



The Newtown Grant Newsletter

Volume 5 Issue 4

July - August 2021

Tel: 215-968-3789

www.newtowngrant.org



Email Addresses

- events@newtowngrant.org
- suggestions@newtowngrant.org
- intheloop@newtowngrant.org
- marketing@newtowngrant.org

Stay in the Loop!

- <http://ow.ly/72g030a4Bam>
- facebook.com/NewtownGrantHOA
- twitter.com/NewtownGrantHOA

View All Our Events Page at:

www.newtowngrant.org/events.

Also make sure to sign up for our newsletter either via our Website at www.newtowngrant.org

Or

Text to join by Texting
NTGHOA to 22828.

You will not receive text messages from Newtown Grant but it will enable you to join our email Newsletter. (text rates may apply)



THE RECREATION CENTER

The Recreation Center is in the process of reopening for rentals. The rental agreement application for use of the Banquet room will be available on July 12th.

If you are interested in renting out the banquet hall, please contact the Recreational Managers, Sergio and George, at the management office.

With reopening amenities, it is recommended that all CDC and Department of Health guidelines are followed, and participants will be required to verify they were not exposed and have no symptoms of COVID-19. Participants will also be required to sign a waiver prior to entry on to the Common Element areas. A copy of the updated rental agreement can be found on our website at www.newtowngrant.org



Please stay tuned for community email updates sent from the Management Office on this matter.

Happy 4th July!

Get some great picnic ideas!

Read more on Page 10 >



NATALIE'S NOTES

HAPPY SUMMER! I hope everyone is enjoying the hot, summer temps!

As a reminder, FirstService Residential manages the following clusters within Newtown Grant. You manager is named next to each cluster.

Who is My Manager? FirstService Residential manages the following clusters within Newtown Grant

Read more on Page 2 >

MANAGER'S NOTES - JULY 2021.

HAPPY SUMMER! I hope everyone is enjoying the hot, summer temps!

As a reminder, FirstService Residential manages the following clusters within Newtown Grant. Your manager is named next to each cluster.

- Heather Wood I - Heather Cameron
- Estates I - Heather Cameron
- Estates IV - Heather Cameron
- Raven's View I - Heather Cameron
- Raven's View II – Heather Cameron
- Willow Creak/Eagle Trace - Heather Cameron
- Newtown Grant Master Association (Common Elements) - Natalie Fries
- Society Place Condominiums – Natalie Fries



Continental Property Management (CPM) manages the following clusters and they can be reached by calling 215-343-1550. This information is on the website at www.newtowngrant.org. Click “WHAT CLUSTER DO I LIVE IN” on the home page and look up your unit address/street address on the webpage - www.newtowngrant.org/whats-my-cluster

- Heather Wood II
- Eagles Point
- Estates II
- Fawn Hollow
- Pheasant Walk
- Quail Creek
- Whispering Woods

2021 Newtown Grant Pool Info – PLEASE VISIT OUR WEBSITE AT WWW.NEWTOWNGRANT.ORG FOR INFORMATION ON 2021 POOL SEASON. EMAIL BLASTS WILL CONTINUE TO BE SENT FOR ANY REMINDERS OR UPDATES. VISIT www.newtowngrant.org/swimmingpool

Recreational Events – Remember to check your emails for information on community events coming to Newtown Grant! You can visit our website or our Facebook page at www.facebook.com/newtownGrantHOA

Below is a list of events we are currently discussing for 2021! Approved events will be posted online on our website and on the FB page. All scheduled events can be found at www.newtowngrant.org/events.

- ★ Soda Float Day
- ★ Newtown Grant 2021 Garage Sale
- ★ Drive in Movie Event

EXPLOSIVES AND FIREWORKS

Government entities shall be exempt from this bond requirement.

5601.2.4.1 Blasting. Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in such form, amount and coverage as determined by the legal department of the jurisdiction to be adequate in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting.

5601.2.4.2 Fireworks display. The permit holder shall furnish a bond or certificate of insurance in an amount deemed adequate by the *fire code official* for the payment of all potential damages to a person or persons or to property by reason of the permitted display, and arising from any acts of the permit holder, the agent, employees or subcontractors.

5601.3 Prohibited explosives. Permits shall not be issued or renewed for possession, manufacture, storage, handling, sale or use of the following materials and such materials currently in storage or use shall be disposed of in an *approved* manner.

1. Liquid nitroglycerin.
2. Dynamite containing more than 60-percent liquid *explosive* ingredient.
3. Dynamite having an unsatisfactory absorbent or one that permits leakage of a liquid *explosive* ingredient under any conditions liable to exist during storage.
4. Nitrocellulose in a dry and uncompressed condition in a quantity greater than 10 pounds (4.54 kg) of net weight in one package.
5. Fulminate of mercury in a dry condition and fulminate of all other metals in any condition except as a component of manufactured articles not hereinafter forbidden.
6. *Explosive* compositions that ignite spontaneously or undergo marked decomposition, rendering the products of their use more hazardous, when subjected for 48 consecutive hours or less to a temperature of 167°F (75°C).
7. New *explosive materials* until *approved* by DOTn, except that permits are allowed to be issued to educational, governmental or industrial laboratories for instructional or research purposes.
8. *Explosive materials* forbidden for transport by DOTn.
9. *Explosive materials* containing an ammonium salt and a chlorate.
10. *Explosives* not packed or marked as required by DOTn 49 CFR Parts 100–185.

Exception: Gelatin dynamite.

5601.4 Qualifications. Persons in charge of magazines, blasting, fireworks display or pyrotechnic special effect operations shall not be under the influence of alcohol or drugs that impair sensory or motor skills, shall be not less than 21 years

of age and shall demonstrate knowledge of all safety precautions related to the storage, handling or use of *explosives*, *explosive materials* or fireworks.

5601.5 Supervision. The *fire code official* is authorized to require operations permitted under the provisions of Section 5601.2 to be supervised at any time by the *fire code official* in order to determine compliance with all safety and fire regulations.

5601.6 Notification. Whenever a new *explosive material* storage or manufacturing site is established, including a temporary job site, the local law enforcement agency, fire department and local emergency planning committee shall be notified 48 hours in advance, not including Saturdays, Sundays and holidays, of the type, quantity and location of *explosive materials* at the site.

5601.7 Seizure. The *fire code official* is authorized to remove or cause to be removed or disposed of in an *approved* manner, at the expense of the *owner*, *explosives*, *explosive materials* or fireworks offered or exposed for sale, stored, possessed or used in violation of this chapter.

5601.8 Establishment of quantity of explosives and distances. The quantity of *explosives* and distances shall be in accordance with Sections 5601.8.1 and 5601.8.1.1.

5601.8.1 Quantity of explosives. The quantity-distance (Q-D) tables in Sections 5604.5 and 5605.3 shall be used to provide the minimum separation distances from potential explosion sites as set forth in Tables 5601.8.1(1) through 5601.8.1(3). The classification and the weight of the *explosives* are primary characteristics governing the use of these tables. The net *explosive* weight shall be determined in accordance with Sections 5601.8.1.1 through 5601.8.1.4.

5601.8.1.1 Mass-detonating explosives (Division 1.1, 1.2 or 1.5). The total net *explosive* weight of mass-detonating explosives (Division 1.1, 1.2 or 1.5) shall be used. See Table 5604.5.2(1) or Table 5605.3 as appropriate.

Exception: Where the TNT equivalence of the *explosive material* has been determined, the equivalence is allowed to be used to establish the net *explosive* weight.

5601.8.1.2 Nonmass-detonating explosives (excluding Division 1.4). Nonmass-detonating *explosives* (excluding Division 1.4) shall be as follows:

1. Division 1.3 propellants. The total weight of the propellants alone shall be the net *explosive* weight. The net weight of propellant shall be used. See Table 5604.5.2(2).
2. Combinations of bulk metal powder and pyrotechnic compositions. The sum of the net weights of metal powders and pyrotechnic compositions in the containers shall be the net *explosive* weight. See Table 5604.5.2(2).

We're a Lot Closer than You Think. We'll Come to You!



THOMPSON TOYOTA

CONCIERGE PICKUP & DELIVERY

OIL CHANGE

\$20 OFF

Must present coupon when order is written. Not valid with any other offer. Discount good on vehicle service (parts & labor) not valid toward any other advertised special. One coupon per work order. Plus tax & shop supplies. Prior sales excluded. Valid only at Thompson Toyota.

ALIGNMENT

\$25 OFF

Must present coupon when order is written. Not valid with any other offer. Discount good on vehicle service (parts & labor) not valid toward any other advertised special. One coupon per work order. Plus tax & shop supplies. Prior sales excluded. Valid only at Thompson Toyota.

COMPLIMENTARY AT THOMPSON

- Wash & Vacuum with Service
- Round-trip Courtesy Shuttle
- Lifetime PA State Safety Inspection for every vehicle in your household



ARE YOU PREPARED FOR AN EMERGENCY?

Emergencies can happen anywhere, any time.

They come in the form of natural disasters, like hurricanes and wildfires, which destroy structures and ravage communities. And there are everyday emergencies, too, man-made errors and domestic accidents that are less catastrophic and life-threatening than natural disasters but equally as frightening and stressful.

Power outages, gas leaks, broken water mains, house fires and flooded basements all are emergencies that require family and community preparedness. The only way to prepare for the unknown is to have a comprehensive emergency plan in place.

Here's how to create an emergency preparedness plan to keep the whole family and neighborhood safe.



Create a Family Emergency Communication Plan

According to the Federal Emergency Management Agency (FEMA), most Americans are unprepared to cope with an emergency or disaster. One of the biggest stressors during an emergency is not knowing whether family members are safe or not, so it's important to know how to contact one another and reconnect if you're separated.

It's important to collect contact information for your family, such as numbers and addresses for work places, schools, daycare providers, hospitals, police, etc.

Build an Emergency Supply Kit

In order to be ready for any type of "what if" scenario, it is important to have basic emergency supplies on hand. FEMA recommends having water and food for at least three days (72 hours). It also suggests that you have two emergency supply kits – one at home, and a smaller, portable kit in a vehicle in case you are forced to evacuate your home during an emergency. Basic emergency supplies include the following:

- Water, one gallon per person for at least three days
- Flashlight and extra batteries
- First-aid kit
- Battery powered or hand crank radio
- Whistle
- Dust mask, to help filter contaminated air
- Wrench or pliers to turn off utilities
- Local maps
- Can opener for food
- Garbage bags and plastic ties for sanitation
- Emergency kits should also include items unique to your family, such as medications, eyeglasses, pet food and diapers/baby formula

ARE YOU PREPARED FOR AN EMERGENCY? CONT:-

Resources to Help with Relief and Rebuilding Efforts

While every disaster is a chance to better prepare for the next one, clean up and rebuilding often leads to an insurance maze that takes time and patience to navigate. Nevertheless, Federal and State Relief is available to individuals, communities and small businesses.

FEMA provides disaster assistance to individuals and families whose losses are not covered by insurance, and the U.S. Small Business Association provides disaster loans for homes and businesses. Disaster and non-profit organizations play a vital role in the recovery process, from building new homes to designing medical clinics.

Organizations such as Habitat for Humanity, Open Architecture Collaborative and Relief International coordinate volunteer teams and provide a wide range of technical skills and construction expertise. By taking these simple steps, you will be better prepared to respond to potential emergencies, whether it's a natural disaster, violent attack or a more everyday emergency like a power outage or broken water main. Neighborhood safety begins at home. If you start planning today, you will be safer tomorrow.

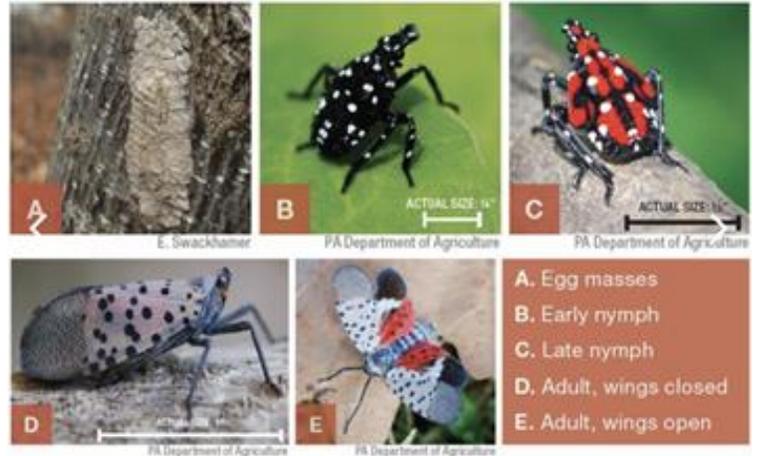
www.theelementsofliving.com/neighborhood-safety-planning-emergencies



STOP THE SPREAD - IT'S TIME TO SEEK AND DESTROY SPOTTED LANTERNFLY EGGS

They sure look pretty with their red wings and white spots, but the invasive Spotted Lanternfly is multiplying again this year throughout Bucks County, with egg masses in clusters of 30-50 eggs overwintering on trees and flat surfaces.

While you may hate finding dozens of emergent lanternflies crawling on your windshield in the coming months, the threat is greater to our environment. Mature lanternflies chow down on 70 different plant species, with a preference for grapevines and maple, walnut, birch and willow trees.



The best time to cut the population is while egg masses are still on trees. They look like a gray smear of mud with a waxy covering. While the egg masses may be on trees, they can also be found on any solid, flat surface, like stones and outdoor furniture. You can scrape the egg masses into a plastic bag, add a bit of rubbing alcohol or hand sanitizer, smooch the eggs inside the bag and dispose it. Simply scraping the egg masses to the ground will not work.

Penn State has many resources and tips for reducing and managing lanternflies.

See link <https://extension.psu.edu/spotted-lanternfly-management-for-homeowners>



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UPDATE CONTACT INFORMATION

We are requesting that all owners and residents of Newtown Grant please log in / register with **Connect** and update your contact information.

This includes any changes in phone numbers or email addresses.

Please go to the Resident Portal at:

www.fsresidential.com/connect/learning-center



FirstService Residential
CONNECT

PICKLEBALL

Starting July 1st, you will be able to pick up pickle equipment from the rec managers during their office time. (12pm-8pm everyday, weather permitting) and it will be a first come first serve and the same for spots on the tennis court to use pickleball equipment.

You will have to leave your key fob when you pick up equipment and retrieve it when you are done. ***Must be 18 or older to use***



GARAGE SALE

The garage sale is back this year in September!

We will announce when registrations are open and the times and dates of when the Garage Sale will be.

Stay updated with Our Website, email blasts and Facebook!



NEW KEY CARD SYSTEM & POLICY - 2021

At the Newtown Grant Clubhouse, you will be able to obtain your new Key Fob that will grant access to the Pool this summer!

Key Fobs will be distributed on the first floor of the clubhouse in the Recreation Manager's office. **Hours: 4pm-8pm Everyday**

*****Anyone 5 years or older must be present to have their picture taken to receive key fobs.*****

Please bring a form of ID (If you are a new resident, renter or homeowner), please bring proof of residency such as Driver's licence and any mail that contains your name and address, as proof.

For additional information regarding the new key fob system, please refer to the policy published on our website. www.newtowngrant.org/swimmingpool



Newtown Grant Homes Sold May & June 2021



Compliments of
Debra Granite, Realtor®
Keller Williams Real Estate
DIRECT: 215-801-7661
OFFICE: 215-340-5770

There were 9 settled Newtown Grant resales during May and June 2021. Also 9 resales pending.

Address	Type	Bedrooms/ Baths		Sold Price	Days on Market
HOMES SOLD					
64 Columbine Circle	Detached Single	4	2-1/2	650,000	5
87 Jonquil Drive	Detached Single	4	2-1/2	640,000	2
46 Jonquil Drive	Detached Single	4	2-1/2	602,000	30
9 Buttercup Lane	Detached Single	4	2-1/2	599,900	16
507 Coachwood Court	End Unit Townhome	4	2-1/2	535,000	11
408 Mahogany Walk	Interior Townhome	3	2-1/2	500,000	6
317 Monterey Place	Interior Townhome	3	2-1/2	450,000	8
74 Laurel Circle	Interior Townhome	3	2-1/2	416,000	8
2505 Society Place	Condominium	2	2	285,000	3
UNDER AGREEMENT					
402 Mahogany Walk	Interior Townhome	3	2-1/2	Pending	8
514 Coachwood Court	InteriorTownhome	3	2-1/2	Pending	6
114 Sequoia Drive	InteriorTownhome	4	2-1/2	Pending	5
73 Magnolia Drive	InteriorTownhome	3	2-1/2	Pending	5
43 Laurel Circle	InteriorTownhome	3	2-1/2	Pending	0
41 Spruce Court	End Unit Townhome	2	2-1/2	Pending	6
21 Redwood Drive	End Unit Townhome	2	2=1/2	Pending	2
11 Spruce Court	End Unit Townhome	3	2-1/2	Pending	3
2406 Society Place	Condominium	2	2	Pending	14
Source, Bright MLS, Newtown Grant settled & pending sales, May 1, 2021 through June 30, 2021 Information deemed reliable; subject to errors omissions & canges					

Compare Newtown Grant Listing Details

Active/Pending/Sold *(updated daily)*

www.bucksrelo.com/newtown-grant/compare/

OUR BEST PICNIC RECIPES

Plan the perfect picnic menu with these easy, no-fuss recipes. We've rounded up all the classics like salads, sandwiches, fried chicken and lemonade — and thrown in a few extras that travel well and taste great.



Special equipment: 9-inch pie plate

1. For mom's flaky pie dough: Combine the flour, butter, sugar and salt in a food processor and pulse until the chunks are pea-sized. Add the ice water 1 tablespoon at a time and pulse until the dough just begins to clump together against the walls of the processor.
2. Dump the dough out onto a work surface and press together to make a cohesive ball, kneading once or twice if it is falling apart. Divide the dough in half, wrap 1 portion in plastic wrap and refrigerate for 1 hour before rolling out. (This recipe makes a double portion of dough; if you are only using 1 portion, wrap the other half in 2 layers of plastic wrap, place in a resealable plastic bag and freeze for another use.)
3. Preheat the oven to 350 degrees F.
4. On a well-floured surface and using a well-floured rolling pin, roll out the pie dough into a 9- to 10-inch round. Lightly flour the pin as needed to prevent sticking; if the dough tends to stay sticky while rolling, refrigerate it until firm and begin again. Use a large flat spatula or bench scraper to transfer the dough to a 9-inch pie plate and press into shape using a fork.
5. Place a sheet of parchment paper or foil into the pie shell and fill with pie weights, uncooked rice or dried beans. Bake until the edges are lightly golden, about 25 minutes. Remove the pie crust but keep the oven on.
6. For the quiche: While the crust is baking, heat the oil in a medium skillet over medium-low heat. Add the mushrooms and cook until well browned and cooked through, stirring occasionally, 10 minutes. Then add in the mixed veggies to cook out any excess water and wilt the spinach leaves. Remove from the heat.
7. In a large bowl, combine the eggs, cream, parsley, thyme, nutmeg, salt and pepper in a large bowl and lightly whisk. Sprinkle half of the Gruyere, Cheddar and Parmigiano-Reggiano on the crust, followed by the veggie mixture and then the remaining cheese. Pour the egg mixture over the top and bake until set, about 35 minutes.
8. Cool for 15 minutes, then cut into wedges and serve.

Cook's Note

This recipe makes a double portion of dough. If you only need enough dough for a single crust, wrap the extra ball of dough in two layers of plastic wrap, place in a resealable plastic bag and freeze for another use.

25 Easy Picnic Recipes www.foodnetwork.com/holidays-and-parties/packages/summer-entertaining-guide/picnic-recipes

Newtown Grant Pool Rules 2021

Membership

The Newtown Grant pool is for Newtown Grant residents only. Key FOB cards must be scanned in the presence of the Recreational Manager and approved before entering, even if you are a frequent visitor to the pool. You will be asked to scan in for yourself and other family members with you.

Children ages 3-12 must be accompanied by an adult age 18 or older.

Children age 13 and older may attend without an adult but may not bring a paid guest.

Ages 16 – 18 may bring one paid guest, Monday – Sunday.

Those residents 18 years of age or older may bring a maximum of four (4) paid guests.

Junior Pool

The Junior Pool is for children **5 years and younger**. Each child must be **accompanied by a parent** or guardian and will be their sole responsibility. All diapers must be covered by rubber pants. Children who are not toilet trained must wear rubber pants.

Etiquette

No one is permitted in the pool unless a lifeguard is on duty. Running, diving, pushing, wrestling, rough play or similar activities are not permitted.

Continuous loud disturbance (radio, etc) and/or the use of profanity are not permitted.

Ball playing is permitted at the discretion of the pool management company.

Free floating devices are not permitted in the pool. This includes all tubes including the ones with “shirts” attached.

The exceptions are water wings, US Coast Guard approved flotation devices (PFD’s), kickboards and “noodles”.

Key FOB

- This season we are implementing a new system for Newtown Grant residents. Please review the Key FOB Policy that was sent out or on our website (newtowngrant.org).

- **ALL residents must have their own Key FOB with them** when scanning into the pool. Anyone that does not have Key FOB will not be allowed into the pool. Families should double check to make sure everyone in their party has Key FOB before coming to pool, to ensure everyone is allowed in.

- Key FOB is given by the Recreation Managers. Residents that need Key FOB should visit Rec Office during Recreation Manager hours.



Glass, pets, smoking and/or alcohol is prohibited

Pool Rules continued.....

Rec Center Dress Code

No one may enter the pool through the building as no one in bathing attire (wet or dry) is permitted in the building. Exception to the bathing attire in the building policy: If you enter the building when the Recreational Managers are present, your bathing attire must be dry and you must be appropriately covered and wearing shoes/ flip flops.

Shade Pavilions are available for the enjoyment of all. Please limit any parties to a maximum of 2 hours under the pavilion. Pavilion spots are first come first serve, not to be scheduled with management.

Suspension from the pool

The lifeguard has the authority to enforce the rules and may direct offenders to leave the pool and suspend them from the pool for 15 minutes. Two (2) offenses will result in suspension of all pool privileges for up to two (2) days at the discretion of the pool manager. You may also have your privileges suspended for the remainder of the season if there is falsification of information, unpaid fines, open violations and a delinquent Association account.

Granny Pass

Granny passes will be issued this season. Grandparents can have up to **4 grandchildren** registered for pool. (must sign liability waiver for them)

Nanny Pass

Nanny/Babysitter passes will be given out this season. Nanny will use the pass of one of the parents and will notify front desk associate and sign liability waiver. (If nanny is under 18, then adult from household must sign for them)

Guest Passes

Guest will be allowed to attend this season. **(Limit of 4 guests per household)** \$5 per Guest. Liability waiver must be signed by guest (unless under 18, then an adult from household must sign for them).

Pool Hours

Weekend's only from May 29th to June 13th

Saturday & Sunday: 12pm-8pm

*Everyday starting Saturday, June 19th, 2021 to
September 6th (Labor Day)*

Sunday-Saturday: 12pm-8pm

Glass, pets, smoking and/or alcohol is prohibited

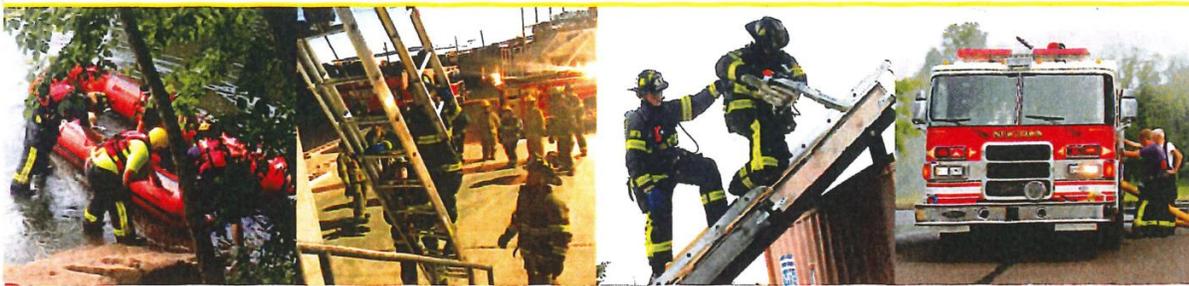
The Newtown Fire Association **NEEDS YOUR HELP!!** Facing added responsibilities caused by world events and local demographics, as well as an ever increasing populous, the Newtown Fire Association needs more volunteer members to supplement its staffing to better protect **YOU** and **YOUR FAMILY!**

No experience is required for new members, as all needed training will be provided by the NFA. While the hours are less than desirable (24/7), and the work is hard, the feeling of accomplishment and pride make it all worth it. But to add to that, the NFA offers a number of other benefits to its members including life insurance, training classes in most lines of emergency services, a paid per call system, and an in house fitness center. So, if you think you can make a difference, join your friends, neighbors, and local businessmen and women in protecting all you and your family have worked for.

JOIN THE NEWTOWN FIRE ASSOCIATION!

For additional information and applications go to www.newtownfire.com.

You can also like us on Facebook! 



NEWTOWN FIRE ASSOCIATON



How can you help?

Whether responding to emergency calls, or volunteering in any other role, you would be a vital asset at Newtown Fire Association. Your help can make a difference and it also allows us to be prepared to help the community in emergencies.

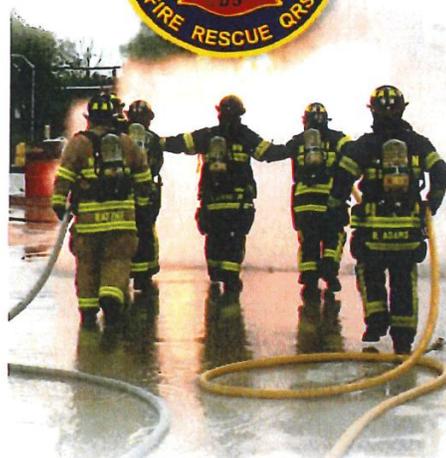
Fire Emergencies – These firefighters are involved in the work necessary to save lives and keep the community safe, including search and rescue, ladder placement, and forcible entry.

Rescue Emergencies – The rescue truck responds to specialized calls, including auto accidents, carbon monoxide alarms, and rescue calls.

Non-Emergency Operations – Help comes in all forms. Non-emergency volunteers help with administrative duties, operations support, and community outreach, just to name a few positions.

Junior Firefighter Program – For those at least 16-years-old who are interested in volunteering, there is a special program to get them ready for full membership at 18!

Do YOU have what it takes...to protect your community?



JOIN THE TEAM

Your Community Needs You!

For additional information and applications go to: www.newtownfire.com. You can also like us on Facebook



I GOT
MY COVID-19
VACCINE!



CDC

Mental Health Help During COVID-19

Crisis Text Line



Text 'PA'
to 741741

National Suicide Prevention Lifeline



1-800-273-8255

Preventing suicide in PA



preventsuicide
pa.org/

Disaster Distress Helpline



800-985-5990

Get Help Now for substance use disorder



1-800-662-4357

Veterans in crisis



veterans
crisisline.net

PA's support helpline



855-284-2494

Coping with COVID-19 stress



bit.ly/covid-coping

COVID-19 resources



mhanational.
org/covid19



ADVERTISE IN THE NEWTOWN GRANT NEWSLETTER:

Advertising Rates:

Business Card \$50.00

Quarter Page \$100.00

Half Page \$200.00

Full Page \$300.00

Special rates available for annual advertising subscriptions. For all advertisements please email

marketing@newtowngrant.org or call for rates.

Send to: Newtown Grant, 360 Eagle Road, Newtown, PA 18940. Make checks payable to: Newtown Grant
Master Association.

Call and ask about sponsoring an event or advertising **215-968-3789**