

NCCA NEWSLETTER

HAPPY NEW YEAR * WINTER, 2025/26

The next NCCA meeting is scheduled for 6:30 PM on Thursday, January 15.

All are welcome. Please check the Newtown Crossing website for announcements and other information.

NCCA Assessments to Remain at \$40/mo

[Automatic payments may be set up here](#)

The NCCA Board of Directors continually strives to keep fees as low as possible, while still fulfilling its commitments to the community. NCCA assessments will remain at \$40 per month in 2026. Our HOA fees remain one of the lowest, if not the lowest in Newtown Township, thanks in large part to the dedication of residents who volunteer their services and keep a watchful eye on expenses.

This past year your assessments have funded continued maintenance of common grounds, the Manor House and Spring House, the playground, sidewalks, trees, the pool and tennis courts, and parking areas. In addition, the Board has sponsored several community events for both adults and children as well as on-going interior improvements to the Manor House.

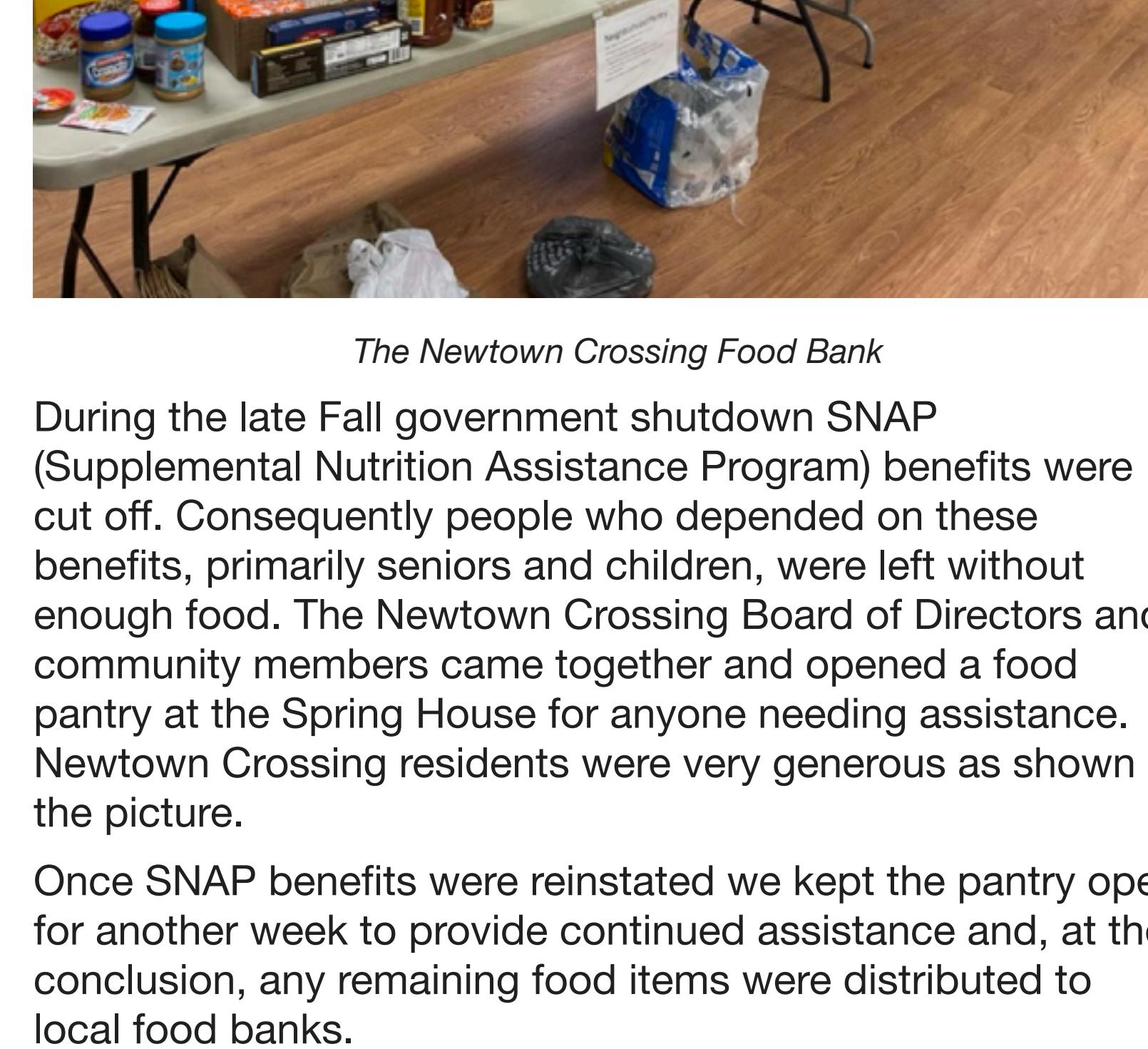
Holiday Party



Volunteers at the Manor House preparing for the annual Holiday party

On Saturday, December 13th the Manor House was once again the place to celebrate. Residents took a break from the holiday rush to gather with neighbors and enjoy food, drink, and conversation with a buffet supplied by Salvatore's Cucina. Thank you to Board Members Michael McFarland and Chuck Potts for organizing the event and to the many other residents who contributed, decorated the Manor House, and cleaned up after.

Neighbors Helping Neighbors



The Newtown Crossing Food Bank

During the late Fall government shutdown SNAP (Supplemental Nutrition Assistance Program) benefits were cut off. Consequently people who depended on these benefits, primarily seniors and children, were left without enough food. The Newtown Crossing Board of Directors and community members came together and opened a food pantry at the Spring House for anyone needing assistance. Newtown Crossing residents were very generous as shown in the picture.

Once SNAP benefits are reinstated we kept the pantry open for another week to provide continued assistance and, at the conclusion, any remaining food items were distributed to local food banks.

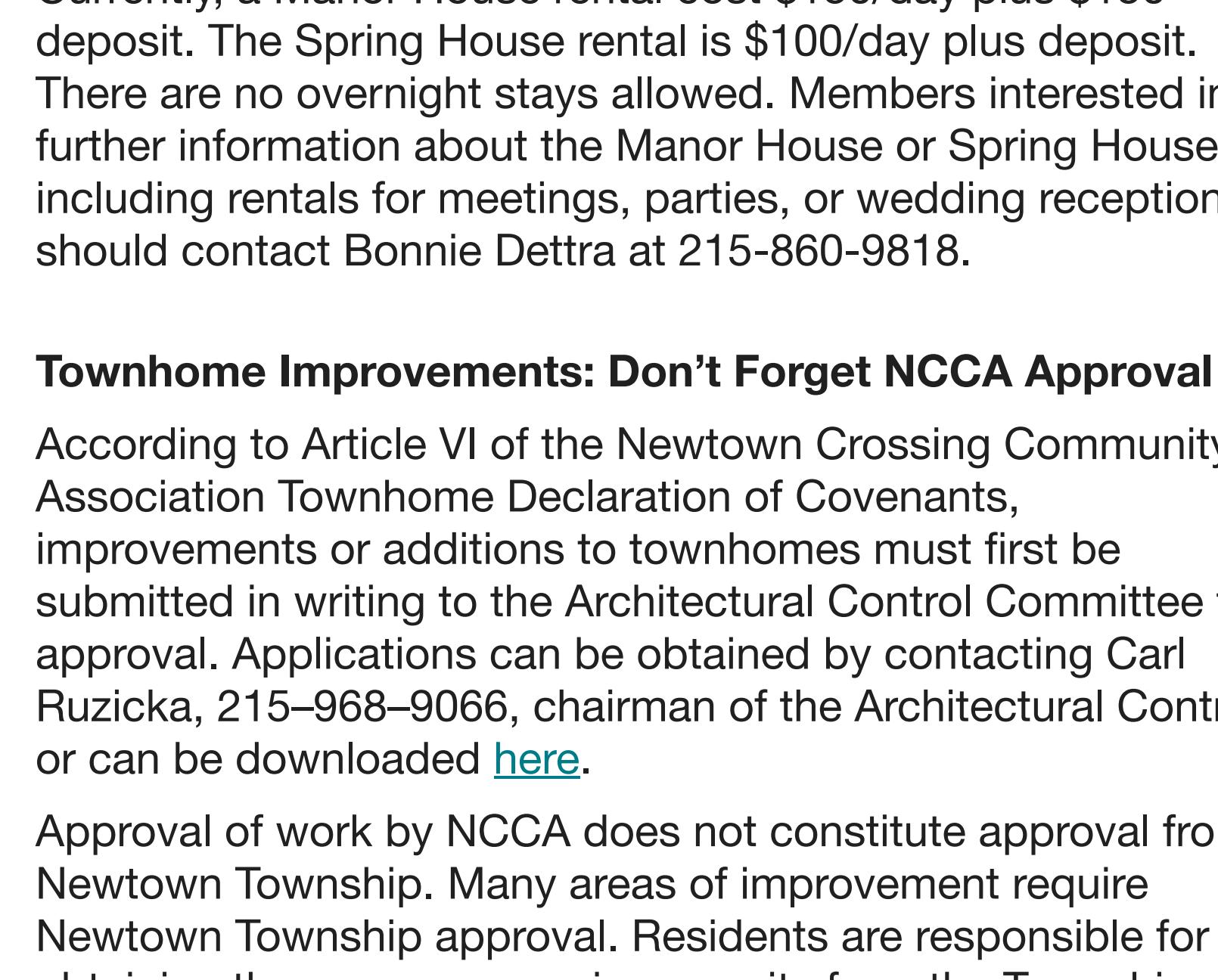
Rules for Snowy Days

During snow emergencies, per Newtown Township, cars are to be removed from the streets to allow for proper snow plowing; and during the last major snow storm, the police were ticketing vehicles which were not removed. The Newtown Township Code of Ordinances provides Chapter 15, Section 603 that in the event of a snowfall of ONE INCH or more there is to be no parking in the street until the cart way is plowed of snow. Residents who need additional parking are permitted to use the playground parking lot. Please keep in mind, however, that the Association does not plow that lot and it will be the responsibility of the residents to dig out their vehicles if needed.

Please do not park in the Manor House driveway or parking lot because our private contractor needs to plow that area to allow access to and from the Carriage House and the Manor House. Newtown Crossing has no control over the quality or timeliness of snow plowing or the ticketing of vehicles. Any concerns or complaints regarding those issues should be referred to Newtown Township or the police department.

In addition, The Code of Ordinances of Newtown Township requires that within 24 hours of the end of a snowfall, homeowners are required to clear a 30 inch wide path on their sidewalk. The snow is not to be put in the street.

Manor House Rentals



Contractor working on the Manor House kitchen rehab

Improvements are happening at the Manor House! Walls are being painted, ceilings repaired, and the kitchen is being improved. If you are a Newtown Crossing resident with paid up NCCA HOA fees, why not consider renting the historic Manor House for your next party or event?

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 Detra at 215-860-9818.

Townhome Improvements: Don't Forget NCCA Approval

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 Carl Ruzicka, 215-968-9066, chairman of the Architectural Control, or can be downloaded [here](#).

Approval of work by NCCA does not constitute approval from Newtown Township. Many areas of improvement require Newtown Township approval. Residents are responsible for obtaining the necessary zoning permits from the 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 although most are approved within a week or two. Owners of single homes do not need NCCA approval but are required to obtain necessary Newtown Township permits.

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

The NCCA Board of Directors Extends its Best Wishes for a Happy and Healthy 2026

Board of Directors

Michael McFarland	President	Email Michael	Please email
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Vice President	Katie Lukomski	Email Katie	Please email
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Carl Ruzicka	Director	Email Carl	215-968-9066
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Robert Hewski	Director	Email Rob	267-994-6077
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Vince Roe	Director	Email Vince	Please email
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Officers

Chuck Potts	Treasurer	Email Chuck (preferred)	Texts/voicemails only, 215-550-1894
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Susan Hepp	Secretary	Email Susan	215-860-5645
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Pool

Katie Lukomski	Pool Liaison	Email Katie	
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Katie Lukomski	Swim Team	Email the swimteam	
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Community Affairs

Carl Ruzicka	Architectural Control	Email Carl	215-968-9066
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Bonnie Detra	Manor House Rentals	Email Lori	215-860-9818
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Barbara Ehmann	Social Committee	Email Lori	Please email
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Barbara Ehmann	Newsletter	Email Barbara	Please email
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Barbara Ehmann	Web / Emails	Email Fred	Please email
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