

Volume 8 Issue 1 January - February 2024

Newtown Grant  
Homeowners Association

# The Newtown Grant Newsletter

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

**Happy New Year!**  
**2024**

**Inside this edition:**

**Newtown Grant Clubhouse Game Room Refresh - 2023 NTG Year End Recap**

**- Rob's Review - Jan-Feb Book Club - Snow Removal Watch Your Back**





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

**Email Addresses**

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

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



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## 2023 NEWTOWN GRANT IMPROVEMENT RECAP & HIGHLIGHTS:

Below is a year end review to all the improvements made within Newtown Grant as we close out the 2023 year. More improvements are scheduled to come in 2024 so stay posted!

### Recreation

- Added 3 NEW Pickleball Courts
- Installed 2 NEW Basketball Court Posts and Backboards
- Replenished Mulch at the Outdoor Playground
- Replenished Sand at the Volleyball Court



### Pool

- Converted both Pools to Salt Water Chlorine Generating System
- Refreshed Landscaping around Pool Perimeter. Trimmed back Trees
- Aerated and Re-seeded Grass within Pool Area.
- New Outdoor Pool Beverage and Snack Machines



### Landscaping

- Marigold Drive 1<sup>st</sup> Island Refresh – replaced the overgrown and dated Junipers with grass to match the back island
- South Drive / Recreation Basin Juniper Removal Landscaping Refresh Project. Removed Junipers that were dated and overgrown. Downsizing flower beds. Save on mulching costs and related labor.
- Removal of Tree overhanging and growing in Tennis Courts and Tennis Court Fencing
- Planted new Eastern Red Bud Trees between Basketball and Tennis Courts



### Clubhouse

- Lobby and 1<sup>st</sup> Floor Repainted
- New Clubhouse Lobby Furniture and Décor
- Banquet Room – 1<sup>st</sup> Phase Repaint Refresh Completed.
- Started Lending Library



### Newsletter

- Increased number of paid advertisers



## CLUBHOUSE BANQUET ROOM 1ST IMPROVEMENT PHASE

The first phase of improvements for the clubhouse banquet room featured a complete paint makeover. Gone is the off white wall color and in is a warmer, lighter tan wall color. A darker tan accent wall showcases the beautiful fireplace.

The second phase of improvements will include brand new faux wood window treatments while the third and final phase will highlight the addition of brand new banquet room chairs.

This room is available to Newtown Grant residents to rent for a private party. For additional information regarding rental hours and pricing, please visit the Newtown Grant Website [www.newtowngrant.org/club-house](http://www.newtowngrant.org/club-house).

Any questions or if you would like to move forward with a private rental, please contact Rob at [rob.degeorge@fsresidential.com](mailto:rob.degeorge@fsresidential.com) or 215-968-3789 x 2.





# THOMAS KENNEDY

REALTOR® - PA: RS339872 | NJ: 1754367

Thomas Kennedy Group  
Keller Williams Real Estate - Newtown  
12 Terry Dr. STE 201, Newtown, PA 18940  
C: 267-307-0360 O: 215-860-4200  
thomas.kennedy@kw.com



*Hello!*

## Tips for Getting Your House Ready Today for the Spring Market

### 1. Hire a Top Real Estate Agent:

Collaborate with a professional real estate agent who can guide you through the selling process and handle tasks requiring expertise.

### 2. Deep Clean and Declutter:

Create a neutral space by decluttering, depersonalizing, and deep cleaning every room, both indoors and outdoors.

### 3. Complete Necessary Repairs:

Ensure your property is in good condition to attract more buyers, increase exposure, and potentially receive multiple offers.

### 4. Clean the Outside of Your House:

Take steps to clean the exterior of your home without straining yourself or exceeding your budget.

### 5. Relax and Let Myself and the Thomas Kennedy Group Take Over:

Once your home is ready, let us manage the remaining tasks, including crafting a compelling listing, marketing your home, arranging showings, and handling the sales process.

By following these steps, you're poised to not only leave a positive impression on potential buyers but also to optimize the market value of your home. I'm confident that when you're ready to list your property, together we will achieve great success.

Address	Status	Bedrooms + Full Baths + Half Baths	Price
1 Thistle Ln	Closed	4 + 2 + 1	\$812,500
31 Laurel Cir	Pending	2 + 2 + 1	\$460,000
60 Columbine Cir	Pending	4 + 2 + 1	\$525,000
32 Sequoia Dr	Pending	3 + 2 + 1	\$500,000
14 Laurel Cir	Pending	2 + 2 + 1	\$450,000
41 Honey Locust Ln	Closed	2 + 2 + 1	\$485,000
3203 Society Pl	Closed	2 + 2 + 0	\$355,000
31 Tulip Dr	Closed	4 + 2 + 1	\$751,000
30 Amaryllis Ln	Pending	4 + 2 + 1	\$775,000
145 South Dr	Contract	3 + 2 + 1	\$689,000

\*The last 30-days of sales activity in Newtown Grant



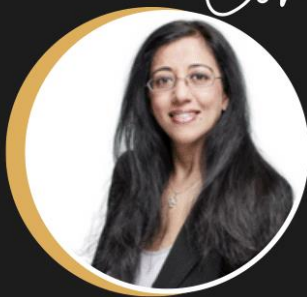
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## MANJU NOTANI

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C; 267-307-2622 O: 215-860-4200  
mnotani@kw.com



[www.ThomasKennedyGroup.com](http://www.ThomasKennedyGroup.com)

# HAPPY NEW YEAR

Wishing you all the best and looking forward to working with you on your real estate goals in 2024.

**kw** NEWTOWN  
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## 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** – Game Room will be available Friday Nights, 4:00pm-8:00pm, Saturdays, 12:00pm-8:00pm and Sundays, 12:00pm-7:00pm. Game Room features a Ping Pong Table, Foosball Table, Billiards Table and Dart Board!

**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 to Newtown residents. Library is accessible Monday - Thursday, between 8:30am - 4:30pm, Friday 8:30am - 8:00pm, Saturday, 12:00pm - 8:00pm and Sunday, 12:00pm-7:00pm.



**Volleyball Court Net** – As part of our winter preparation, the sand volleyball net has been removed and stored for winter recess. It will be reinstalled for play come spring. The nets for the tennis courts and pickleball courts, will remain up for play winter play.

**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, CAMCO and Continental Property Management. If you need immediate attention, you can contact our FirstService Customer Care Center at 800-870-0010.



**Winter Weather** – Winter is coming!!!!!! Please see the Newtown Township Snow Removal Policy for further information regarding Snow Removal.

**Newtown Grant Winter Weather Policies** – Please see Newtown Grant Township Ordinance on snow removal at <https://newtownpa.gov/newtown-township-department-of-public-works/snow-removal-and-procedures-in-newtown-township/>

- Newtown Township will not clear streets until snow fall reaches 2-3 inches.
- Please move your cars off of the streets to allow clearing. Please park in your driveway.
- The Softball field parking lot will be kept clear for your use.
- Newtown Grant will begin clearing common walks four to six (4-6) hours after the last snowflake has fallen.
- The Township snow clearing is typically complete 24 hours after the storm.
- The Township will clear the main roads before clearing the cul-de-sacs.
- Please do not put your trash at the curb until after the Township has the roads completely clear.
- Any unit abutting to the sidewalk, is homeowner responsibility. All snow shall be shoveled from sidewalks.



**Environmental Review Board (ERB) Reminders for Exterior Home Improvements** – 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.

## ROB'S REVIEW

**Environmental Review Board (ERB) Reminders for Exterior Home Improvements** – As the fall months are in full swing, 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:

- a. Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
- b. All non-recyclable trash shall be in bags that tie closed and be placed within trash bins with a top closure.
- c. 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.
- d. 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.
- e. 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.



**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.**

## HAPPY NEW YEAR!

Wishing everyone in Newtown Grant a Happy & Healthy 2024 from the entire team here at Newtown Grant, including Clubhouse Staff and Management. We sincerely hope that 2024 will be an amazing year for all of the families in Newtown Grant. Please be advised that the Management Office will be CLOSED on Monday, January 1<sup>st</sup> and Tuesday, January 2<sup>nd</sup> in observance of New Year’s, CLOSED on Monday, January 15<sup>th</sup> in observance of Martin Luther King Jr. Day and CLOSED on Monday, February 19<sup>th</sup> for Presidents’ Day.

For any Common Area Property Management Emergencies/Concerns, please contact the 24/7 Customer Service number at 1-800-870-0010





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## NEWTOWN GRANT CLUBHOUSE GAME ROOM REFRESH

A fresh coat of paint coupled with some new wall décor, a new wall mounted table tennis equipment holder were perfect added touches to the clubhouse game room which features a full-size billiards (pool) table, foosball table, dart board and table tennis (ping pong). Game Room is currently available for Newtown Grant resident usage Friday Nights from 4:00pm-8:00pm, Saturday's from 12:00pm-8:00pm and Sunday's from 12:00pm-7:00pm.

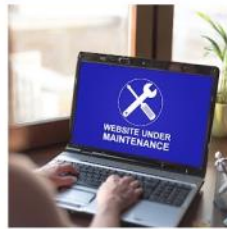
Game Room is available seven days a week during full time outdoor pool operating hours. No one under the age of 14 without an adult is permitted. ID's (pool key fob, school ID card or driver license) is needed to access the game room which can be done with the on-duty recreation manager.







  
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## CHIMNEY SAFETY

There's nothing as serene as a warm, crackling fire on a cold, winter night. There's also nothing more dangerous if your chimney is damaged.

Broken or cracked chimneys can let heat, smoke and toxic gasses, such as carbon monoxide, into your home. Your home could even catch fire. Chimney damage is often obvious, but sometimes it can be hidden. Use the following checklist, provided by Ready Virginia!, to help ensure that you can enjoy your fireplace and avoid problems—or even a disaster:



- Check to see if bricks have fallen or the chimney is leaning.
- Look for shiny areas on your exterior metal chimney pipe. This could mean the chimney has shifted—during the recent East Coast earthquake, for instance.
- Look for cracks at joints where the chimney connects to the firebox, at the roofline and in the attic.
- Check for debris that may have fallen into the fireplace.
- Use a screwdriver to check the mortar between the bricks or stones. If it crumbles when you pick at it, the chimney may be a hazard and probably needs work.



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When in doubt, consult a licensed engineer or contractor. For the name of an inspector, call your insurance or mortgage company.

Remember, disasters can happen even in the best of homes. That's why every home should be equipped with carbon monoxide and smoke detectors. Here are a few tips:

- Install carbon monoxide and smoke detectors in sleeping areas and on every level of your home and away from air vents. Interconnected smoke alarms are best, because if one sounds, they all sound.
- Test smoke alarms monthly, and change alkaline batteries at least once a year. Use a familiar date, such as your birthday or when you change your clocks, as a reminder.

Prepare and practice a fire escape route with everyone in your home, including children.

For more information, visit [www.usfa.dhs.gov/smokealarms](http://www.usfa.dhs.gov/smokealarms)



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## SNOW REMOVAL: WATCH YOUR BACK

Lower back strain is one of the most common injuries related to shoveling snow. The following measures can help you prevent injuries and keep your back healthy while shoveling:



- Before the first snowfall is predicted, make sure you have a proper shovel. The best shovel is one that is light weight, ergonomic and has a curved handle. Your shovel should also be long enough so that you can avoid bending over while shoveling and short enough so that the load on the blade when you lift it is close to your body.
- Make sure that you have other essential equipment, like warm, waterproof and skid-proof boots, as well as gloves, a hat, a coat and sunglasses to protect against glare.
- Warm up before you start shoveling by walking around for five or 10 minutes, then stretch your arms, legs and back.
- If possible, shovel when the snow is fresh rather than after it has been packed down and is heavier.


- If the area you need to clear is large, shovel in stages starting with the most critical path first.
- Switch hands often, and keep your hands separated with one hand closer to the blade.
- Keep the loads light, rather than piling large amounts of snow on your shovel blade. If the snow is deep, shovel in layers.
- Avoid bending and twisting as you lift, and empty each shovel full of snow. When possible, push the snow to one side as you clear the path.
- Avoid throwing snow off the shovel blade, especially over your shoulder.
- Take a break every 15 or 20 minutes to straighten and stretch your back.

Stay hydrated.





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## WINTER DRIVING HELPFUL HINTS!

Winter is just around the bend and when inclement weather arrives we must remember to drive defensively and with caution.

To make sure your vehicles are prepared for what's ahead:

- Make sure that your car battery is properly charged and does not need to be replaced.
- Ensure that all tires have the proper air pressure and that the tread is in good condition.
- Make sure that all your belts and hoses are in good working condition as well as your windshield wipers and fluid, brake system and exterior lighting.
- Before heading out on the road, make sure that your windshield is clean. Remove all ice and snow from your entire vehicle.



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- Remove items near heat vents.

Slow down when visibility is limited. Posted speed limits are for ideal road conditions. It can take a vehicle a great deal longer to stop in ice and snow than on dry pavement. Remember, it's easier to get moving with four-wheel drive, but these vehicles do not stop faster than any other vehicle on the road.

Anticipate potential danger and adjust your speed to allow time to react. Always give yourself a space cushion between you and the car in front of you; this will pay off if a problem arises. Finally, watch for other drivers that may not be prepared for the changing conditions.



## NEWTOWN TOWNSHIP SNOW REMOVAL POLICY AND PROCEDURES:



Newtown Township Public Works Department has developed a formal plan of action for snow and ice control. The following excerpts are some of the areas we find most important for you, the resident, to be informed of. Working together we believe we will be able to proactively assure a smooth operating procedure for combating winter storms. Please familiarize yourself with these guidelines and adhere to them. Ultimately, you will be helping your Township to help you. Thank you in advance for your cooperation.

### Application of Salt to Road Surfaces

Salt and/or magnesium chloride will be applied when snow begins to lie or rain freezes on road surfaces. Salting assignments shall be in accordance with snow and ice control maps. Salting will cease when snow reaches a depth of two inches, except when salting and plowing simultaneously.

### Snow Removal and Plowing

Snow plowing usually begins when the sitting snow reaches a depth of two inches, or at the discretion of the Director of Public Works. Every street within Newtown Township will be plowed to the curb, widening the street to allow for additional snow and drainage when melting begins. Snow will be plowed from roads in order of priority starting with primary, arterial, secondary and lastly cul-de-sacs. During significant snowstorms, the Public Works Department plow trucks will maintain all primary and secondary arterial routes within the township (e.g., Route 413, Linton Hill Road, Eagle Road).

PennDOT will maintain state roads such as the Newtown Bypass, Stoopville Road, and Swamp Road. For a complete list of state roads please visit our road management page. (<https://newtownpa.gov/newtown-township-department-of-public-works/management-of-roads-within-newtown-township>)

Our current fleet consists of 8 combination spreader and plow trucks of various sizes. In addition, the township maintains access to 3 pickup trucks and 3 tractors operated by part time staff, as well as 8 additional contract trucks.

### Resident Guidelines During a Snow Storm

**DO NOT** shovel, blow, or push snow from driveways or sidewalks into roadways. This practice is dangerous and illegal and can leave the homeowner liable in case of an accident. Snow must be kept within the homeowner's property limits.

**DO NOT** leave trash and recycle cans in roadways or near curb areas as snow from the plow may dump or damage the container. Due to weather conditions the trash hauler may not do their regular pickup days.

**DO NOT** leave basketball backstops at curb areas in the right-of-way. Damage has resulted to backstops and Township vehicles during snow removal. The Township is not responsible for damage to backstops.

**PLEASE DO** help to insure that public fire protection is maintained by shoveling snow away from fire hydrants located on or near your property.

Residents with power and gas outages or emergencies should contact PECO at 1 (800) 841-4141.

Residents are encouraged to register with Bucks County Ready Notify PA, (<https://member.everbridge.net/453003085612336/login>) to receive storm and news alerts. You can sign up for an account using the link.

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# NEWTOWN TOWNSHIP SNOW REMOVAL POLICY AND PROCEDURES (CONT):

## Parking During a Snow Storm

ALL vehicles must be removed from any dedicated road or street after an accumulation of one inch or greater of snow until snow has been completely removed from the entire width of the cartway and, **until 24 hours after the storm**. Any vehicle in violation of this law may be towed, ticketed and impounded at the discretion of the Police Department. Please be advised that during such snow storm, only the upper parking lot located by the softball in the recreation area will be available for snow storm parking in the event there isn't sufficient off street parking.



## Snow Removal from Sidewalks

It is the responsibility of the adjacent property owner to clear the sidewalk within 24 hours after the snow has stopped falling. Snow is to be placed on the property owner's property. Snow should **NEVER** be placed in the roadway.

## Public Emergencies

The Township encourages residents to make known their critical needs, before the storm when roads may be impassible due to weather conditions and events. Every effort will be made to ensure your accommodate requests.

\*Residents, please help to ensure fire protection is maintained by shoveling snow away from the fire hydrants location on or near your property.

\*Residents with snow related concerns (i.e. extended power outages, residents with special needs, etc) please contact Newtown Emergency Management 215-968-2800 x 255

Do you have a favorite place in the community? Mine is the Rec Center. It is funny exciting and good. The first reason why the Rec center is my favorite place is because it is fun. The reason I like the Rec center is because I can make a treehouse.

Rocco

with my brother and my friend. Another reason why I like the Rec center because it is exciting. It is exciting because I love to see my Dad play softball. The Rec center is also good because I like to play baseball at the softball field. A is a good workout. I like the Rec center.



# 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



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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.



## 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 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



## 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



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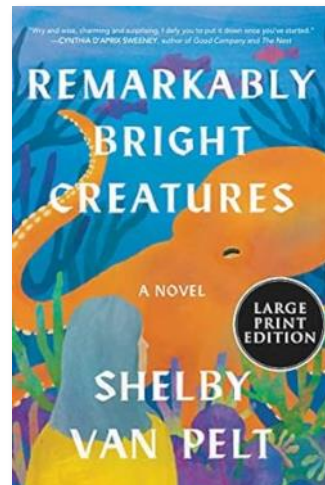
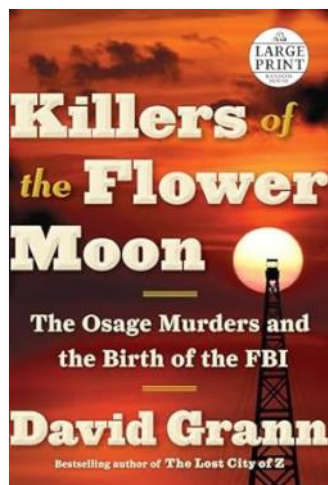
## NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, January 9th and Tuesday, February 13th at 7:30 pm. at the Newtown Grant Recreation Center upstairs conference room.

On January 9th , we will be discussing the book "Killers of the Flower Moon" by David Grann

On February 13th, we will be discussing the book "Remarkably Bright Creatures" by Shelby Van Pelt

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





## NON-SUMMER SEASON CLUBHOUSE HOURS

Our non-summer season clubhouse hours are as follows:

Monday – Thursday: 8:30am-4:30pm  
 Friday: 8:30am – 8:00pm  
 Saturday: 12:00pm – 8:00pm  
 Sunday: 12:00pm – 7:00pm

Game Room will be available Friday Nights 4:00-8:00pm and also on weekends during hours listed above.



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# The Jack Repcheck Softball League



Registration for the 2024 softball season will open on March 1, 2024!  
Registration link and payment information will be made available in the March/  
April 2024 Newsletter .

**WE ARE WELCOMING NEW PLAYERS!!**

**ALL AGES 18 AND OVER!**

The season starts in April 2024.

Games are scheduled Monday through Thursday. Holidays off.

All games are played on the Newtown Grant field.



# Newtown Grant Homes Sold

1/1/2022 - 12/31/2023  
94 Home Settlements



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OFFICE: 215-340-5700

<b>2023</b>	<b># Sold</b>	<b>Low \$</b>	<b>High \$</b>	<b>Sold \$ Median</b>	<b>Median Days on Market</b>
Detached Singles	12	\$ 620,000	\$ 870,000	\$ 738,000	5
Townhomes	26	\$ 340,000	\$ 626,000	\$ 500,000	6
Condominiums	7	\$ 265,000	\$ 387,500	\$ 320,500	4

<b>2022</b>	<b># Sold</b>	<b>Low \$</b>	<b>High \$</b>	<b>Sold \$ Median</b>	<b>Median Days on Market</b>
Detached Singles	11	\$ 600,000	\$ 840,000	\$ 730,000	6
Townhomes	32	\$ 385,000	\$ 640,000	\$ 485,000	5
Condominiums	6	\$ 230,500	\$ 319,000	\$ 272,500	5

Stay Up to Date on Newtown Grant Real Estate  
Compare current Newtown Grant Listing Details & photos visit 24/7

Newtown Grant Homes Updated Daily  
(For Sale, Under Agreement and Recently Sold)

[www.bucksrelo.com/newtown-grant/compare/](http://www.bucksrelo.com/newtown-grant/compare/)

Source: Bright MLS Settled Sales for Newtown Grant, 2022 and 2023.  
Subject to Errors, Omissions and Changes  
Information deemed reliable but not guaranteed.



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## Newtown Grant Homes Sold in 2023 - Page 1 of 2

NOTE: Red Enties were pending as of 12/27/2023. Price may change at closing. Call for update.

Address	Type	Beds/Baths		Sold Price \$	Days on Market
Sunflower Court	Detached Single	4	3-1/2	870,000	5
Thistle Lane	Detached Single	4	2-1/2	812,500	5
Amaryillis Lane	Detached Single	4	2-1/2	805,000	5
Tulip Drive	Detached Single	4	2-1/2	775,000	1
Chickory Place	Detached Single	4	2-1/2	775,000	5
Tulip Drive	Detached Single	4	2-1/2	751,000	6
Amaryillis Lane	Detached Single	4	2-1/2	725,000	5
Snapdragon Drive	Detached Single	4	2-1/2	712,000	4
7 Jasmine Court	Detached Single	4	2-1/2	695,000	11
60 Jonquil Drive	Detached Single	4	3-1/2	687,500	36
3 Jasmine Court	Detached Single	3	2-1/2	655,000	1
<b>8 Bridal Rose Court</b>	<b>Detached Single</b>	<b>4</b>	<b>2-1/2</b>	<b>639,000</b>	<b>4</b>
121 Quince Circle	End Unit Townhome	3	2-1/2	625,000	1
18 Bluebell Court	Detached Single	3	2	620,000	33
301 Sequoia Drive	End Unit Townhome	3	2-1/2	600,000	5
51 Sparrow Walk	End Unit Townhome	3	2-1/2	580,550	6
93 Laurel Circle	Interior Townhome	3	2-1/2	565,000	8
102 Quince Drive	Interior Townhome	3	2-1/2	562,000	5
36 Honey Locust Lane	End Unit Townhome	2	2-1/2	550,000	6
54 Magnolia Drive	End Unit Townhome	3	2-1/2	540,000	9
113 Sequoia Drive	Interior Townhome	3	2-1/2	530,000	6
35 Cottonwood Street	Interior Townhome	3	2-1/2	530,000	30
23 Cottonwood Street	Interior Townhome	3	2-1/2	525,000	6
<b>60 Columbine Circle</b>	<b>Detached Single</b>	<b>4</b>	<b>2-1/2</b>	<b>525,000</b>	<b>8</b>
317 Monterey Place	Interior Townhome	3	2-1/2	510,000	7

Information is subject to errors, omissions and changes.





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## Newtown Grant Homes Sold in 2023 - Page 2 of 2

NOTE: Red Enties were pending as of 12/27/2023. Price may change at closing. Call for update.

Address	Type	Beds/Baths		Sold Price \$	Days on Market
		Beds	Baths		
216 Mulberry Place	Interior Townhome	3	2-1/2	510,000	8
105 Quince Circle	Interior Townhome	2	2-1/2	500,000	6
32 Sequoia Drive	Interior Townhome	3	2-1/2	500,000	8
33 Cypress Place	Interior Townhome	2	2-1/2	495,000	3
41 Honey Locust Lane	End Unit Townhome	2	2-1/2	485,000	8
31 Sassafras Circle	End Unit Townhome	2	2-1/2	480,000	16
12 Ebony Court	Interior Townhome	3	2-1/2	480,000	33
23 Tamarack Court	Interior Townhome	3	2-1/2	472,500	18
24 Sassafras Circle	Interior Townhome	3	2-1/2	465,000	5
31 Laurel Circle	End Unit Townhome	2	2-1/2	460,000	4
14 Laurel Circle	Interior Townhome	2	2-1/2	450,000	4
1 Laurel Circle	End Unit Townhome	2	2-1/2	431,000	9
4 Birch Court	Interior Townhome	2	2-1/2	425,000	3
6 Aspen Court	End Unit Townhome	2	2-1/2	397,500	15
1208 Society Place	Condominium	2	2	387,500	3
272 Sequoia Drive	Interior Townhome	3	2-1/2	370,000	2
72 Magnolia Drive	Interior Townhome	4	2-1/2	357,250	6
3203 Society Place	Condominium	2	2	355,000	8
402 Society Place	Condominium	2	2	340,000	3
1 Juniper Court	End Unit Townhome	2	2-1/2	340,000	6
2210 Society Place	Condominium	2	2-1/2	320,000	3
1905 Society Place	Condominium	2	1	306,000	6
2106 Society Place	Condominium	2	2	301,000	4
815 Society Place	Condominium	1	1	265,000	5

Information is subject to errors, omissions and changes.



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## VETERAN DISCOUNT CARDS

The people of Bucks County are grateful for the many sacrifices each Veteran has willingly made in the service of our country and for the cause of freedom throughout the world.

As a symbol of their appreciation, the Bucks County Board of Commissioners extended the services and benefits of the Department of Veterans Affairs to those veterans and their dependents. Effective Oct. 30, 2018, Military Reservists and National Guard members also are eligible for a Bucks County Veteran Discount Card. Any member who applied in the past is encouraged to apply.

To obtain a Veteran Discount Card, please visit the Lower Bucks County Government Services Building, Tuesday and/or Thursday at 7321 New Falls Rd in Levittown. Or you may visit the old Courthouse, 55 E Court St. in Doylestown. Doylestown is by appointment. To make an appointment, please call Dan Fraley, Director of Bucks County Veterans Affairs at 215-345-3885.



### Veterans General Contact Links:

- [www.va.gov](http://www.va.gov)
- <https://www.1010ez.med.va.gov> Medical Benefits
- <http://www.va.gov/HEALTHBENEFITS/cost/financialhardship.asp>.
- <http://vetrecs.archives.gov> DD 214
- [www.lasp.org](http://www.lasp.org) Legal Aid of Southeastern PA
- Form SF 180 to obtain Military Medal. VA website or VA office.
- Pennsylvania Dept of Military and Veterans Affairs: [www.dmva.pa.gov](http://www.dmva.pa.gov)
  - Philadelphia office – VA Center 215-381-3040 and toll free 866-754-8637
- Bucks County Veterans Affairs, Doylestown, PA:
  - Dan Fraley, Director 215-345-3307 or
  - Betty Carleo, Veterans Asst: 215-345-3885
  - (Bucks County Veterans Bus to VA Medical centers) call Betty 2 week before your appt.
- Levittown Location: Lynn Hanes Veterans Asst. 267-580-3560
- Dental Care: HealthLink Dental Clinic, Southampton, PA
  - 215-364-4247 Call for Income thresholds.
- Career Links of Bucks: 1260 Veterans Hwy,
  - Bristol, PA 215-781-1073
  - Employment opportunities, ask for Veterans Coordinator



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With each donation, you're not only aiding in groundbreaking medical care but also weaving stronger ties within our beloved community. Your support is a testament to the power of unity and compassion.

Contact: Margie Zimmerman at 215.710.2054 or Jim Green at 215.710.5091 for additional information.

Thank you for radiating hope and health into our community. Together, we pave the way for a heart-healthy future.

**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 Recreation Managers at Newtown Grant Clubhouse or email [masterhoa@newtowngrant.org](mailto:masterhoa@newtowngrant.org)**



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