

Volume 9 Issue 4 July - August 2025

Newtown Grant  
Homeowners Association

# The Newtown Grant Newsletter

[www.newtowngrant.org](http://www.newtowngrant.org)



## Inside this edition:

AARP Driver Safety, 2025 Summer Swim Lessons, 2025 Splash Fitness Water Aerobics, 2025 Annual Garage, Outdoor Pool Improvements, Newtown Grant Outdoor Pool, Newtown Grant Ranked, July-August Book Club, Illegal Trash Disposal, and so much more





**360 Eagle Road  
Newtown, PA 18940  
(215) 968-3789**

**Email Addresses**

- [events@newtowngrant.org](mailto:events@newtowngrant.org)
- [marketing@newtowngrant.org](mailto:marketing@newtowngrant.org)

**Stay in the Loop!**

- [facebook.com/NewtownGrantHOA](https://facebook.com/NewtownGrantHOA)

**View All Our Events Page at:**

[www.newtowngrant.org/events](http://www.newtowngrant.org/events).

Also make sure to sign up for our newsletter  
either via our Website at  
[www.newtowngrant.org](http://www.newtowngrant.org)

**Blog**

- [www.newtowngrant.org/blog](http://www.newtowngrant.org/blog)



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## BANQUET ROOM RENTAL

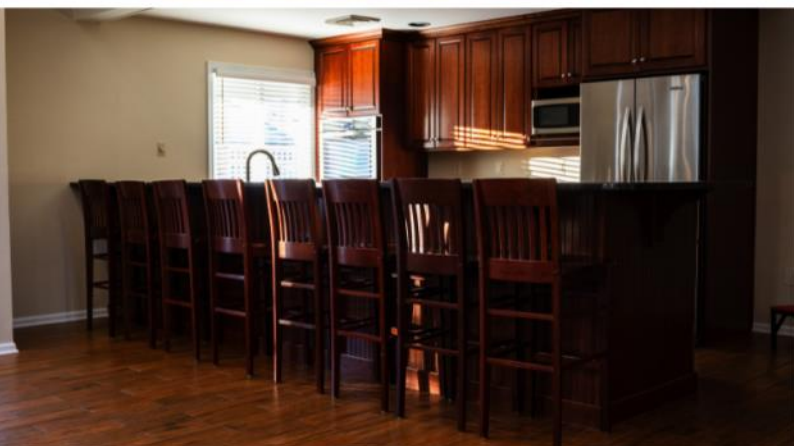
Did you know that you can rent out the Club House Banquet Room? This is a great facility to rent with its own kitchen and furniture. Great for meetings, birthdays, celebrations and so much more...

Our Banquet Hall is available for Private Party and Event Rentals for Newtown Grant Residents.

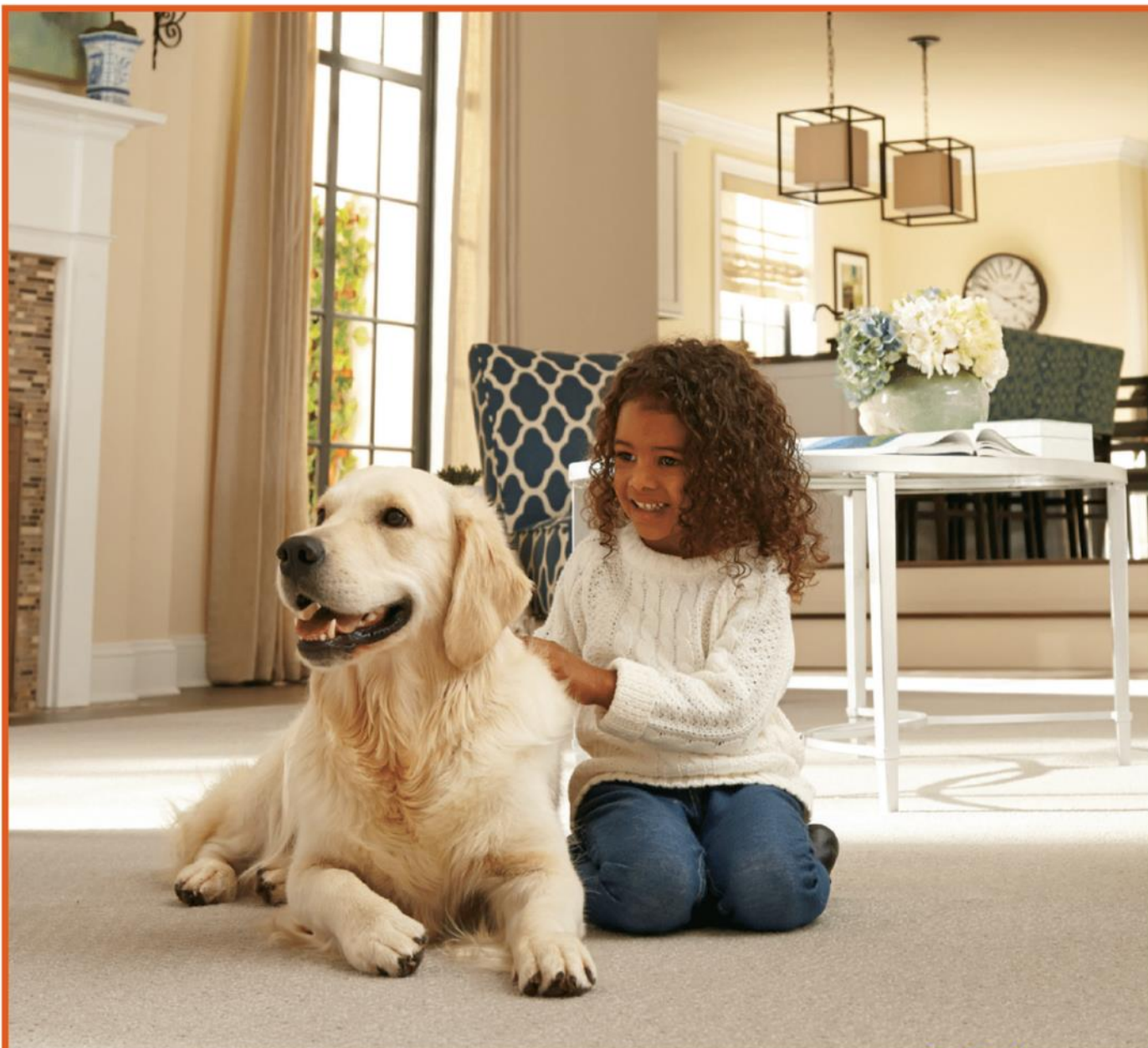
Rental Agreement and details can be found on our website: [https:// www.newtowngrant.org/club-house](https://www.newtowngrant.org/club-house)

- The 'Calendar' tab can be used to check availability for the date you plan to host your event.
- The 'Banquet Room Rental' tab is where you will find the rental agreement document, along with the hours and additional information.

**For all event planning questions and scheduling please contact the Community Manager at Newtown Grant Clubhouse or email [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com)**







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## POOL SEASON IS HERE!

The Newtown Grant Outdoor Pool is open seven days a week through Monday, September 1<sup>st</sup>. Residents will need to obtain an key card in order to access the outdoor pool during operating hours.

If you obtained a card in prior years, and do not have an outstanding balance on your homeowner association account, the card remains active so long as you continue to be a resident of Newtown Grant and do not have an outstanding balance. If you do have an outstanding balance, your card has been deactivated and will be reactivated once your account balance has been paid. Key Cards of former residents of Newtown Grant have also been deactivated.



If you do not have a Pool Key Card you will need to obtain a card for access to the pool providing your homeowner account is in good standing with a zero balance and you can show proof of identification and residency within Newtown Grant. **Renters must first provide in advance, a copy of their current executed lease agreement to rob.degeorge@fsresidential.com prior to obtaining a pool key card.** There is no cost for the initial card. Key Cards can be obtained at the Outdoor Pool Check In Desk between the hours of 11:00am – 7:00pm seven (7) days a week.

Additionally, if you were issued a card that you lost, a new card can be issued to you at a cost of \$10 and your old key card will be deactivated.

Pool hours and associated pool rules and regulations are published on the Newtown Grant website ([www.newtowngrant.org/swimmingpool](http://www.newtowngrant.org/swimmingpool)). You may contact Community Manager Rob DeGeorge ([Rob.DeGeorge@fsresidential.com](mailto:Rob.DeGeorge@fsresidential.com) or 215-968-3789 x 2) or the Recreation Office (215-968-3789 x 1) with any questions.

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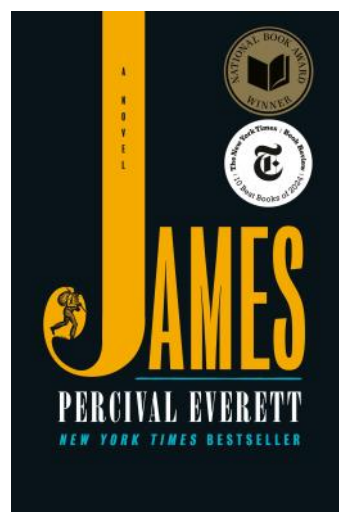
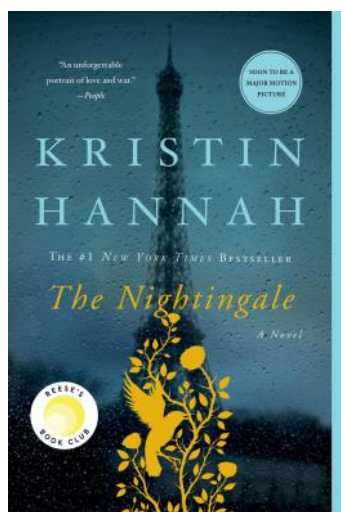
## NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, July 8<sup>th</sup> and Tuesday, August 12<sup>th</sup> at 7:30 pm. at the Newtown Grant Recreation Clubhouse.

On July 8<sup>th</sup>, we will be discussing the book "The Nightingale" by Kristin Hannah

On August 12<sup>th</sup>, we will be discussing the book "James" by Percival Everett.

If you are interested in joining our book club, please contact Andrew Bell at [Atbell2@gmail.com](mailto:Atbell2@gmail.com).



## NEWTOWN GRANT MASTER BOARD SIGN POLICY AMENDMENT

Newtown Grant Homeowners Association Master Board has put forth the following amendment to change the master boards policy regarding displaying of signs. A formal vote will take place at the July 23<sup>rd</sup> Master Board Meeting. Please be advised that despite the proposed changes, each respective cluster may adopt this policy change or be more restrictive.

=====

### RESOLUTION OF NEWTOWN GRANT HOMEOWNERS' ASSOCIATION ADOPTING SIGN AND FLAG RULES AND REGULATIONS

**WHEREAS**, Newtown Grant Homeowners' Association is a master association which administers, operates, maintains, and repairs certain units and common facilities of the Newtown Grant Community (the "Master Association").

**WHEREAS**, the Master Association is created and governed by a Declaration of Covenants, Conditions and Restrictions for Newtown Grant, recorded in the Office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq. ("Declaration") and Bylaws adopted pursuant thereto.

**WHEREAS**, Newtown Grant is a large-scale development consisting of 1,760 homes allocated among thirteen (13) "Cluster Associations" located in Newtown Township, Bucks County, Pennsylvania.

**WHEREAS**, Article III, Section 4 of the Declaration governs signage:

(o) **No sign or billboard of any kind shall be displayed to the public view on any Home or Lot, except for** (i) directional signs established by the Declarant or the Homeowners' Association; (ii) signs for each Home in a Single Home Cluster or Townhouse Cluster ..., which may be placed thereon by the Owner of the particular Home for the purpose of advertising the Home for sale or rent, which signs shall not be larger than is reasonable and customary in the area for the purpose of advertising similar property for sale or rent; (iii) signs used by Declarant, its successors or assigns, to advertise the Property or portions thereof; **or (iv) subject to rules and limitations established by the Covenants Committee, small signs customarily incidental to the uses permitted.**

**WHEREAS**, pursuant to Article V of the Bylaws for Newtown Grant, the affairs of the Association are governed by a Board of Directors, which inter alia is expressly vested with the following powers:

(f) Adopt, amend, and publish Rules and Regulations covering the details of the operation and use of the Property including, but not limited to, pet controls; and

**WHEREAS**, the Board of Directors has deemed it to be in the best interest of the Association to adopt and implement revised rules and regulations regarding signs and flags.

**NOW THEREFORE**, pursuant to Article V of the Bylaws and Article III of the Declaration, the Board of Directors hereby **RESOLVES** to adopt the following revised rule and regulation governing signs:

#### 1. General Prohibition

- a. No sign or flag of any kind may be displayed inside any Home or Unit if it is visible from the exterior.
- b. No signs or flags of any kind are allowed on or within the property, including any Home or Unit or Common Property, unless explicitly permitted by this policy.

#### 2. Permitted Exterior Signage

# NEWTOWN GRANT MASTER BOARD SIGN POLICY AMENDMENT CONTINUED

## 2. Permitted Exterior Signage

### A. Real Estate Signs

- a. "For Sale" or "For Rent" signs are permitted solely for the purpose of selling or renting a Home or Unit.
- b. "For Sale" or "For Rent" signs must be placed on the homeowner's property and must not obstruct sidewalks or views.
- c. Signs must be free-standing, professionally maintained (e.g., no damage, rust, or faded text), and must be removed within seven (7) days of the closing or the sale or signing of the agreement for rental of the Home.
- d. "Sold" signs are not permitted.
- e. Directional signs for open houses are permitted only on the day of the open house event only, may be placed on HOA property or Common Property, and must be removed immediately after the open house concludes.
- f. **Maximum size of signage shall be 24" x 36".**

### B. Flags

- a. The U.S. flag may always be displayed, provided it is displayed respectfully and in accordance with the U.S. Flag Code and the Newtown Grant flag code outlined in the Rules and Regulations.
- b. The PA State and military flags are permitted, provided they are displayed in accordance with the PA Flag Act.
- c. **Maximum size of US, State, or Military Flags shall be 3 feet by 5 feet.**
- d. Freestanding flagpoles are not permitted.

### C. Temporary and Seasonal Garden Flags and Signs

- a. **Permitted Displays:** Seasonal garden flags and decorative signs supporting sport teams or holidays are permitted subject to the following conditions.
- b. **Seasonal Guidelines:** Seasonal signs or flags may be displayed no earlier than thirty (30) days before the start of a season (e.g., spring, summer, baseball, football) or associated holiday and must be removed within thirty (30) days after the season or holiday concludes.
- c. **Prohibited Content:** Garden flags and signs containing any of the following are strictly prohibited:
  - i. Profanity, symbols of hate, or offensive imagery.
  - ii. Antagonistic, unwelcoming, or confrontational messages (e.g., "Keep Out," "No Trespassing," or other language intended to discourage neighborly engagement).
  - iii. Any form of commercial advertising.



## NEWTOWN GRANT MASTER BOARD SIGN POLICY AMENDMENT CONTINUED

- d. **Size and Maintenance Requirements:** All garden flags and signs (including sports team flags) must be well-maintained and free of damage, and in good condition.
- e. Maximum size of Garden Seasonal and Sports Flags shall be 18" x 24".

### D. Political Signs/Flags/Displays

- a. One sign/flag/display per candidate, issue, or party is allowed per homeowner's property, provided that there shall be no more than three (3) signs/flags/displays.
- b. Signs may only be displayed up to thirty (30) days before and seven (7) days after an election, including federal, state, local, or HOA elections.
- c. Maximum size of Political Signs/Flags/Displays shall be 18" x 24".

### E. Informational and Public Safety Signs

- a. Permitted signs include:
  - i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
  - ii. Home security system signs (indicating the property is protected by a security system).
  - iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).
- b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".
- c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.
- d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

### F. Garage/Yard Sale Signs

- a. **Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:
  - i. Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.
  - ii. Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.
  - iii. **Maximum size shall be 18" by 24".**
- b. **Placement:** Signs may be placed only on the Home or Unit or as permitted in writing by the Association, on Common Property. Signs are not permitted in HOA flower beds, mulched areas, or other landscaped sections. They must not obstruct sidewalks or views nor create hazards.

## 3. Enforcement

## NEWTOWN GRANT MASTER BOARD SIGN POLICY AMENDMENT CONTINUED

### 3. Enforcement

- a. Homeowners are responsible for ensuring compliance with these rules and regulations.
- b. The Association reserves the right to request the removal of non-compliant signs. If the homeowner fails to comply within seven (7) days of receiving written notice, further action may be taken, including fines and enforcement procedures as outlined in Association policies. The HOA shall not be required to, but is entitled to, remove and dispose of any sign that violates this rule and regulation at the expense of the owner.

### 4. Clarifications

- a. This policy supersedes any previous rules regarding signage.
- b. All other forms of advertising, promotional, or non-permitted signage are prohibited.
- c. Questions or concerns about compliance or exceptions should be directed to the property manager.

**5. Amendments.** The HOA reserves the right to amend this signage policy as necessary, with notice provided to homeowners in accordance with HOA bylaws.

**6. Notice.** A copy of this Resolution shall be distributed to all Unit Owners promptly after its adoption, and it shall be effective immediately.

**IN WITNESS WHEREOF**, the undersigned officers of Newtown Grant Homeowners' Association have executed this Resolution this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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## **COMMERCIAL VEHICLE PARKING NOT PERMITTED:**

### **Per Newtown Grant Master Board Rules and Regulations:**

All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers, or any kind, motor homes, boats or other recreational equipment), nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may be parked in Newtown Grant, unless garaged in the Unit.

Vans, as well as other enclosed vehicles must have windows on all four sides. Vans and other enclosed vehicles must have windows in the front and back on the passenger and driver's side. Blank metal sides or panel sides are not permitted. No vehicle may have a commercial appearance, including but not limited to ladder, tool and equipment racks or visible advertising or lettering. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited anywhere in Newtown Grant unless garaged.

Commercial vehicles are permitted to park temporarily (but not overnight) in Newtown Grant in connection with service or repair to a Unit or the Common Element



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[www.CoFPreschoolNewtown.org](http://www.CoFPreschoolNewtown.org)



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**OR**

**TUESDAYS & THURSDAYS.....JULY 3RD—AUGUST 21ST  
10:00AM-11:00AM**

**@ NEWTOWN GRANT OUTDOOR POOL**

**CLASSES START WEDNESDAY, JULY 2ND**

This is a low impact and exciting water aerobics class where no swimming skills are needed.

This class is designed to improve flexibility, range of motion, strength, muscle tone and cardiovascular endurance while using the resistance of the water to cushion the feet, knees and back.

Exercises are performed to lively, motivating music and are effective and easy to follow.

**All equipment is provided. Just bring a towel, bottle of water and water shoes (if you have them).**

**\$5.00 per person per class.**

**Pay via VENMO (@Newtown-Grant) or cash the day of.**

**For more information, please contact  
Michelle @ 609-439-2733 or MMRDWS@yahoo.com**



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## NEWTOWN GRANT ANNUAL GARAGE SALE



[www.newtowngrant.org/garagesale](http://www.newtowngrant.org/garagesale)

**Saturday, September 6th  
(Rain Date Sunday, September 7th)**

**8:00am – 12:00pm**

**Cost: \$15.00 per space & \$12.00 per rented table**

**\*Please make checks payable to Newtown Grant\***

Our Community Garage Sale, which has become a renowned fall tradition throughout Newtown and Bucks County, is a wonderful opportunity for residents to get rid of those unwanted items and turn trash into cash. Just bring your items to the Newtown Grant Rec Center Parking lot and set up your table and watch the buyers come in droves. This is an ideal way to have a garage sale without the hassle of advertising or having strangers coming to your home!

If you are interested in participating, please fill out the attached coupon and return it to Newtown Grant, 360 Eagle Rd, Newtown, PA 18940 by August 18th. Or drop in the dropbox at the rec center.

Any registration received after August 18th will be charged a \$5.00 late fee! No exceptions to this deadline!!

You will receive all information regarding the sale by e-mail or mail by September 3rd. If you do not receive your information by September 3rd, please contact us at us at [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com). If you have any questions, you can e-mail us at [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com). Information, registration, and payment are also available on our website at [www.newtowngrant.org](http://www.newtowngrant.org)



## 2025 NEWTOWN GRANT ANNUAL GARAGE SALE

Newtown Grant Annual Garage sale is planned for Saturday, September 6<sup>th</sup>, 2025, from 8:00 AM to 12:00 PM (Noon). The rain date is Sunday, September 7<sup>th</sup>.

Our Community Garage Sale, which has become a renowned fall tradition throughout Newtown and Bucks County, is a wonderful opportunity for residents to get rid of those unwanted items and turn trash into cash. Just bring your items to the Newtown Grant Rec Center Parking lot and set up your table and watch the buyers come in droves. This is an ideal way to have a garage sale without the hassle of advertising or having strangers coming to your home!

If you are interested in participating, please fill out the coupon below, and return it to Newtown Grant, 360 Eagle Rd, Newtown, PA 18940 by August 18th. Or drop in the dropbox at the rec center.

Any registration received after August 18th will be charged a \$5.00 late fee! No exceptions to this deadline!!

You will receive all information regarding the sale by e-mail or mail by September 3<sup>rd</sup>. If you do not receive your information by September 3<sup>rd</sup>, please contact us at us at [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com). If you have any questions, you can e-mail us at [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com). Information, registration, and payment are also available on our website at [www.newtowngrant.org](http://www.newtowngrant.org).

-----  
Garage Sale September 6<sup>th</sup> (Rain Date September 7<sup>th</sup>) Deadline: August 18th

Please reserve #\_\_\_\_ of sale spaces @ \$15.00 per space = \_\_\_\_\_

Late fee #\_\_\_\_ @ \$5.00 per space = \_\_\_\_\_

Table rental #\_\_\_\_ @ \$12.00 = \_\_\_\_\_

Total due \_\_\_\_\_

Please make your check payable to Newtown Grant HOA.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail Address \_\_\_\_\_ (please print clearly)

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# Outdoor Pool Improvements

- Reconstructed Main Pool and Junior Pool Pavilion Structures
- All New Tables, Umbrellas and Umbrellas Bases for Junior Pool





## HOME IMPROVEMENT PROJECTS

Spring is in the air...many people take this time to get started on home improvement projects they've been contemplating. With that in mind, here is some information to help assure that your home improvement project runs smoothly...

- Don't forget to please check your clusters Environmental Review Board (ERB) Rules and Regulations first and to please submit ERB Request Forms to your designated cluster association property manager for such exterior structural work that requires it. Each cluster association owner can find their respective cluster ERB guidelines as well as contact information for their property manager on the Newtown Grant Website which is: <https://www.newtowngrant.org/>
- When choosing a contractor, make sure they are registered with the State of Pennsylvania, and they provide you with their HIC (Home Improvement Contractor) number. You can check to see if a contractor is registered by going on the following website: <http://hicsearch.attorneygeneral.gov>
- It's also a good idea to check with other agencies such as the Better Business Bureau and Department of Consumer Protection before choosing a contractor.
- Make sure all required approvals and permits have been secured before you or your contractor begins work. Information and forms can be found on Newtown Township's website [www.newtownpa.gov](http://www.newtownpa.gov) or you



can contact the Newtown Township Codes & Zoning Office for assistance. Don't forget, any exterior structural work that requires ERB submission can not start until you have received permission from your cluster association board and respective property manager.

- If your project requires digging, you or your contractor must contact PA One Call ([www.pa1call.org](http://www.pa1call.org) or dial 8-1-1) at least 3 to 10 business days before you dig – IT'S THE LAW. PA One Call will contact the utility companies to mark their lines with paint, flags or stakes. It's important you see marked lines on your property before digging takes place so no accidents occur...keep in mind that careless digging could result in serious personal injury, environmental damage and costly delays.
- Finally, you should always make sure that all the proper inspections are completed including a final inspection before you pay your contractor the remaining balance due upon the job's completion. If you're unsure what inspections have been completed, you can contact the Newtown Township Codes & Zoning Office for this information at 215-968-2800 extension 242 or 265.



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## NEWTOWN GRANT RANKED 20<sup>TH</sup> AS MOST EXPENSIVE NEIGHBORHOODS FOR HOUSING IN PENNSYLVANIA

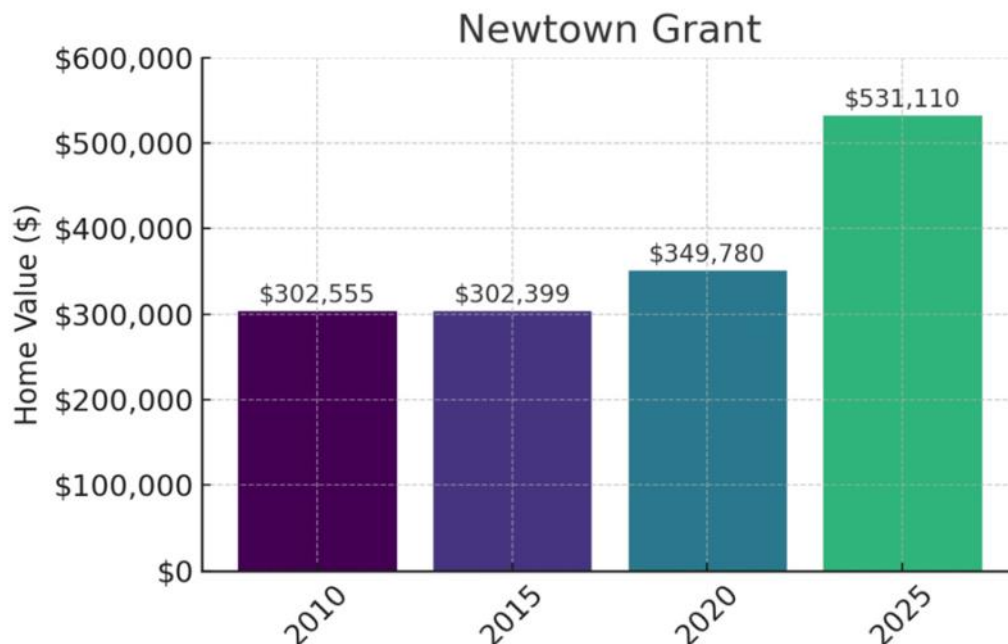
Pennsylvania's real estate market reveals fascinating investment patterns that defy conventional wisdom. Per Home Stratosphere, after analyzing 15 years of data via Zillow across thousands of neighborhoods shows not just where wealth concentrates, but how dramatically fortunes have shifted since the 2010 housing recovery.

Newtown Grant was ranked 20<sup>th</sup> on the top 25 elite neighborhoods that represent Pennsylvania's financial upper echelon, but their growth trajectories vary dramatically. Philadelphia's established luxury enclaves show steady single-digit appreciation while emerging submarkets in Bucks County deliver returns exceeding 45% in just five years, suggesting continued upside despite reaching unprecedented price points.

### 20. Newtown Grant

Newtown Grant represents a textbook case of post-pandemic real estate acceleration, with values skyrocketing 51.8% in just five years to reach \$531,110 from a pre-pandemic level of \$349,780. What's particularly striking is the consistency of long-term growth – almost identical 75% appreciation rates over both 10 and 15-year periods, suggesting strong underlying market fundamentals. Situated in Bucks County's prestigious Newtown area, this planned community combines architectural uniformity with excellent school districts, creating sustained demand that continues to drive its impressive price appreciation curve upward.

2025 Home Value: \$531,110  
2020 Home Value: \$349,780  
2015 Home Value: \$302,399  
2010 Home Value: \$302,555  
% Change (2010–2025): 75.5%  
% Change (2015–2025): 75.6%  
% Change (2020–2025): 51.8%



Home Stratosphere | Zillow Home Value Index. Full article can be viewed and read at <https://www.homestratosphere.com/most-expensive-neighborhoods-for-housing-in-pennsylvania-april-2025/>

## WHY LANDSCAPING MULCH CAN SPONTANEOUSLY COMBUST—AND HOW TO PREVENT IT

Most people don't think "fire hazard" when they think of mulch. However, that's exactly what your mulch can be if improperly applied.

If you've never heard of mulch fires or spontaneous mulch combustion it can sound made up. Sadly, mulch fires are very real, but there are things that you can do to prevent them, like being careful with where you place your mulch, how you care for it and what kind of mulch you use. We spoke with two fire experts about what causes mulch fires and how you can prevent them from happening in your own yard.

### What Causes Mulch Fires?

There are two beliefs about mulch fires out there. The first is that mulch can spontaneously combust causing fires. The second—and most widely believed—is that mulch catches fire due to improperly discarded smoking material.

Spontaneous mulch combustion is believed to happen when heat builds up within a thick layer of mulch, say six inches or more. Theoretically, if enough heat builds within that layer, it can start to smolder and cause a fire. Although not extensive, there is some research supporting that mulch can spontaneously combust in certain atmospheric conditions.<sup>1</sup>

"The latter theory of mulch fires being caused by improperly disposing of flammable material, like cigarettes, is more plausible," said Michele Steinberg, Wildfire Division Director of the National Fire Protection Association.



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"Mulch may not burst into flame at the touch of a cigarette, but it can and does smolder, and fire can creep along under mulch beds and erupt long after the initial ignition as humidity drops and wind picks up," she said.

### How to Prevent Mulch Fires

The last thing you want to happen after laying down a beautiful layer of fresh mulch is to see your house going up in flames. To avoid that, consider implementing these safety tips in your garden:

- Place organic mulch away from the house.
- Place wood chips, pine needles, even rubber mulch at least 18 inches from the house, grills, decks or other structures.<sup>2</sup> It'll decrease the chance of fire spreading to the house in case the mulch catches fire.
- Wet your mulch.
- Use stones, rocks or sand close to the house.
- Organic mulch, like wood chips, pine needles, even rubber are combustible. To reduce fire risk, use nonflammable mulch like rocks and sand if you are placing it within five feet of your home.
- Never discard cigarettes in mulch. Avoid putting out cigarettes or other burning material in potted plants, landscaping, peat moss, dried grasses, leaves or other things that could ignite easily.



## NEWTOWN GRANT CLUBHOUSE TRASH ENCLOSURE AND ASSOCIATION PET WASTE TRASH CANS

Please be advised that the clubhouse trash cans, and the association wide pet waste trash cans are not to be used for the disposal of private household trash. Unfortunately, the association has seen an uptick in the amount of private household trash that are being disposed in these cans.

The pet waste trash cans are smaller gallon cans that are emptied twice a week and when someone disposes a bag(s) of household trash in these cans, these cans begin to overflow. Household trash that is generated is the responsibility of that individual household to dispose of with a privately selected trash hauler.

Moving forward, anyone caught illegally disposing household trash in either the clubhouse trash enclosure or the association wide pet waste trash cans will automatically be issued a violation fine of \$350.00



## APRIL 2025 SHREDDING AND FOOD DRIVE EVENT





## PER NEWTOWN GRANT RULES AND REGULATIONS REGARDING TRASH CAN(S) STORAGE:

- Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
- All non-recyclable trash shall be in bags that tie closed and be placed within trash bins with a top closure.
- Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 7:00 PM.
- Trash bins and recyclable trash containers shall be removed from the street returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up.
- Society Place Condominiums use dumpsters and initiates an immediate and un-waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction



### Trash Bin Cleaning



**www.CleanCanCrew.com 267-247-8249**

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25% OFF ONE-TIME Code: CleanCan1 (Price before discount below)**

**Monthly \$24.99 Quarterly \$39.99 One-Time \$55**

Prices are for 2 trash cans cleaned

**Trash Can Before**



**Trash Can After**





## **2025 OUTDOOR POOL HOURS**

\*\*\*\*\*

### **Junior Pool**

Weekend's only from May 24th through June 15th

Saturday & Sunday 10:00 AM – 6:00PM

Everyday starting June 18th through September 1st (Labor Day)

Monday-Friday

11:00 AM – 6:00 PM

Saturday and Sunday

10:00AM – 6:00pm

### **Main Pool**

Weekend's only from May 24th through June 15th

Saturday & Sunday

10:00 AM – 8:00PM

Starting June 18th through September 1st (Labor Day)

Monday – Friday

11:00 AM – 8:00 PM

Saturday & Sunday

10:00 AM – 8:00 PM

## STEPS TO PROTECT YOURSELF FROM SKIN CANCER

Protecting yourself from the sun's harmful UV rays is the first step in skin cancer prevention. A person's risk for melanoma doubles if they have had more than five sunburns, so don't skimp on the sunscreen, and don't forget to protect your scalp and ears.

For proper sunscreen use, it should be applied 30 minutes prior to going outside and reapplied every two hours of being in the sun. The sun's rays are most intense between 10:00am and 2:00pm so try to stay out of the sun during this peak time.

The FDA recommends applying a broad-spectrum sunscreen with a SPF of 15 or higher to all uncovered skin. Regular daily use of SPF-15 sunscreen can reduce your risk of developing squamous cell carcinoma by about 40% and lower your melanoma risk of 50%.

Clinical studies have not determined that daily use of sunscreen can lead to vitamin D insufficiency. Studies actually show that people who use sunscreen regularly can maintain their levels of vitamin D.

Depending on the strength of your sunscreen, anywhere from 2%-7% of solar UVB rays are still reaching your skin, giving your body the opportunity to manufacture vitamin D.

While it's important to check yourself at home often, getting an annual skin cancer screening by a professional can be instrumental in identifying any suspicious lesions and treating them early.

Scheduling your yearly fully body skin exam with a dermatologist is the most important step in detecting skin cancer.

Melanoma can be found anywhere on the body, and are sometimes overlooked on self-exams, especially on the back or scalp.



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### SUMMER SEASON CLUBHOUSE HOURS

Our summer season clubhouse hours are as follows:

7 days a week from  
11:00am – 7:00pm





# POOL RULES

## **Membership:**

The Newtown Grant pool is for Newtown Grant residents, in good standing, and their paid guests (also see Granny Pass and Nanny access). Please enter the pool area through the entry gate next to the clubhouse. Each residents Key FOB must be scanned in the presence of the Pool Gate Attendant before entering the pool area. Any guest(s) that a resident shall bring to the pool will need to be identified and the appropriate guest fee paid. Accepted forms of payment are Venmo and Cash.

- Children under age 13 must be accompanied by an adult age 18 or older.
- Children age 13-17 may attend without an adult and may bring one (1) paid guest.
- Residents age 18 or older may bring a maximum of four (4) paid guests, per household.

## **Junior Pool:**

The Junior Pool is for children five (5) years old 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. Swimmy diapers are not sufficient alone.

## **Etiquette:**

Pool access is not permitted unless a lifeguard is on-duty. Running, diving, pushing, wrestling, rough-play or similar activities are not permitted. Continuous loud disturbance and/or the use of profanity are not permitted. The lifeguard(s) and Recreation Manager(s) have the authority to enforce all rules and may direct offenders to leave the pool area (see Suspension from Pool).

## **Safety:**

Please be aware of others using the pool at all times. Acceptable floatation devices are US Coast Guard approved floatation devices (PFDs), water wings, kickboards and “noodles”. Other free-floating devices are not permitted in the pool including tubes with “shirts” attached. Ball playing is permitted at the discretion of the lifeguard(s).

## **Parking:**

Please Park only in the designated parking spaces in the parking lot and respect all handicapped marked parking spots. Do not park in a No Parking area or leave your car unattended in the circle at any time. Those areas must be kept open as a safety measure for emergency vehicles, if required.

## **Guests:**

Each household may bring up to four (4) guests when accompanied by a resident Key FOB holder age 18 or older. The guest fee is to be paid at the time of entry. The resident Key FOB holder will be responsible for their guest(s) and must stay with the guest(s) throughout the guest's entire visit to the pool. If your child brings a friend, that friend is your responsibility and the adult resident must be present at all times.

## **Guest fee:**

The daily guest fee is \$5.00 per guest. The fee is non-refundable.

## **Granny Pass:**

Granny Key FOBs will be activated for a Newtown Grant resident for the purpose of caring for their grandchildren, who do not live in Newtown Grant. Grandparents must have their grandchildren registered for access to the pool at the time of Key FOB issuance. The Grandparent is responsible for their grandchildren that they bring to the pool and is subject to all pool rules.

## **Nanny Access:**

Nanny/Babysitter may use the Key FOB of a resident parent that has been activated to allow for such use. The Nanny/Babysitter is responsible for the child or children they bring to the pool and is subject to all pool rules.

## **Shade Pavilions:**

Shade pavilions are available for the use and enjoyment of all. Please limit any parties to a maximum of two (2) hours under the pavilion. Parties at the pavilion are first-come, first-serve. Property Management, Recreation Coordinators and Lifeguards do not and cannot schedule parties at the pavilions.

## **Clubhouse:**

Bathrooms are available for use with direct entry from the pool area. It is strongly recommended that you wear footwear when using the bathrooms. Always be aware of the possibility of wet floors and slippery conditions given it is a pool area and water can and will be anywhere you may walk. Entry to the clubhouse/ banquet room from the pool area is discouraged. If you need to otherwise enter the clubhouse your bathing attire must be dry, you must be appropriately covered and wearing footwear. Initial access to the pool is through the gate next to the clubhouse, not through the clubhouse.

## **Suspension from the pool:**

The lifeguard(s) have the authority to enforce the rules and may direct offenders to leave the pool area. Violators may be suspended from the pool:

- for fifteen (15) minutes to calm down, and
- after two (2) offenses loss of all pool privileges for two (2) days at the discretion of pool management.

Violators may also have their pool privileges suspended for the remainder of the pool season if there is falsification of information, unpaid fines, open violations or a delinquent Association account.

## ROB'S REVIEW

**Drive Carefully** – Friendly reminder to please obey the speed limit signs in Newtown Grant which is 25 MPH and Jonquil Drive and fifteen (15) miles per hour on all other streets. All STOP signs at intersections MUST be observed. This is enforced by Newtown Township Police Department.



**Game Room & Clubhouse** – The Game Room is available on weekends only. The Game Room features a Ping Pong Table, Foosball Table and Billiards Table! A valid identification card is required to provide the recreation staff with access to the Game Room during the hours of 11:00am – 7:00pm seven days a week for July and August.

**Lending Library** – Check out our new Lending Library located in the clubhouse lobby. This is a “leave a book, take a book” library that is available when the clubhouse is open.



**Visit Our Website** - Visit our website! - Please visit our website at [www.newtowngrant.org](http://www.newtowngrant.org) for information on the Clubhouse and the Community. You can find info on all the clusters within Newtown Grant. You can also see management contact info for FirstService Residential, CAMCO and Continental Property Management. If you need immediate attention, you can contact our FirstService Customer Care Center at 800-870-0010.

**Environmental Review Board (ERB) Reminders for Exterior Home Improvements** – As the spring and summer months approach, as a friendly reminder, to please double check with your respective clusters regarding what exterior home improvements require an Environmental Review Board (ERB) to be submitted for board approval prior to scheduling. To view your clusters ERB guidelines, please check out the Newtown Grant website at [www.newtowngrant.org](http://www.newtowngrant.org), then click on the Master Board & Clusters tab and then your respective cluster. ERB guidelines and forms can be found on the right-hand side of the screen. For any questions or additional information, please contact your associated cluster property manager for assistance.



**Newtown Grant Trash Can Policy:** Per Newtown Grant Master Board Rules and Regulations.

Trash and/or trash cans:

- Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
- All non-recyclable trash shall be in bags that are tied closed and be placed within trash bins with a top closure.
- Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 7:00 PM.
- Trash bins and recyclable trash containers shall be removed from the street and returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up.
- Society Place Condominiums use dumpsters and initiates an immediate and un-waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction.

### **Commercial Vehicle Parking:**

**Per Newtown Grant Master Board Rules and Regulations:** All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two-wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers, or any kind, motor homes, boats or other recreational equipment), nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may be parked in Newtown Grant, unless garaged in the Unit.

Vans, as well as other enclosed vehicles, must have windows on all four sides. Vans and other enclosed vehicles must have windows in the front and back on the passenger and driver's side. Blank metal sides or panel sides are not permitted. No vehicle may have a commercial appearance, including but not limited to ladder, tool and equipment racks or visible advertising or lettering. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited anywhere in Newtown Grant unless garaged.

Commercial vehicles are permitted to park temporarily (but not overnight) in Newtown Grant in connection with service or repair to a Unit or the Common Element



# **ALL PETS (DOGS & CATS) MUST BE LEASHED AT ALL TIMES WHILE OFF OWNERS LANDS:**

## **Per Newtown Grant, Newtown Township and the State of Pennsylvania:**

- No pet shall be permitted to run at large or to roam without a leash on any lands other than its owner's land.

Additionally, per the State of Pennsylvania: "All dogs must be under control not be allowed to run at large. Dogs are personal property, and owners responsible for damages caused by their dog."

<https://www.agriculture.pa.gov/Animals/DogLaw/pa-dog-laws/Pages/default.aspx>

## **Anyone observed of having their pet off leash-off their personal property will be subjected to a \$100.00 Newtown Grant Homeowners Association fine and a \$350.00 fine from the Township and State of Pennsylvania.**



### **Dog Park at Core Creek Park:**

For those owners/residents who are looking for an off-leash venue for your dog to run at large or roam around without a leash, Core Creek Park which part of the Bucks County Parks and Recreation department has a beautiful dog park. Amenities include benches, landscaped pathways, water fountain, restrooms, convenient parking, waste bags and waste stations. Core Creek Park is a short 10-15 minute drive from Newtown Grant.

Bucks County residents can register and purchase a key fob which will allow you access to the dog park from dawn and until dusk. Dogs must also have a valid Bucks County registration and be up to date with vaccinations.

For additional information regarding the Dog Park at Core Creek Park, please visit the following link: <https://www.buckscounty.gov/Facilities/Facility/Details/OffLeash-Dog-Park-47>



## **Newtown Grant Pet (Dog) Waste Policies:**

Any person owning or having the care, custody, possession, or control of a dog(s) while off the person's premises shall have in their possession the equipment necessary to remove the dog's fecal matter and shall so remove such fecal matter deposited by their dog(s) before the owner leaves the immediate area where the fecal matter deposited. Pets shall NOT be walked between buildings (rear or side yards) except in case where side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community. Please dispose of pet waste in the designated trash cans on North/South Drive and Jonquil Drive or in your own garbage can only.

A violation of this Section shall be an infraction, the penalty for which shall be a fine of One Hundred Dollars (\$100.00), which shall be assessed for a first offense of a violation of this section and Fifty Dollars (\$50.00) for each occurrence thereafter. These fines will not be waived.



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