



The Newtown Grant Newsletter

Volume 3 Issue 5

November - December 2019

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In many American households, the Thanksgiving celebration has lost much of its original religious significance; instead, it now centers on cooking and sharing a bountiful meal with family and friends.

Turkey, a Thanksgiving staple so ubiquitous it has become all but synonymous with the holiday, may or may not have been on offer when the Pilgrims hosted the inaugural feast in 1621.

Today, however, nearly 90 percent of Americans eat the bird—whether roasted, baked or deep-fried—on Thanksgiving, according

to the National Turkey Federation. Other traditional foods include stuffing, mashed potatoes, cranberry sauce and pumpkin pie.

Volunteering is a common Thanksgiving Day activity, and communities often hold food drives and host free dinners for the less fortunate

Parades have also become an integral part of the holiday in cities and towns across the United States. Presented by Macy's department store since 1924, New York City's Thanksgiving Day parade is the largest and most famous, attracting some 2 to 3 million spectators along its 2.5-mile route and drawing an enormous television audience. It typically features marching bands, performers, elaborate floats conveying various celebrities and giant balloons shaped like cartoon characters.

Beginning in the mid-20th century and perhaps even earlier, the president of the United States has "pardoned" one or two Thanksgiving turkeys each year, sparing the birds from slaughter and sending them to a farm for retirement. A number of U.S. governors also perform the annual turkey pardoning ritual.



CLASSIC ROAST THANKSGIVING TURKEY

Level: Easy - Total: 4 hr 40 min - Prep: 1 hr 10 min - Inactive: 30 min - Cook: 3 hr - Yield: 8 to 10 servings

Turkey:

• 1 12- to 14-pound turkey (thawed if frozen)	• 3 sprigs sage, plus 1 tablespoon chopped leaves
• Kosher salt and freshly ground pepper	• 3 sprigs thyme, plus 1 tablespoon chopped
• 1 onion, quartered	• 1 1/2 sticks (12 tablespoons) unsalted butter
• 1 carrot, cut into chunks	• 2 teaspoons paprika
• 1 stalk celery, cut into chunks	

Directions

Let the turkey sit at room temperature, 30 minutes. Position an oven rack in the lowest position (remove the other racks); preheat to 350 degrees F.

Remove the neck and giblets from the turkey and set aside for the gravy. Pat the turkey very dry with paper towels and rub inside and out with salt and pepper. Stuff the cavity with the onion, carrot, celery, and sage and thyme sprigs. Tie the legs together with kitchen twine. Put the turkey on a rack set in a large roasting pan and tuck the wings under the body.

Melt the butter in a small saucepan over low heat; whisk in the paprika and chopped sage and thyme. Let the paprika butter cool slightly, then brush all over the turkey. Transfer to the oven and roast 1 hour. Meanwhile, make Classic Gravy.

After the turkey has roasted 1 hour, baste with the drippings. Continue roasting, basting every 30 minutes, until the skin is golden brown and a thermometer inserted into the thigh registers 165 degrees F, about 2 more hours. Transfer the turkey to a cutting board and let rest 30 minutes before carving; reserve the drippings for the gravy.

Classic Gravy:

• 10 tablespoons unsalted butter, plus more as	• 2 bay leaves
• Turkey neck and giblets (liver discarded)	• 1/2 cup dry white wine
• 1 onion, quartered	• 8 cups low-sodium chicken or turkey broth,
• 1 carrot, chopped	• 3/4 cup all-purpose flour
• 1 stalk celery, chopped	• Turkey pan drippings
• 3 sprigs thyme	• Kosher salt and freshly ground pepper

Prepare the stock: Melt 2 tablespoons butter in a large saucepan over medium heat. Add the turkey neck and giblets; cook, turning, until browned, about 5 minutes. Add the onion, carrot, celery, thyme and bay leaves; stir to coat. Add the wine and bring to a boil, scraping up any browned bits from the bottom of the pan. Cook until reduced by half, 2 to 3 minutes. Add the broth, reduce the heat to low and simmer about 1 hour. Strain through a fine-mesh sieve into a large measuring cup; reserve the saucepan. You should have 7 cups stock-if you're short, add more broth.

Melt the remaining 8 tablespoons butter in the reserved saucepan over medium heat. Add the flour and whisk until smooth and bubbling, about 2 minutes. Gradually whisk in the 7 cups stock; bring to a simmer and cook, whisking occasionally, until thickened, about 10 minutes. Set aside until the turkey is done.

Pour the turkey pan drippings into a fat separator and let stand until the fat rises to the top. Discard the fat (or drizzle on your stuffing). Whisk the defatted drippings into the gravy; season with salt and pepper. Reheat before serving.

Wednesday Night Book Club



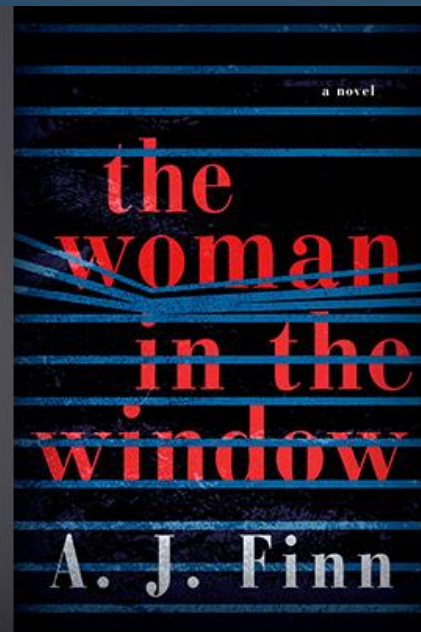
DATE: WEDNESDAY, NOVEMBER 20 AT 7:15PM

IN THE CLUBHOUSE CONFERENCE ROOM

THIS MONTH'S SELECTION:

THE WOMAN IN THE WINDOW BY A.J. FINN

It isn't paranoia if it's really happening...



Anna Fox lives alone—a recluse in her New York City home, unable to venture outside. She spends her day drinking wine (maybe too much), watching old movies, recalling happier times . . . and spying on her neighbors.

Then the Russells move into the house across the way: a father, mother, and their teenaged son. The perfect family. But when Anna, gazing out her window one night, sees something she shouldn't, her world begins to crumble and its shocking secrets are laid bare.

What is real? What is imagined? Who is in danger? Who is in control? In this diabolically gripping thriller, no one—and nothing—is what it seems.

Twisty and powerful, ingenious and moving, *The Woman in the Window* is a smart, sophisticated novel of psychological suspense that recalls the best of Hitchcock.

DUMPING TRASH

Dumping trash is strictly prohibited in all wooded areas in Newtown Grant.

Anyone that fails to comply may be subject to fines in accordance with the Rules and Regulations, Declaration of Covenants, Codes, and Restrictions of the Newtown Grant Master Association.



MAH-JONGG

Every Tuesday, Newtown Grant competes on the Mah-Jongg Table at the Clubhouse, at 6:30pm. Always looking for willing players!

NO Newcomers please! Anyone interested that has no experience should contact the Township, as they hold classes teaching new players!

To join in and play Tuesday evenings, interested players can email Andi at utetennis@aol.com



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CHECK OUT OUR NEW BLOG!

Have a look at our new blog. We will be putting up some of the articles from the newsletter and some more information on Newtown Grant. If you have any suggestions, contact us at suggestions@newtowngrant.org

Take a look at the new blog here



Worse than a belly-ache

It takes two to four weeks of feeding on a new food source for deer to establish the microorganisms necessary to obtain nutrients from that food. The time and energy it takes to convert to new microorganisms uses precious fat reserves that could have been spared if the deer had fed continually on natural winter browse. Studies, including some in Pennsylvania, have documented the death of wild ruminants from feeding on highly digestible, high energy, low fiber feed such as corn in winter. This rapid exposure to a concentrated grain diet can cause a fatal disruption of the animal's acid-base balance. Those that survive the immediate effects often die in the days or weeks that follow, due to secondary complications of the disease.

The agony of "de feed"

High densities of deer at feed sites create increased competition and stress within and among deer and other wildlife. Compounding the problem is that stress from crowding and competitive aggression weakens immune systems. Social hierarchies prevent the deer most susceptible to starvation (fawns and those that are already weakened) from feeding. Most of the supplemental feed, in reality, is consumed by a small number of deer, and they are the same deer that got their choice of food in the autumn, and were able to put on a thick layer of fat. Deer in the poorest condition don't get fed, yet waste energy they can't afford to lose by traveling to feed sites with the herd.



The right prescription

There are better, more helpful, ways to attract deer and other wild animals to an area. Population and habitat management offer long-term solutions. You can help deer survive the winter by creating and maintaining good quality deer habitat and improving food resources that will actually benefit all wildlife.

Plant mast producing trees and shrubs, and protect those plantings until they are large enough to survive deer browsing; plant evergreen trees for winter thermal cover and cut sections of mature forests to create forest openings and increase the amount of woody browse available to deer.

The welfare and future of wildlife depends on the ability of natural habitats to support diverse, healthy and sustainable populations. Wildlife populations must be managed at levels that are compatible with the long-term carrying capacity of a diversity of habitats.

Research demonstrates that a smaller, well-fed herd can produce more deer than a larger, poorly-fed herd. The key to productivity is fawn survival, and remember, fawns feed last, if at all, at feed sites. The herd will be more fit if it is not dependent on humans for food.

As Matt Tarr of Whitetail Stewards, Inc. wrote, "feeding deer because you think it does them good, or because you just like to watch them, are poor reasons for a 'sportsman' to place our deer resource and hunting heritage at so much risk."

For more information

View The Wildlife Society's final position statement on the baiting and supplemental feeding of game wildlife species at www.wildlife.org/policy/positionstatements/42-Baiting%20and%20Feeding.pdf.

Order The Wildlife Society's *Baiting and Supplemental Feeding of Game Wildlife Species Technical Review*, 58 pages. \$15. Call 301-897-9770.

Read *Feeding Wildlife... Just Say No!* A 34-page booklet by the Wildlife Management Institute. \$3.25. Call 202-371-1808 or email jrahm@wildlifemgt.org to order.

View *Winter Feeding of Deer and Turkeys*, a 16-page document prepared for the Pennsylvania Game Commission in 1997 at www.pgc.state.pa.us. Click on "White-tailed Deer", then scroll down to the "Living with White-tails" section.

View information from the New York Department of Environmental Conservation on feeding deer at www.dec.ny.gov/animals/7197.html.

Read the Canadian Cooperative Wildlife Health Centre's *Comprehensive Review of the Ecological and Human Social Effects of Artificial Feeding and Baiting of Wildlife*, \$25, 51 pages. Go to their website, http://wildlife1.usask.ca/en/other_publications.php, or call 1-800-567-2033 to order.

Photo credit, Michigan Department of Natural Resources



www.pgc.state.pa.us

Pennsylvania Game Commission
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717-787-4250



08/2012a ldr

Please Don't Feed the Deer



More harm than good

While feeding deer may enhance wildlife viewing, decades of research has clearly shown that supplemental feeding leads to increased disease risk, long-term habitat destruction, increased vehicle collisions, habituation to humans and alteration of other deer behavioral patterns and, ultimately, the demise of the value of deer and deer-related recreation. With CWD approaching our borders, the increased potential for disease transmission and outbreak is perhaps our greatest and most immediate concern, but habitat degradation, resulting in loss of wildlife diversity and abundance, and the introduction and invasion of exotic plants are consequences of feed that have been documented throughout North America and are a concern for Pennsylvania. Supplemental feeding diverts the attention, resources and efforts of wildlife management personnel away from more beneficial work; and studies universally reveal many disadvantages and few advantages to the practice.



Spreading feed spreads disease

Supplemental feeding congregates deer in unnatural densities. Gathering large numbers of deer into small areas creates a serious risk for spreading terminal diseases such as chronic wasting disease and tuberculosis. Mange is another disease that spreads between animals in close contact. The spread of disease within and among species is encouraged by repeated and prolonged contact at feeding sites.

"Feed junkies" behave unnaturally

In winter, deer normally move less and rest more as an adaptation for conserving energy and safeguarding their fat reserves. Activities that increase energy demands, that use those precious fat reserves, are detrimental. Feeding can lure deer away from protected areas and entice them to move further than they otherwise would, several times a day, often for only a small amount of food or perhaps none at all. Energy-wise it's a losing proposition, like a motorist burning three gallons of gas to go buy only two gallons of gas.

Feed sites are often in open areas, where deer are exposed to cold winds, causing them to lose body heat, requiring them to consume even more calories to stay warm. If the feed is near roadways, it increases the likelihood of vehicle collisions. Feeding areas lure deer away from natural wintering areas, increase energy loss and often lead to malnutrition and even death.

Supplemental feeding alters the normal avoidance behavior of deer toward humans. Animals conditioned to human food sources lose their natural wariness and may become aggressive toward people either in protection of, or in seeking, human food sources. We've all heard sobering stories of people suffering the direct attacks of habituated deer and other wildlife. Feeding sites reduce animals' home ranges, and deer that are fed continuously can become dependant on supplemental feed.

Wild deer that are fed may adopt the habits of domestic animals. When deer spend lots of time on private property, landowners often feel as if they are personal possessions rather than wild animals that belong to all citizens.

The dead of winter

Winter mortality will never be eliminated; it's nature's way of ensuring that only the strongest of the species survive to reproduce. Winter survival is determined by the availability of high quality fall food (to ensure fat accumulation) and winter thermal cover (to conserve energy). By late-fall, deer (even captive deer) instinctively reduce their food intake and continue to do so through most of the winter. During that time deer rely heavily on fat reserves and their ability to conserve energy, thereby making those reserves last longer. They travel less and seek protection in cover where snow is less deep, wind is less severe and temperatures are warmer. Winter energy conservation is especially important to fawns, which use a good portion of their fall foods to grow bone and muscle, not build up fat reserves. If an animal's fat reserves are used up before the end of winter, it is much more likely to die.

That being said, any activity that causes increased energy demands can harm deer by compelling them to waste essential fat reserves. Supplemental feeding can cause deer to expend more energy by coercing them to travel farther and more often, and can increase winter starvation by luring in more animals than the feed can support. In one study, feeding was found to increase the winter death rate from 25 to 42 percent. Supplemental feeding also lowers the quality of the herd by enabling less fit individuals to avoid selective, natural winter culling.

High concentrations of wildlife at feeding sites also attract predators. Animals expending energy to avoid those predators burn fat reserves that would have otherwise enabled them to survive the winter.

Eaten out of house and home – literally

Feeding can cause more deer to survive than the natural habitat can support, leading to long-term degradation of the habitat and diminishing the carrying capacity of the area. This is not new. A 1944 study reported, "feeding serves to concentrate deer in small areas year after year where animals do serious and possibly irreparable damage to native forage species, which in turn further reduces the carrying capacity of the range and makes deer increasingly dependent upon supplements."

Over years, the composition of the plant and animal communities can change markedly – diversity is reduced and less desirable plant species can be found up to a mile from feeding locations. Weeds contained in feed can threaten the integrity of a community, and feeding increases the likelihood of invasion by exotic plant species. The forest understory declines and ground cover disappears, trees become larger and the number of dead trees increases. With less nesting cover available and nest predators such as raccoons and skunks being drawn to feeding sites, ground-nesting bird populations such as wild turkeys decline in feeding areas.



LEFT, an aerial view of a supplemental feeding site shows heavy use by deer from all directions. The deer in the photo used important energy reserves to get to the site only to find no feed. ABOVE, a distinct browse-line is visible in habitat where deer have eaten all the forage within their reach; the deer have literally eaten themselves out of house and home.

DOWNLOAD THE FULL "DON'T FEED THE DEER BROCHURE" [HERE](#)

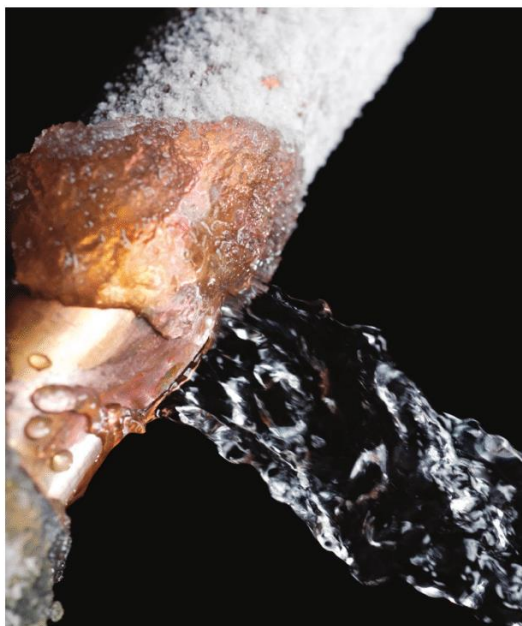
Preventing Frozen Plumbing

Introduction

Every winter thousands of pipes, fixtures, and appliances freeze and burst because of inadequate heat or insulation. When a frozen pipe bursts, the result is always extensive water damage.

A typical loss for a burst pipe can involve two or more units, and have an average repair cost exceeding \$20,000 after the deductible. Nationwide, these losses account for hundreds of millions of dollars of unnecessary property damage each winter.

This article will discuss which plumbing components can freeze and steps that an association can take, along with unit owners, to minimize the chances of plumbing components freezing and bursting inside a unit.



What CAU Recommends:

- > Avoid installing plumbing or appliances, such as water heaters, in unheated attics
- > Maintain heat in all buildings and units
- > Provide additional insulation for pipes in unheated areas, such as attics
- > Notify all owners and residents of their responsibility to maintain heat during the colder months
- > Send winterization requests to lenders for units in default or foreclosure
- > Verify utility status on units in collection and foreclosure
- > Inform owners and mortgage holders that the association's insurance policy excludes water damage in the unit unless heat is maintained or the water is turned off and all lines and appliances are drained

Need More Information?

The Institute for Business & Home Safety (www.ibhs.org) has a variety of risk management information relating to water damage. Associations may also request additional information on this topic by contacting CAU's Loss Control Department.

CAU

Community Association
Underwriters of America, Inc.

What Can Freeze?

When water freezes at a temperature of 32°F or below, it expands up to 10 percent in volume. Inside a pipe, that added internal pressure can cause bursting. Interestingly, the burst is often in a section of pipe that did not actually freeze.

Anything inside a unit that transports, stores, or uses water can freeze and burst if it contains water and the temperature drops below 32°F. The freezing of plumbing supply pipes is an obvious concern, but sprinkler pipes, drain lines (traps), and appliance supply lines for a washer, icemaker, or dishwasher can also be vulnerable. Additionally, other fixtures and appliances within a unit, such as hot water heaters or toilet tanks and bowls, can also be at risk of freezing.

Alternatively, the expanding ice can cause a pipe or fitting to crack, but the ice will block the flow of water while it is solid. In this case, the actual water damage will not be apparent until the ice melts and water flows out of the burst section.

Where a pipe bursts, and the time it takes to shut off the water, will influence the amount of water damage you experience as a result. Most residential plumbing systems use ½" or ¾" pipe, which, at a typical street pressure of 70 pounds per square inch (psi), will flow between 14 and 23 gallons per minute (gpm). That means upward of 350 gallons of water can saturate the unit (and adjoining units) in as little as fifteen minutes.

Preventing Frozen Pipes

The best way to protect plumbing from freezing is to provide sufficient insulation and adequate heat during the colder winter months. The type and amount of insulation must be suitable for the coldest possible local temperatures. It's also important that the insulation be applied correctly. During construction, plumbing supply lines are usually in place before the insulation, so there is a possibility

that an installer could place the insulation on the wrong side of the pipes, thus exposing them to freezing temperatures.

Insulation helps block the flow of heat or cold from one space to the next. Most plumbing pipes are within the walls of a home. In some parts of the country they are in the attic. This presents a considerable problem. Cold air can enter these concealed spaces through small gaps in the exterior sheathing and insulation and find its way into pipe chases and soffits that focus the air directly onto the piping and accelerate freezing.

For that reason, it is important to verify that piping in walls is located between the heated interior space and the insulation. Ideally there should be no plumbing in an attic at all. However if there is, the piping should be as close to the ceiling as possible, with insulation placed over the pipe in the shape of a tent to trap heat around the pipe.

In the fall it is important to seal openings around pipes, vents, and electrical wiring that can allow cold air to enter a home. Residents should also disconnect garden hoses before winter and, if possible, turn off the water supply to the hose bib at a valve inside the home and crack open the outside faucet.

If a deep freeze is expected, residents should take extra steps to prevent pipes from freezing. These could include opening cabinet doors to allow heat to get to uninsulated pipes under sinks and letting warm water drip from a faucet overnight to prevent pipes from freezing.

Extensive (and often undetected) water damage from pipes, fixtures, and appliances that freeze and burst is the biggest concern in seasonal properties. The units may be unattended with no one there to detect a potential problem and take the appropriate steps to correct it before it causes damage. Therefore, seasonal properties need to have a strong winterization policy in place. Please reference CAU Publication P-16 *Vacant and Unoccupied Units* for additional information on this topic.

© 2014 by Community Association Underwriters of America, Inc., All Rights ReservedCommunity Association Underwriters of America, Inc. does business as "CAU Services" in California, "CAU" in Nevada, "Community Association Underwriters Agency" in New York and "Community Association Underwriters Insurance" in UtahIMPORTANT NOTICE - The information presented by CAU in this Risk Management Guide is based on information from sources which we believe to be reliable, but is not guaranteed and may not be a complete statement of all available data. Any suggested actions recommended by CAU are based solely upon an analysis of available industry data and our best judgment. You are encouraged to have your legal counsel review all of your proposed plans and policies before implementing them.

TIPS FOR WINTER

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home.

Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time-sensitive tasks first.

Here's a simple checklist from the association to help you get a jump on winter.

Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Clean chimneys and flues.
- Remove items near heat vents.
- Place nonskid runners or doormats outside to help keep water, sand, and salt out of the house.



Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs or block light.
- Examine outdoor handrails and tighten if needed.
- Turn off electrical breakers for outdoor equipment.
- Close hose bibs.
- Clean out gutters and downspouts.
- Clear yard drains.
- Spray outdoor locks and hinges with lubricant.
- Stake driveway and walkway edges that may be difficult to find under deep snow.



Assemble, stockpile or refresh winter supplies:

- Batteries
- Candles and matches
- Ice melt and deicer
- Sand
- Snow shovels





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12 DAYS OF SAFETY



Holiday safety is an issue that burns brightest from late November to mid-January, when families gather, parties are scheduled and travel spikes.

Take some basic precautions to ensure your family remains safe and injury-free throughout the season.

[Download the 12 Days of Safety Here](#)

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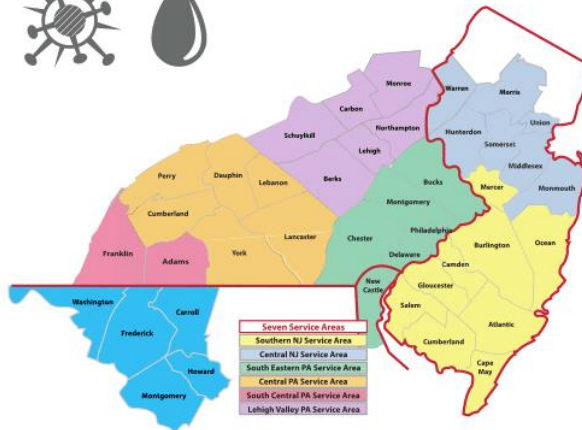
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Buying and Selling a home becomes more complex every year. It takes a good Realtor to keep a transaction moving forward, with a level head and years of negotiating experience.

Ask for Peggy's references and find out what her clients say.

NEWTOWN GRANT SALES: RECENT SALES AUG 31 – NOV 6, 2019

Condominiums

\$167,000	2209 Society Place	First Floor, 1 BR + 1 bath, Kitchen updated with granite and new cabinets, Bathroom updated with new granite/vanity/toilet.
\$212,000	2408 Society Place	Second Floor, 2 BR + 2 baths (no loft), good (original) condition with fresh paint.
\$235,800	204 Society Place	Second Floor, 2 BR + 1 bath, totally renovated kitchen with Shaker cabinets and stainless appliances, bamboo wood floors throughout, renovated bathroom with tile, vanity, new systems.
\$262,000	2808 Society Place	Second Floor, 2 BR + 2 baths PLUS LOFT, fully renovated kitchen and baths, closet organizers, fresh paint.

Townhouses

\$315,000	1 Nutmeg Place	END unit with 2 BR + 2.5 baths, 3 season room addition, vaulted living room with fireplace, original "dated" condition, 1 car garage.
\$355,500	15 Ebony Court	END unit with 3 BR + 2.5 baths, renovated kitchen with granite/stainless, vaulted living room, kitchen and laundry were expanded (taking space from garage), expanded patio.
\$382,000	2 Camellia Court	3 BR + 2.5 baths, freshly painted with contemporary palette, totally renovated kitchen and baths, family room with fireplace, master sitting room, paver patio, new roof, 1 car garage.
\$385,000	426 Mahogany Walk	3 BR + 2.5 baths, "Clifton Model", Brazilian cherry throughout all rooms, granite/stainless kitchen, 2 story family room with fireplace, cathedral master bedroom, 1 car garage.
\$390,000	31 Quince Circle	END unit with 3 BR + 2.5 baths, with granite kitchen, renovated baths, bonus room, 1 car garage.
\$420,000	528 Coachwood Ct	END unit with 3 BR + 2.5 baths, "Exton Model", hardwood on main floor, 2 story family room with fireplace, granite/stainless kitchen, 2 car garage.

Single Family Homes

(None sold during this time period)

Questions? Just call Peggy at 215-869-7871.

www.peggywhite.foxroach.com

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