4, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

June 4, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, June 4, 2024, in the Spring House. The meeting was called to order at 7:39 pm by President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Katie Lukomski, Bob Donatelli and Susan Hepp. Fred Ehmann was not in attendance.

A motion was made by Mr. Ruzicka, seconded by Mrs. Lukomski to accept the May 7, 2024 Board Meeting Minutes after the word "borad" is corrected to board in the third line under the New Business heading on the second page.

MEMBER PARTICIPATION:

None

TREASURER'S REPORT:

Mr. Donatelli distributed and reviewed the April 2024 Profit and Loss Statements. Income for the month of April totaled \$32,238.85 and operating expenses totaled \$40,883.61.

There was a short discussion concerning the re-ordering of checks for Newtown Crossing Community Association soon. Mr. Donatelli will investigate the costs and report to the Directors before holding a vote to re-order them.

There was also a discussion about Mr. Donatelli's QuickBooks computer program that is used for Newtown Crossing Community Association financial records. Mr. Donatelli renewed the program for this year, but it was decided to keep using our current system for this year and the future.

CORRESPONDENCE:

Mrs. Hepp mentioned receiving a resident's email concerning people playing ball in her cul-de-sac. The board reviewed the by-laws and had a discussion of the contents at this meeting. They found no mention of rules concerning ball playing on the streets. Since the streets of Newtown Crossing are the property of Newtown Township, it is their jurisdiction to address this issue; therefore, we are not able to enforce this issue. Mrs. Hepp will send her an email and include the link to our by-laws for the resident to review. Mrs. Hepp will suggest the resident should discuss the issue with the people involved or contact Newtown Township Police.

Mr. Ruzicka reported he received an email from a resident of Bucks Meadow with a concern about trees on common ground that have branches hanging over her property. She requested for the trees to be trimmed by our landscaper. He spoke with the resident, explaining it is not the practice of the Newtown Crossing Community Association to cut any healthy trees or trim them unless there is a safety issue. He also explained that any resident who has tree branches hanging over their property has the right to trim them themselves. Mr. Ruzicka said he will contact Mr. Ehmann to re-post this information onto the website.

POOL:

Mrs. Lukomski reported the pool has been opened and there was a good turnout the first two weekends. She is receiving a lot of registrations for pool tags and is processing them as quickly as possible. The swim team has begun their season. She also will ask Mr. Ehmann to re-post on the website the information that only residents can rent the pool area for a \$75 fee plus lifeguard fees.

RECREATION:

Mr. McFarland reported the tennis and basketball court renovation project has been delayed due to financing and scheduling issues. He said when he contacted the NJPS Court Builder, Inc. to schedule our project, they replied they are unavailable this season because their work schedule is fully booked. After a discussion, it was decided to only renovate the tennis courts at this time. Mr. McFarland will contact the NJPS Court Builder, Inc. again to see if their schedule would be able to accommodate us with the reduced project size. Mr. McFarland will contact the Board of Directors when he obtains a reply from them.

MAINTENCE:

Mr. McFarland reported Tom Adams is expected to come on Monday, June 10th to repair the windows in the Spring House and the Manor House.

He also mentioned after checking on the status of the detention basin, he found it is full of three feet high grass and other debris that needs to be maintained properly to avoid a drainage problem. Mr. Ruzicka will contact our usual contractor, Greg Capellano of Field Services, to arrange for them to cut the area. It is usually completed annually in the spring.

MANOR HOUSE:

Mrs. Dettra reported there is one rental scheduled this month:

6-15-24 Bill Shelby 122 Commonwealth Drive

She also mentioned there is Poison Ivy surrounding the walkway by the Spring House and asked it to be removed and there are broken windows in the Manor House and Spring House that need to be repaired.

Mrs. Dettra also said she's had phone calls inquiring about renting the pool and informed them to speak to the lifeguards. Mrs. Lukomski mentioned the pool can only be rented by residents in good standing and the residents should contact her for information about pool rental for a \$ 75 fee plus the lifeguard fees.

Mrs. Dettra thanked Mr. McFarland for handling the problem with the lights between the Manor House and the Spring House.

ARCHITECTURAL CONTROL:

Mr. Ruzicka reported there was one application approved this month at the Board Meeting as follows:

William Sweeney 22 York Road Replacement Windows

SOCIAL:

Mrs. Lukomski mentioned she was contacted by a resident about an idea for Newtown Crossing Community Association to host a movie night at the pool. After discussion, the Board of Directors thought this would be a good community event. Mr. Hewski will contact the resident to arrange details to plan this family activity.

PUBLICITY:

Mr. Ehmann was not in attendance, but he will be asked to re-post the information concerning the rental of the pool by residents only for a fee of \$ 75 plus lifeguard fees.

OLD BUSINESS:

None

NEW BUSINESS:

None

With no further business, the meeting was adjourned at 9:10 pm.

The next regular meeting will be held on Tuesday July 2, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

July 2, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, July 2, 2024, in the Spring House. The meeting was called to order at 7:35 pm by President Michael McFarland, with the following Board Directors and officers present, Katie Lukomski, Carl Ruzicka, Robert Hewski, Vince Roe, Fred Ehmann, Bob Donatelli and Susan Hepp. Barbara Ehmann, Freda Gowland, Bruce Collier Tara and Victor Yashchyshyn were also in attendance.

A motion was made by Mr. Ruzicka and seconded by Mr. Hewski to approve the June 4, 2024 Board Meeting Minutes with the following revision: Remove the last sentence under Treasurer's Report and replace it with the following: Mr. Donatelli renewed the program for this year, but it was decided to keep using our current system for this year and the future.

MEMBER PARTICIPATION: Bruce Collier spoke concerning vehicles being parked on their driveway aprons that force resident families to walk in the streets instead of safely using the sidewalks. He also spoke about abandoned vehicles being parked on the parking pads. It was discussed how those areas are meant for the overflow of resident parking and it's illegal for cars with no current registration and inspections to be parked there or on the streets. Mr. Collier will try to obtain the details on these vehicles to forward the information to Mr. Ruzicka or Mr. McFarland to contact the Newtown Township Police to either ticket or tow these vehicles.

Mr. Collier also brought up the number of cracked sidewalks of resident's homes which cause a tripping hazard and are the responsibility of the residents to maintain. He will obtain the addresses of these homes to forward to Mr. McFarland or Mrs. Hepp to send notices to these residents before we send their information to the Newtown Township Code Dept. to fine them if necessary.

Also, Mr. Hewski and Mr. Collier will check the trees over hanging Mill Pond that may need trimming.

Mr. Yashchyshyn is concerned about families not being able to walk safely on the sidewalks due to the neighbors putting their trash cans and cars in the way on the driveway aprons. He was told to contact Newtown Township Police to monitor the cars parking over the sidewalks. He also spoke about the pool's cleanliness and the lack of lounges and umbrellas. Mrs. Lukomski responded that there was an issue with the chlorine stabilizer that was corrected by the pool management company and that she will be purchasing new lounges and umbrellas. Later in the meeting, Mr. Donatelli The Board of Directors authorized Mrs. Lukomski to make those purchases.

TREASURER'S REPORT: Mr. Donatelli distributed and reviewed the May 2024 Profit and Loss Statements. Income for the month of May totaled \$37,113.26 and operating expenses totaled \$23,031.42.

Mr. Donatelli reviewed the preliminary 2023 audit report received from deGrouchy, Sifer & Company. He reported everything remains basically the same as the 2022 annual audit. He also reminded the directors that due to new Federal rules, it is their responsibility for the figures in the audit to be correct.

The Directors also approved Mr. Donatelli to purchase 1,000 new bank checks and a new bank endorsement rubber stamp for the checks.

Mr. Donatelli also gave an update on the Board of Directors 2024 Election status, stating we still need a minimum of seven ballots to call the vote. A few directors stated they will contact some residents to obtain the needed ballots. There was a discussion concerning changing our ballot voting to an electric method in the future to have a quicker method for the Board of Directors elections each year. This discussion will continue when it's closer to the date of the election.

CORRESPONDENCE: Mr. Ruzicka received an e-mail from Alan Most of 45 Chestnut Drive concerning the community mailbox that is leaning after being hit by a car. The Post Office informed Mr. Most that the repairs are the responsibility of Newtown Crossing Community. After a discussion, the Board of Directors decided to repair the mailbox post themselves.

John Bianchi of 110 Union Street contacted Mr. Ruzicka to inform the board of directors that he and his neighbors have been cutting the common ground grass behind their houses for a long time. He told Mr. Ruzicka that they don't plan to continue cutting that area any longer. Mr. Bianchi and his neighbors would like Newtown Crossing Community to take over the cutting that area. Mr. Ruzicka will contact Moran's to obtain a quote for a weekly cutting and also a "field mow" which would be cut a couple times a year. After he receives this information, he will contact the Board of Directors to continue the discussion to decide how to resolve this issue.

POOL: Mrs. Lukomski reported the pool needs to have an electrical inspection completed. She will arrange to meet the inspector. There are twelve pool tiles broken that need to be redone, she will redo them herself. She also replaced a broken guard chair and removed two broken umbrellas and one broken lounge chair. The Board of Directors approved the purchase of a few new lounges and umbrellas.

Mrs. Lukomski also reported the pool was partially emptied and refilled due to the tablet chlorine and the chlorine stabilizer, Cyanuric acid (CYA), that we use.

RECREATION: Mr. McFarland said the tennis court project of resurfacing the courts to be used as tennis and pickleball will be starting around July 8th and is expected to be completed in approximately three weeks. The balance of the project to resurface the basketball court is expected to be done in the future.

MAINTENANCE: Mr. McFarland reported Tom Adams will complete the repairs of the windows in the Spring House in approximately three weeks.

MANOR HOUSE: Mrs. Dettra reported there are two rentals scheduled this month:

7/20 Isabel Garcia 131 Hidden Valley La.

8/8 Nicole Winger 126 Bucks Meadow La.

Mrs. Dettra thanked Mr. Ruzicka for removing the poison ivy from the walkway between the Manor House and the Spring House.

She also mentioned the bathroom toilet by the kitchen in the Manor House needs to be checked due to water continually running and the condition of the black hose under the lid.

ARCHITECTURAL CONTROL: Mr. Ruzicka reported there was one application this month as follows:

William Sweeney 22 York Street Replacement Windows

There was also a letter sent to Brittany Dumont, 91 Gettysburg Lane, stating we don't have any objections to the installation of a new fence on her single home property. This letter was required by Newtown Township Zoning Dept before their approval.

SOCIAL: Mrs. Gowland reported there will be three pool parties planned this summer. The first one will be held Wednesday, July 17th from 5:30 pm to 6:30 pm for free pretzels and popsicles to all NCCA members.

PUBLICITY: Mr. Ehmann reported the summer newsletter will be sent out shortly.

OLD BUSINESS: See above comments under recreation heading.

NEW BUSINESS: Mr. McFarland will meet with Platinum Paving to obtain estimates to repair the parking pads in the neighborhood. He will report to the directors for a discussion about the possible timing for this project.

With no further business, the meeting was adjourned at 9:22 pm.

The next regular meeting will be held on Tuesday August 6, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

August 6, 2024

The meeting was called to order at 7:40 pm by President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Vince Roe, Fred Ehmann, Robert Donatelli and Susan Hepp. Barbara Ehmann and John Cummings of Hidden Valley Lane were also in attendance. Katie Lukomski was not in attendance.

A motion was made by Mr. Ruzicka and seconded by Mr. Roe to approve the July 2, 2024 Board Meeting Minutes with the following revisions: Correct Vince Roe's name in the first paragraph from Vance Rowe; change "Mr. Donatelli" to "The Board of Directors", in the last sentence in the second paragraph under Member Participation and also in the last sentence in the first paragraph under Pool; correct Moran's to Maron's under correspondence, in the second paragraph.

MEMBER PARTICIPATION: John Cummings of Hidden Valley Lane, inquired about having the blue spruce tree behind his house in the common area cut down since it's mostly dead, Mr. Ruzicka answered we will take care of the removal.

Mr. Cummings also commented about his neighbor having a radon fan on his roof that is also 3 inches over Mr. Cummings roof. He mentioned it does not look very nice and he wanted to bring it to the board's attention in case other residents also install the radon fans improperly on their properties. Mr. Ruzicka stated if anything changed on the outside of a townhome, the resident is required to obtain an approved Architectural Control permit before making the changes and this homeowner did not submit an architectural application to have this radon fan installed. The board acknowledges that this issue may need to be addressed in the future.

Mr. Cummings also mentioned he has two new pickle ball nets he would like to donate for use on our new pickle ball courts. Mr. McFarland thanked him for his donation.

TREASURER'S REPORT: Mr. Donatelli distributed and reviewed the June 2024 Profit and Loss Statements. Income for the month of June totaled \$13,966.18 and operating expenses totaled \$22,113.38.

CORRESPONDENCE – Mr. Ruzicka reported he received a call from many residents of Churchville Lane concerning the unkept condition of 311 W. Hanover Street, which backs up to his property. Due to the conditions, he and many of his neighbors have began having a problem with mice coming into their homes and sheds from the 311 W. Hanover Street property. After a discussion, it was decided we will send a letter to the property owners informing them they need to hire an exterminator to correct this issue immediately. If the problem continues, the Bucks County Board of Health will be contacted.

POOL: Mrs. Lukomski reported my email stating the mid-July pool rental was completed successfully.

She continues to process many new and return residents pool registrations and purchased five new umbrellas to replace the broken ones.

Mrs. Lukomski also reported the men's bathroom sink's cold-water handle was stolen, and she will look for a replacement handle. The sink is still operable, but the handle needs to be replaced.

Mrs. Lukomski also stated the swim team had a successful conclusion of their season. There were many community families involved in the team (both kids and parents).

She stated there had been no major issues with the pool since our last meeting.

RECREATION: Mr. McFarland reported the tennis court renovations have started but have been delayed due to the extreme heat. The project is expected to be completed within a few weeks.

MAINTENANCE: Mr. Ruzicka reported the sink hole by the playground was fixed by Moran Landscaping.

Also, both storm basins were mowed by Field Services and now are draining properly. This work is usually completed twice a year to prevent a blockage caused by debris.

Mr. Ruzicka met with O'Brien Tree Service to obtain an estimate for numerous trees that require removal. Mr. Ruzicka will notify the board when he receives their estimate.

Mr. Hewski reported that he contacted the brother of the owner of the abandoned car located at Chestnut Drive and Chesapeake Drive telling him the car needs to be removed within one month or the Newtown Township Police will be contacted. The brother agreed to have the car removed.

He also stated that after additional investigation of the parking pads, he agrees that most of them need to be repaved and this issue needs to be put in the 2025 budget.

He also looked at the branches hanging along Mill Pond Road as was discussed at the previous meeting and volunteered to trim them himself.

MANOR HOUSE, CARRIAGE HOUSE AND SPRING HOUSE: Mrs. Dettra reported there is one rental as follows:

9-28-24 Devine 6 Oak Ct Wedding rental.

The extra refrigerator in the back of the kitchen is not working and needs to be replaced. Mr. Ehmann will send out an email to residents asking if anyone possibly have an extra one to donate. If necessary, Mr. Ruzicka will investigate purchasing a replacement one in early September.

Mrs. Dettra also stated we need to repair the broken door window caused by the vandalism as soon as possible.

There was a discussion concerning a vandalism incident at the Manor House that occurred on July 30. A few children were throwing rocks and debris at a hornet's nest causing a window in the door to be broken and dangerous hornets to enter the Manor House. Mrs. Dettra and her son covered the broken window with cardboard to avoid additional damage. An exterminator was contacted to remove the "bald faced hornets". The boy whose rock hit the window confessed to Mrs. Lukowski and Mrs. Dettra that it was his rock that caused the damage. The board members decided the parents of this boy will be responsible to reimburse NCCA for the damages.

After a discussion, the board members decided to install video cameras at the Manor House due to the recent vandalism. Mr. McFarland will investigate arranging for an internet connection to operate the video cameras and he will report back to the board members for consideration.

Mr. McFarland spoke with the tenants of the Carriage House and negotiated a revision to the lease to include a \$200 a month increase in the rent for an annual lease beginning July first. Each year the lease will be renegotiated at the time of renewal. Included in the lease is a requirement for the tenants to purchase their oil from Meenan's Oil Company to be able to obtain a service contract for the house.

ARCHITECTURAL CONTROL: Mr. Ruzicka reported there were no applications approved this month.

SOCIAL: There is a pool party scheduled for Monday August 19th 6:00 to 7:30 pm.

PUBLICITY: Mr. Ehmann will publicize the pool party by email and on the website.

OLD BUSINESS: Mr. McFarland discussed the new Carriage House rental lease as stated above.

NEW BUSINESS: None

With no further business, the meeting was adjourned at 8:44 pm.

The next regular meeting will be held on Tuesday September 3, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

SEPTEMBER 3, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, September 3, 2024, in the Spring House. The meeting was called to order at 7:40 pm by President Michael McFarland, with the following Board members and officers present, Katie Lukomski, Carl Ruzicka, Robert Hewski, Vince Roe, Fred Ehmann, and Susan Hepp. Charles Potts, Barbara Ehmann, Betsy and Len Mizia, Joe Dalessandro, Reba Abbott, Michael K. and Kathleen Ward, Bill Rau, Greg Florizak, Alan Stoner, Lorrie Strange, Bruce Collier and Tom Mack were also in attendance. Robert Donatelli was not in attendance.

A motion was made by Mr. Ruzicka and seconded by Mrs. Lukomski to approve the August 6, 2024 Board Meeting Minutes with the following revisions: The 1st sentence under Correspondence is changed to read: Mr. Ruzicka reported he received calls from many residents of Churchville Lane concerning the unkept condition of 311 W. Hanover Street, which backs up to their properties. The last sentence of the 3rd paragraph under Pool is changed to read: The sink is still operable, but the handle needs to be replaced. The 1st sentence of the 3rd paragraph under Maintenance is changed to read: Mr. Ruzicka met with O'Brien's Tree Service to obtain an estimate for numerous trees that require removal.

MEMBER PARTICIPATION: There was a lengthy conversation after Mr. Mizia and other homeowners near 311 W. Hanover Street spoke about their concerns about the property. Mr. Ruzicka informed them of his conversation with the owner, Mrs. Clark, when she stated they are planning to have the back deck removed and they have hired an exterminator to handle the mice population living outside the house. Mr. McFarland and Mr. Ruzicka suggested the homeowners contact the Newtown Township Code department to inform them of the conditions of the property. They also suggested the homeowners get together to attend a Newtown Township Board of Supervisors meeting to share their concerns and ask for their assistance to have the 311 W. Hanover Street property cleaned up.

Mr. Collier spoke concerning a tree on common ground that is dying and asked the board to have it removed. Mr. Ruzicka said he will investigate it and contact O'Brien's Tree Service if necessary.

TREASURER'S REPORT: Mr. Donatelli was absent from the meeting due to his health, so the current financial reports will be distributed next month. A motion was made by Mr. Ruzicka and seconded by Mrs. Lukomski to hire Charles Potts as an interim assistant treasurer while Mr. Donatelli is dealing with his health issues. Mrs. Hepp will compose a letter for Univest Bank stating Mr. Potts has been approved as Newtown Crossing Community Association's interim assistant treasurer as the bank requested. Mr. McFarland and Mr. Potts will contact the bank with the letter and complete any requirements they need.

CORRESPONDENCE: Mr. Ruzicka reported that he spoke with Mrs. Clark of 311 W. Hanover Lane. She informed him that she had received the letter sent to her and her husband concerning the poor condition of their property. She stated they are planning to have the back deck removed and have hired an exterminator to deal with the mice population living outside their house.

POOL: None

RECREATION: Mr. McFarland reported that the tennis court renovations have been completed. There was a discussion concerning how to secure the gate when the courts are not open for use. There will be a sign placed on the fence with the rules that all residents need to comply with, or they will lose their use of the courts.

Also, Mr. McFarland has ordered two new video cameras to be placed on a few poles near the tennis courts to video and record all activity in that area. This action should help to protect our community's renovation investment.

MAINTENANCE: Mr. Ruzicka reported that O'Brien's tree service was out today to trim tree branches hanging over the tennis courts. Mr. McFarland reported that the window in the Spring House has been fixed. There was also a discussion concerning the condition of the Manor House's extra refrigerator and it was decided if it needs replacement, we will try to obtain a used one to save on the expense.

MANOR HOUSE: Mrs. Dettra reported there is one rental this month as follows:

9-28-24- Devine 6 Oak Ct Wedding rental.

ARCHITECTURAL CONTROL: Mr. Ruzicka reported there were no applications approved this month.

SOCIAL: Mrs. Strange reported that there was a good turnout at the pool palazzo party and the many kids who attended had a lot of fun.

PUBLICITY: Mr. Ehmann will be sending out the fall newsletter to the residents by e-mail soon.

OLD BUSINESS: None

NEW BUSINESS: Mr. Hewski brought up the subject of a car that has been parked in the playground parking lot for over a month that seems abandoned. It was discussed that we need to obtain additional information and possibility contact the Newtown Township Police Department about any further action.

With no further business, the meeting was adjourned at 8:54 pm.

The next regular meeting will be held on Tuesday October 1, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

October 1, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, October 1, 2024, in the Spring House. The meeting was called to order at 7:33 pm by President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Katie Lukomski, Vince Roe, Fred Ehmann, Charles Potts and Susan Hepp. Barbara Ehmann, Cindy Sikora, Charles and Diane Seitter, Mike and Patti Yizzi were also in attendance. Bob Donatelli attended via Zoom.

A motion was made by Mr. Ruzicka and seconded by Mrs. Lukomski to approve September 3, 2024, Board Meeting Minutes with the following revision: In the last sentence of the first paragraph correct the name Gres Florizak to Greg Florizak.

MEMBER PARTICIPATION:

Ms. Sikora commented on the opening of the new pickle ball courts. She was happy about having the new courts and has been enjoying them already. She asked about the rules and hours. She's also concerned that one of the courts has a soft spot that interferes with the ball while playing. Mr. McFarland replied we will be posting the rules on the fence of the courts, and on the website. He will also contact the contractor to fix the soft spot on the court which is under warranty.

Mrs. & Mrs. Seitter, of Princess Lane, inquired about having a tree located on common ground behind their house removed and the retaining wall next to the tree replaced. They commented that the tree is in danger of falling and causing damage to the adjacent properties. Also, the retaining wall has become damaged by the tree requiring that to be replaced. Mrs. Seitter also commented there is another tree on common ground near Mr. & Mrs. Yizzi's property that needs to be removed for the same reasons. After a discussion, Mr. McFarland and Mr. Ruzicka said they will evaluate the situation to report back to the board of directors and the residents.

Mrs. Seitter also reported there is a crack on a step of the sliding board that needs to be fixed. Mr. Roe told her he will investigate the problem and address it if it needs to be replaced.

TREASURER REPORT: Mr. Potts distributed and reviewed the July and August 2024 Profit and Loss Statements. Income for the month of July totaled \$51,058.94 and operating expenses totaled \$24,155.98. Income for the month of August totaled \$16,485.51 and operating expenses totaled \$21,870.41.

Mr. Potts also reviewed the final audit of the 2023 financial statements with the board directors.

Mr. Potts mentioned the possibility of increasing the 5407-resale certificate fee and adding a capitol contribution fee for new homeowners. The directors will discuss both issues at the budget meeting for 2025.

Mr. Donatelli discussed taking out a new 7-month CD with Univest Bank.

CORRESPONDENCE: Mrs. Hepp reported receiving an email from a resident from Commonwealth Drive concerning parking on the parking pad near her home during snowstorms with it covered up. She replied to the resident that it's OK to park anytime on the parking pads especially during a snowstorm if the car has current inspection, registration and is in working order.

She also reported per the request of Mr. McFarland, she mailed a letter to the residents of 31 York St. to remove their car from the pool parking lot that seems to be abandoned since it's been there for a few months with a flat tire that seems to be "booted". She informed the resident it must be removed prior to ten days, or it will be towed at their expense.

POOL: Mrs. Lukomski reported there was a problem with railing for the pool and after she obtained a quote for the repair of \$750, she decided she was able to fix it herself to save our community the cost.

The board of directors had a discussion concerning the purchase of lounges and umbrellas for the pool area. It was decided that Mrs. Lukomski will purchase them in 2025 for the 2025 pool season.

Mrs. Lukomski mentioned that Fox will order the required annual electrical inspection for the pool area.

She also reported on her investigation concerning the choice of switching the pool to a salt pool rather than the current chemical pool. She spoke with Mr. DeGeorge from Newtown Grant concerning their experience using salt instead of chemicals. She was informed we would need to obtain and store a large amount of salt since a small amount of salt needs to be added every day. Mr. DeGeorge also said the salt cost is approximately the same as the chemical cost. The board of directors will continue this topic in the next couple of months. Mr. McFarland mentioned the water level has become a problem so he will contact a company to locate and fix the leak in the pool to save the cost of refilling the pool.

RECREATION: None

MAINTENANCE: Mr. Ruzicka reported four of the following issues:

The homeowners of 311 W. Hanover St. had the back deck removed which completes everything they agreed to do earlier to help with the mice problem in the area.

He looked at the detention basin with Mr. Ancona in reference to the maintenance needed; Mr. Ancona said we should put in some large rocks to shore it up. He also offered to contact Enviro Air to put a sleeve in the rusted area of the drain.

Mr. Ruzicka met Jon Moran and walked the area of Union St. concerning the mowing of the common ground in that area that a nearby resident has been mowing but is unable to do now. Mr. Moran gave him an estimate of \$ 300 per month in addition to our current cost. After a long discussion about their options, the board decided to let the area go natural.

Mr. Ruzicka also met with O'Brien's Tree Service to obtain an estimate to have a few dead trees around Chestnut Street. and Mill Pond Road. removed. There are also a couple of pine trees behind Canterbury Court and Commonwealth Drive that need to be removed also. The estimate to have all four trees removed is \$ 8,200. The board of directors agreed to have all the trees removed at the same time in December. Mr. Ruzicka will put a caution tape around the area of Chestnut Street and Mill Pond Road.

MANOR HOUSE: Mrs. Dettra reported there is one rental scheduled for this month: (and one more possible)

10-5-24 Possible late notice party

10-10-24 Webber 126 Bucks Meadow Lane

Mr. McFarland reported he replaced the toilet in the bathroom that was leaking.

There are no repairs scheduled for October.

ARCHITECTURAL CONTROL: Mr. Ruzicka reported there were no applications this month,

SOCIAL: None

PUBLICITY: Mr. Ehmann reported the fall newsletter will be sent out soon.

Mr. Ehmann also mentioned the possibility of switching our election voting system over to an electronic voting system. After a short discussion, the board of directors decided to move forward with Mr. Ehmann investigating this option so he can report back to the board of directors.

OLD BUSINESS: The board of directors had a short discussion setting the cost limit for Mr. Ancona's gift to extend our appreciation for his lengthy years of working for NCCA on the board of directors. Mrs. Hepp will investigate purchasing the gift they all agreed on.

NEW BUSINESS: None

With no further business, the meeting was adjourned at 9:24 pm.

The next regular meeting will be held on Tuesday November 5 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

November 5, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, November 5, 2024, in the Spring House. The meeting was called to order at 7:31 pm by President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Robert Hewski, Vince Roe, Fred Ehmann, Charles Potts and Susan Hepp. Barbara Ehmann was also in attendance. Katie Lukomski and Bob Donatelli were not in attendance.

There were no revisions required for the October 1, 2024 Board Meeting Minutes.

MEMBER PARTICIPATION: None

TREASURER REPORT: Mr. Potts distributed and reviewed the September and October 2024 Profit and Loss Statements. Income for the month of September totaled \$12,050.98 and operating expenses totaled \$23,369.92. Income for the month of October totaled \$41,138.03 and operating expenses totaled \$12,831.50.

Mr. Potts also reported he was able to collect \$7,600 from residents who had overdue HOA fees after letters were sent by him and our lawyer.

CORRESPONDENCE: Mr. Roe reported the resident at 135 Hidden Valley Lane has a almost dead tree on common ground behind her fence. She would like the association to remove it before it falls and damages her property. Mr. Ruzicka will contact O'Brien's Tree Service for a quotation to add it to the list of the other trees already scheduled for removal in December.

Mr. Roe also mentioned he investigated the issue of a damaged coating on a step of a piece of playground equipment as reported by a resident at the October 1st board meeting. He received an estimate from Great Lakes Recreation Co., LLC to replace the step of \$1,646.18. The directors decided to postpone the repair at this time since it's not dangerous. Mr. Hewski will make a temporary fix to the area of the crack.

POOL: None

RECREATION: Mr. McFarland reported he will be posting a sign listing the rules at the tennis/ pickleball courts. He will also be posting separate signs stating the area is under video surveillance.

MAINTENANCE: None

MANOR HOUSE: Mrs. Dettra reported there is one rental scheduled for next month:

12-15 Tripoli 22 Churchill Lane

There are no repairs scheduled for November.

ARCHITECTURAL CONTROL: Mr. Ruzicka reported he received one application this month for 21 Chesapeake Drive. The resident is asking for permission to add pavers in her grass area with a white fence around the area to hide her trash cans. After a discussion, the board members decided to revise the request to allow the pavers to be installed, but not fence in the area.

SOCIAL: The board of directors set the date for the NCCA hosted Holiday Party for Saturday, December 21, 2024 from 6:00 to 9:00 pm at the Manor House.

PUBLICITY: Mr. Ehmann reported the fall newsletter was sent out.

Mrs. Ehmann reported they received a request from a resident to post an article in the newsletter about assisting students looking for help with their college applications. After a discussion, the board decided they require additional information before making a decision that issue. Mrs. Ehmann will contact the resident for additional information.

OLD BUSINESS: -None

NEW BUSINESS: Mr. McFarland reported Hepp Electric, Inc. installed two lights with video cameras on a post over the tennis/pickleball courts. These cameras will be able to monitor the activity in that area to protect our recent renovation investment.

With no further business, the meeting was adjourned at 8:30 pm.

The next regular meeting will be held on Tuesday December 3, 2024, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans

NEWTOWN CROSSING COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING

December 3, 2024

The regular monthly meeting of the Newtown Crossing Community Association was held on Tuesday, December 3, 2024, in the Spring House. The meeting was called to order at 7:34 pm by President Michael McFarland, with the following Board members and officers present, Carl Ruzicka, Katie Lukomski, Robert Hewski, Vince Roe, Fred Ehmann, Charles Potts and Susan Hepp. Barbara Ehmann was also in attendance. Bob Donatelli was not in attendance.

There were no revisions required for the November 5, 2024 Board Meeting Minutes.

MEMBER PARTICIPATION: None

TREASURER REPORT: Mr. Potts distributed and reviewed the November 2024 Profit and Loss Statement. Income for the month of November totaled \$12,050.98 and operating expenses totaled \$23,369.92.

Mr. Potts also reported he was able to collect \$7,848. from residents who had overdue HOA fees after letters were sent by him and our lawyer.

The Board of Directors discussed the 2025 budget, the HOA fee and the late fee on overdue HOA payments. After the discussion, Mr. Hewski made a motion to approve the proposed 2025 budget, to increase the HOA late fee to \$ 25.00 after 30 days and to increase the HOA monthly fee to \$ 40.00 with the breakdown as follows:

HOA Fee Breakdown	Monthly	2025 Total
Operating Assessments	\$24	\$180,000
Special Assessments		
Chlorine Conv. @ Pool Res. Exp.	\$5	\$37,000
Storm Damage/Tree Removal Res	\$3	\$22,500
Sidewalk Reserve Expense	\$1	\$7,500
Community Ctr Complex Res. Exp.	\$1	\$7,500
Comm Ground Res. Exp.	\$3	22,500
Tennis Court Reserve Expense	\$1	\$7,500
Manor House Improvement Res.	\$2	\$15,000
Total Special Assessments	\$16	\$120,000
Total 2024 Assessments	\$40	\$300,000

The motion was seconded by Mr. Ruzicka and was passed unanimously.

CORRESPONDENCE: Mrs. Hepp reported she received a phone call from Justin Lewis requesting that we add information about the Newtown Fire Company's Santa Parade. This date is the same as NCCA's Holiday Party, December 21, 2024.

POOL: Mrs. Lukomski reported she put the pool furniture away and winterized the bathrooms in the pool area.

RECREATION: None

MAINTENANCE: - Mr. Ruzicka reported he received two estimates for the work necessary to finish the retaining wall repairs behind 42 Princess Lane. They are an estimate for tree removal from O'Brien's Tree Service and excavation and rebuilding of the retaining wall from Moran's Landscaping Service. The total of the two estimates is approximately \$7,000. These estimates are only valid until March, 2025 as they are based on off-season rates from both contractors. The retaining wall repairs, initially begun in the spring of 2024, could not be completed due to a large tree in the back yard of a homeowner's property, that had grown into the retaining wall.

MANOR HOUSE: Mrs. Dettra reported there are two rentals scheduled for next month:

12-15	Tripoli	22 Churchill Lane	Tentative
12-21-	NCCA	Holiday Party	

The alarm battery in the Manor House needs replacing so she will take care of that. Bonnie had a resident (Marilyn Scarlett) contact her to donate 16 folding chairs for use in the Manor House. Thank you, Marilyn, for this donation.

Mr. McFarland reported the service contract was renewed with Meehan Oil for the Manor House, the Spring House and the Carriage House. He stated the Spring House tenant is now required to have a contract with Meehan Oil according to the terms of the lease.

Mr. McFarland also reported about some damage done to a Manor House interior door. After a discussion, the board members agreed they will hold the person responsible for payment of the damage to the door.

ARCHITECTURAL CONTROL: None

SOCIAL: The board of directors set the date for the NCCA hosted Holiday Party for Saturday, December 21, 2024 from 6:00 to 9:00 pm at the Manor House.

PUBLICITY: Mr. Ehmann reported the fall newsletter was sent out.

Mrs. Ehmann reported she received a request from a resident to post an article in the newsletter about assisting students looking for help with their college applications. After a discussion, the board decided they require additional information before deciding that issue. Mrs. Ehmann will contact the resident for additional information.

OLD BUSINESS: -None

NEW BUSINESS: Mr. McFarland stated he received a retirement letter from Robert Donatelli as Treasurer due to his health. A motion was made by Mrs. Lukomski, seconded by Mr. Ruzicka, to employ Chuck Potts as the NCCA full-time Treasurer. The motion was passed unanimously.

With no further business, the meeting was adjourned at 8:52 pm.

The next regular meeting will be held on Tuesday, January 7, 2025, starting at 7:30 p.m. in the Spring House.

Respectfully submitted,

Susan Hepp, Secretary

cc: Board of Directors, Officers, Committee Chairmans