



# The Newtown Grant Newsletter

Volume 7 Issue 6

November - December 2023

Tel: 215-968-3789

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



### Email Addresses

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

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



## 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!

- Marigold Drive 1<sup>st</sup> Island Refresh Landscaping Project
- South Drive/Recreation Basin Juniper Removal Landscaping Refresh Project
- Clubhouse Lobby and 1<sup>st</sup> Floor Hallway Repainted
- New Clubhouse Lobby Furniture and Décor
- Clubhouse Lending Library
- Outdoor Volleyball Court Refreshment Project
- Landscaping Enhancements around Exterior Outdoor Pool Fence



*Continued: Page 27 >*

## BUS SAFETY FOR DRIVERS



With school in session, Newtown Township Police Department urges you to use caution when driving. If you are driving behind a bus, allow a greater following distance than if you were driving behind a car.

*Continued: Page 10 >*

## REAL ESTATE

Take a look at the recent listings in Newtown Grant.

Thank you to Debra Granite, Realtor Keller Williams Real Estate.



*Continued on Page 29 >*

## DAYLIGHT SAVINGS AND SMOKE DETECTOR BATTERY CHECK

### Daylight Savings-

Don't forget to Fall Back your clocks one hour starting on Sunday, November 5<sup>th</sup>. The sun will be coming out earlier which means it will get darker out sooner!

### Smoke Detector Batteries-

When moving your clocks back that extra hour, now is a great time to check/replace batteries in all of your smoke detectors!



## NEWTOWN GRANT CLUBHOUSE ELECTION POLLING LOCATION

The Newtown Grant Clubhouse will be an Election Polling location on Tuesday, November 7<sup>th</sup>. Voting hours will be from 7:00am – 8:00pm in the clubhouse banquet room.



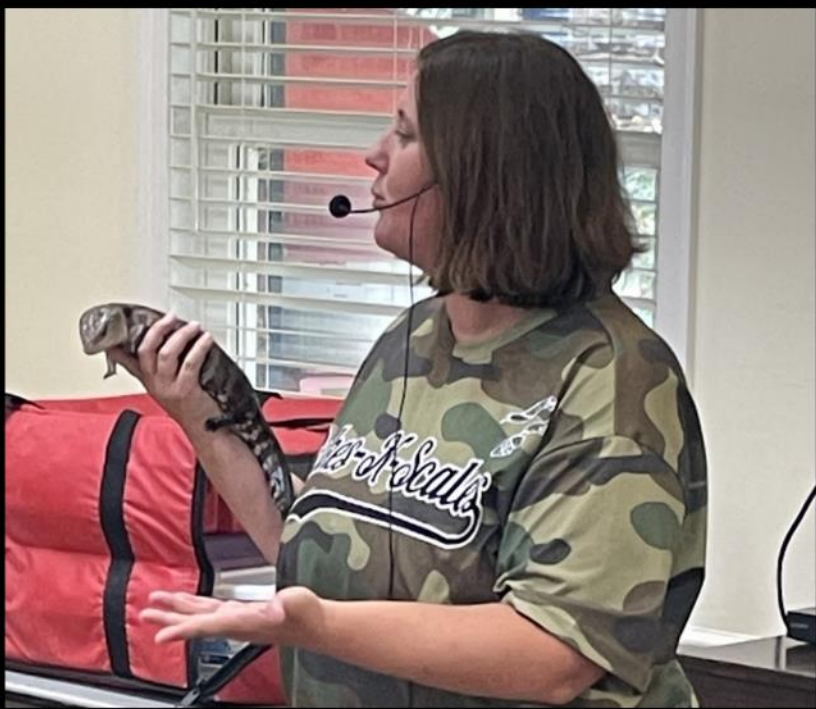
# NEWTOWN GRANT HARVEST

Fest

SATURDAY, OCTOBER 7TH 2023 @ CLUBHOUSE  
1:00-3:00PM

(RAIN DATE, SATURDAY, OCTOBER 14TH)  
FACE PAINTER - BALLOON ANIMAL ARTIST -  
BOUNCE HOUSE - HALLOWEEN ARTS AND CRAFTS - COTTON  
CANDY MACHINE - THE GOOD, THE ICKY AND THE SLIMY LIVE  
ANIMAL PRESENTATION AND SHOW

Newtown Grant  
Homeowners Association





## 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



## 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.

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)

# ANNUAL GARAGE SALE

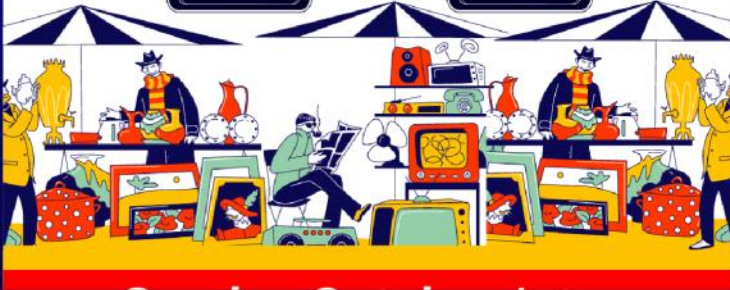
# SALE

8am - 12pm

Newtown Grant Rec Center Parking lot

Newtown Grant  
Homeowners Association

Newtown Grant  
Homeowners Association









# 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



Address	Status	Bedrooms + Full Baths + Half Baths	Price
1 Thistle Ln	Pending	4 + 2 + 1	\$775,000
102 Quince Cir	Under Contract	3 + 2 + 1	\$549,999
60 Columbine Cir	Pending	4 + 2 + 1	\$525,000
12 Ebony Ct	Pending	3 + 2 + 1	\$489,900
31 Sassafras Cir	Closed	2 + 2 + 1	\$480,000
41 Honey Locust Ln	Under Contract	2 + 2 + 1	\$475,999
3203 Society Pl	Pending	2 + 2 + 0	\$330,000

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

*Hello!*

I'm Manju Notani, your neighborhood real estate specialist. I understand that navigating the world of real estate, whether you're buying, selling, or investing, can seem overwhelming, but I'm here to make it easier for you. I'm excited to assist you in selling your current home, purchasing a new one, or even tackling both! Our team consistently breaks neighborhood records, demonstrating our commitment to excellence.

If you have any inquiries about buying or selling a home in today's market, please feel free to get in touch. I'm here to have a conversation with you.



- Record-Setting Sales for Sellers**
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- Professionals You Can Trust**
- Free Home Valuation! Call Us Today!**

*Contact me!*

## MANJU NOTANI

REALTOR® - PA: RS356426

Thomas Kennedy Group  
Keller Williams Real Estate - Newtown  
12 Terry Dr. STE 201, Newtown, PA 18940

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



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

# FOOD DRIVE

Help us donate to those in need. Call or Text Manju Notani at 267-307-2622 to arrange pick up for your canned or nonperishable food donations.

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## BUS SAFETY FOR DRIVERS

With school in session, Newtown Township Police Department urges you to use caution when driving. If you are driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children. Please note that the following are reminders and NOT suggestions.



- Never pass a bus if it is stopped to load or unload children
- If the red lights are flashing and the stop arm is extended, traffic must stop
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus – Pennsylvania law requires at least 10 feet
- You must wait until the red lights have stopped flashing and the stop arm has been withdrawn before moving • Do not move until all the children have reached a place of safety
- Be alert and slow down; children can be unpredictable If convicted, violators of Pennsylvania's School Bus Stopping Law will receive a 60 day driver's license suspension, five points on driving record, and a \$250 fine.

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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.

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91TOZ20OFF1

# THOMPSON TOYOTA

ALWAYS COMPLIMENTARY:

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

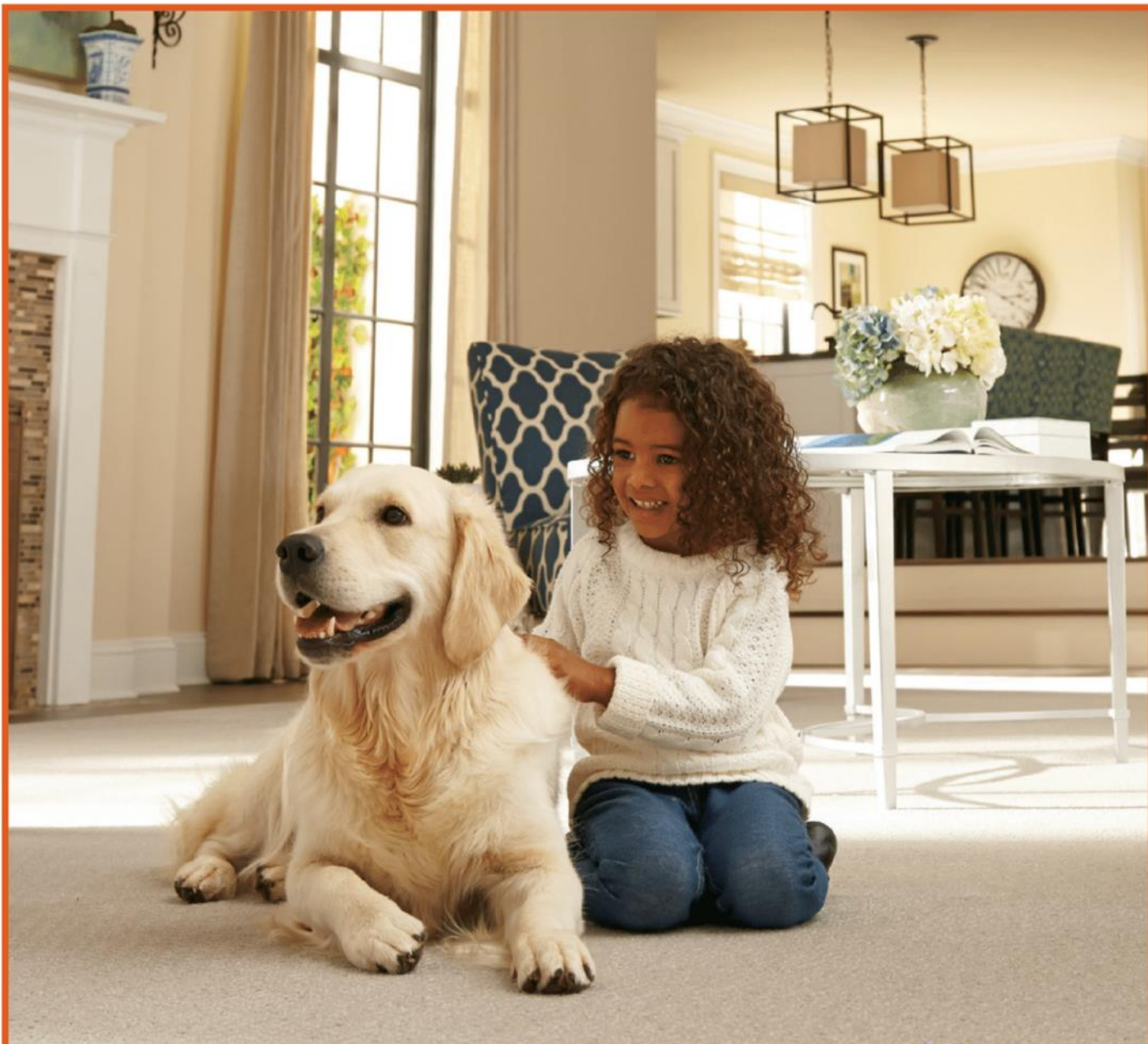
## SNOW REMOVAL: WATCH YOUR BACK

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.



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## VACATION HOME CHECKS:

For a number of years The Newtown Township Police Department has provided this service to residents and property owners. While on routine patrol a police officer pays extra attention to your home while you are away. This service can be provided by simply calling the Police Business Office at (215) 579-1000 x398 prior to the departure date and providing the following information:

- Name
- Address of property
- Date you are leaving & when you plan on returning
- Emergency contact information & phone number
- Is the property alarmed?
- Will anyone else be on the property, checking on pets?



In addition to the property check here are some tips to help keep your home secure in your absence:

- Ask a trusted friend to check on the home on a daily basis
- Cancel mail and newspaper deliveries unless you have someone to pick them up on a daily basis to avoid accumulation.
- Use automatic timers for lights both inside and outside the home
- Make sure all doors and windows are secured
- In the summer have someone cut the grass while you are away
- Turn down the ringer on the phone, an unanswered phone will alert someone outside that no one is home

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## 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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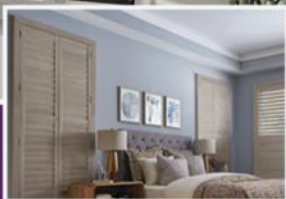
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## NEWTOWN TOWNSHIP SNOW REMOVAL POLICY AND PROCEDURES:

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.

## 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

*Happy Thanksgiving*

Newtown Grant  
Homeowners Association

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## NON-SUMMER SEASON CLUBHOUSE HOURS

Starting Tuesday, September 5<sup>th</sup>. 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.



## NOVEMBER AND DECEMBER HOLIDAY CLUBHOUSE CLOSURE HOURS:

Thursday, November 23<sup>rd</sup> and Friday, November 24<sup>th</sup>: Clubhouse CLOSED

Sunday, December 24<sup>th</sup> and Monday, December 25<sup>th</sup>: Clubhouse CLOSED

Sunday, December 31<sup>st</sup>: Clubhouse Open from 12:00pm – 5:00pm

Monday, January 1<sup>st</sup>: Clubhouse CLOSED



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## NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

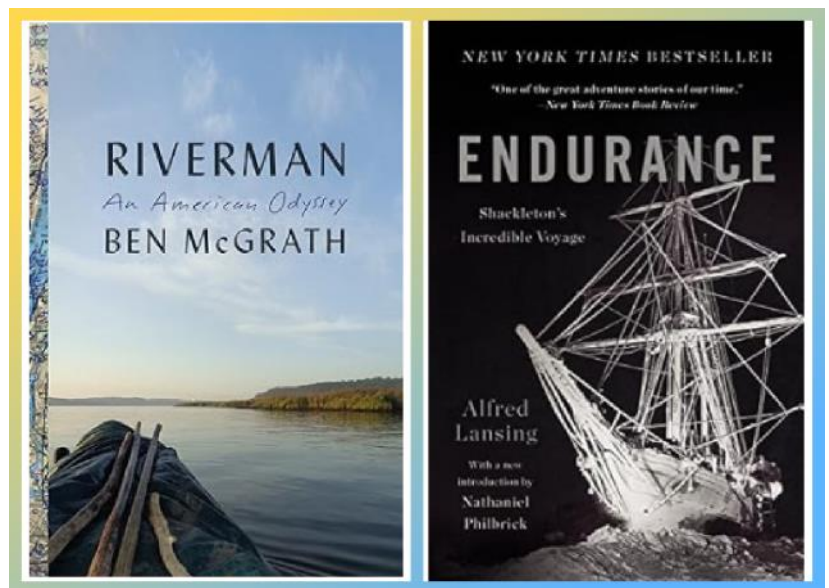
Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, November 14 and Tuesday, December 12 at 7:30 pm.

The book that we will be discussing on November 14 is "Riverman - An American Odyssey" by Ben McGrath

On December 12, we will be discussing Ernest Shackleton's last expedition to the Antarctic. Two books that describe this expedition are "Endurance: Shackleton's Incredible Voyage" by Alfred Lansing, and the more technical "South!: The Story of Shackleton's Last Expedition 1914-1917" by Sir Ernest Shackleton.

Participants are welcome to read either book for this meeting.

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



## GOOD RAIN GONE WRONG

Stormwater becomes a problem when it picks up debris, chemicals, dirt, and other pollutants as it flows or when it causes flooding and erosion of stream banks. Stormwater travels through a system of pipes and roadside ditches that make up storm sewer systems. It eventually flows directly to a lake, river, stream, wetland, or coastal water. All of the pollutants stormwater carries along the way empty into our waters, too, because stormwater does not get treated!

- Pet wastes left on the ground get carried away by stormwater, contributing harmful bacteria, parasites and viruses to our water.
- Vehicles drip fluids (oil, grease, gasoline, antifreeze, brake fluids, etc.) onto paved areas where stormwater runoff carries them through our storm drains and into our water.
- Chemicals used to grow and maintain beautiful lawns and gardens, if not used properly, can run off into the storm drains when it rains or when we water our lawns and gardens.
- Waste from chemicals and materials used in construction can wash into the storm sewer system when it rains. Soil that erodes from construction sites causes environmental degradation, including harming fish and shellfish populations that are important for recreation and our economy.



### Restoring Rain's Reputation

Rain by nature is important for replenishing drinking water supplies, recreation, and healthy wildlife habitats. It only becomes a problem when pollutants from our activities like car maintenance, lawn care, and dog walking are left on the ground for rain to wash away. Here are some of the most important ways to prevent stormwater pollution:

- Properly dispose of hazardous substances such as used oil,
- Cleaning supplies and paint-never pour them down any part of the storm sewer system and report anyone who does.
- Use pesticides, fertilizers, and herbicides properly and efficiently to prevent excess runoff.
- Look for signs of soil and other pollutants, such as debris and chemicals, leaving construction sites in stormwater runoff or tracked into roads by construction vehicles.
- Report poorly managed construction sites that could impact stormwater runoff to your community.
- Install innovative stormwater practices on residential property, such as rain barrels or rain gardens, that capture stormwater and keep it on site instead of letting it drain away into the storm sewer system.
- Report any discharges from stormwater outfalls during times of dry weather-a sign that there could be a problem with the storm sewer system.
- Pick up after pets and dispose of their waste properly. No matter where pets make a mess, in a backyard or at the park, stormwater runoff can carry pet waste from the land to the storm sewer system to a stream.
- Store materials that could pollute stormwater indoors and use containers for outdoor storage that do not rust or leak to eliminate exposure of materials to stormwater.



## 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



## 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** – Starting Tuesday, September 5<sup>th</sup> 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. Starting Tuesday, September 5<sup>th</sup>, the library is accessible between the hours of 8:30am-4:30pm Monday-Thursday, 8:30am-8:00pm Fridays, 8:30am – 8:00pm, and from 12:00pm-7:00pm Saturdays and Sundays



**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.



**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:

- 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.



**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.**

# 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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## 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!

- Marigold Drive 1<sup>st</sup> Island Refresh Landscaping Project
- South Drive/Recreation Basin Juniper Removal Landscaping Refresh Project
- Clubhouse Lobby and 1<sup>st</sup> Floor Hallway Repainted
- New Clubhouse Lobby Furniture and Décor
- Clubhouse Lending Library
- Outdoor Volleyball Court Refreshment Project
- Landscaping Enhancements around Exterior Outdoor Pool Fence
- Recreation Area Tree Lifting Project
- Planting of 3 new Eastern Red Bud Tree's between Tennis and Basketball Courts
- New Outdoor Pool Beverage and Snack Machines
- New Salt Water Chlorine Generating Pool System for Outdoor Pools
- New Basketball Court Posts and Backboards
- Brand New 3 Court Pickleball Court
- Outdoor Playground Mulch Refresh Project



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Your kindness and generosity have the power to illuminate countless lives. By supporting our Heart & Vascular Center Renovation, you're ensuring that every heart in our community beats stronger and brighter.

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)**

# Newtown Grant Homes Sold

September 01, 2023  
through  
October, 31 2023



Compliments of  
Debra Granite, Realtor®  
Keller Williams Real Estate  
**DIRECT: 215-801-7661**  
OFFICE: 215-340-5700

## 5 Settled Sales

- 0 Detached Singles
- 1 End Unit Townhome
- 4 Interior Townhomes
- 0 Condominiums

Address	Type	Beds/Baths		Sold Price	Days on Market
102 Quince Circle	Interior Townhome	3	2-1/2	\$567,000	5
35 Cottonwood Street	Interior Townhome	3	2-1/2	\$ 530,000	30
216 Mulberry Place	Interior Townhome	3	2-1/2	\$510,000	8
33 Sassafras Circle	End Unit Townhome	3	2-1/2	\$ 480,000	16
12 Ebony Court	Interior Townhome	3	2-1/2	\$ 480,000	33

Source, Bright MLS, Homes Sold in Newtown Grant  
September 1, 2023 through October 30, 2023  
Information deemed reliable; subject to errors omissions & changes

**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/)**

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

## YOUR PACKAGE (AND ALL ITS RECYCLABLE PACKING MATERIAL) HAS ARRIVED!

Online shopping has become the way to shop these days. And with the holidays fast approaching, lots of us will be placing even more online orders! There is nothing like the convenience of being able to click online, find what you want, and receive it within days of ordering.

Unfortunately, with the plethora of packages comes the aftermath of all those deliveries – the shipping materials. Not just the boxes, but also the packing peanuts, bubble wrap, padded envelopes, paper wrap, plastic air pillows, etc. What do we do with all those boxes and other packaging materials? Even if we save a few for future shipments we may make, most of us break down the majority of our shipping boxes and place the boxes and other shipping materials in our recycling and trash buckets. But what if there was a way you could get rid of those boxes in an environmentally-friendly way while also supporting your local businesses?



Instead of tossing packaging materials in your recycling bin or (where not recyclable) your trash can, consider donating the materials to your local shop owners. For most independent businesses (and particularly, for small business owners), purchasing these materials can become quite costly. Donating boxes and other shipping materials that are clean and in good condition can really help local shop owners reduce their costs – and potentially pass the savings back along to their customers or reinvest the savings into their business for more customer offerings.



Contact the stores in your community or the stores where you shop. Ask them if they accept donations of packaging materials including boxes, bubble wrap, packing peanuts and padded envelopes. You may be surprised (and hopefully delighted!) to find that some shop owners will welcome the donations and are happy to reuse the materials for packaging and shipments from their stores – and at the same time you will be helping the environment by reducing single use plastic and other waste. If you are unable to find a local store to accept your clean packaging materials, you alternatively can donate the items via social networking sites such as Facebook Marketplace and NextDoor to others who are in personal need of materials for shipments, moving homes, and the like. Or, if all else fails, check with your local shipping company to ask if they will accept and reuse

packaging donations.

Please be sure to remove all personal information before donating (such as your name and address).

Happy shopping!!

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