

Volume 10 Issue 4 July - August 2026

Newtown Grant
Homeowners Association

The Newtown Grant Newsletter

www.newtowngrant.org



Inside this edition:

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

Email Addresses

- events@newtowngrant.org
- marketing@newtowngrant.org

Stay in the Loop!

- facebook.com/NewtownGrantHOA

View All Our Events Page at:

www.newtowngrant.org/events.

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

Blog

- www.newtowngrant.org/blog



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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 on all roads per Newtown Township and 15 miles per hour on Recreation Drive. All STOP signs at intersections MUST be observed. This is enforced by Newtown Township Police Department.



Game Room & Clubhouse – Game Room hours are 7 days a week from 11:00am – 8:00pm for the months of July & August. The 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' hours 7 days a week from 11:00am – 8:00pm for the months of July & August.



Visit Our Website - Visit our website! - Please visit our website at www.newtowngrant.org for information on the Clubhouse and the Community. You can find info on all the clusters within Newtown Grant. You can also see management contact info for FirstService Residential, CAMCO and Continental Property Management.

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



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

Trash and/or trash cans:

- Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
- All non-recyclable trash shall be in bags that are tied closed and 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 5:00 PM.
- Trash bins and recyclable trash containers shall be removed from the street and returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up. e. Society Place Condominiums use dumpsters and initiate 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.

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 is being disposed of in these cans.

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

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

Commercial Vehicle Parking Not Permitted: *Per Newtown Grant Master Board Rules and Regulations:*

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

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

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

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- ✓ BEGINNER FRIENDLY AND INJURY-CONSCIOUS PROGRAMS

COME CHECK US OUT ▼

521 Durham Rd. Suite A, Newtown PA
Transcendfitnessworkouts@gmail.com
215-598-7800

NEWTOWN GRANT EBIKE AND USAGE PUBLIC SERVICE ANNOUNCEMENT

With warmer weather upon us, we are seeing a significant increase in the use of e-bikes, dirt bikes, and ATVs throughout the community. We would like to remind all residents—and especially parents—to ensure these vehicles are operated safely, legally, and respectfully.

Recently, management has received multiple reports of riders traveling unpredictably in and out of roadways, cutting through common areas, and riding across recreational amenities. These activities create serious safety concerns and have resulted in damage to association property.



Safety Is Our Priority

Our community experiences a high volume of vehicle traffic each day, including delivery trucks, contractors, service vehicles, and other large commercial vehicles. These drivers often have substantial blind spots and limited visibility. Children and teens riding quickly, turning unexpectedly, or traveling outside designated areas may be difficult for drivers to see, creating potentially dangerous situations.

Community Rules and Legal Guidelines

To help protect residents and preserve community property, please observe the following rules:

E-Bikes

- Must remain on community roads, sidewalks, or designated bicycle paths where permitted.
- Are prohibited from all recreational amenities, including tennis and pickleball courts, basketball courts, playgrounds, softball fields, and volleyball courts.
- Are not permitted on landscaped common areas, drainage basins, or other turf areas maintained by the Association.

Dirt Bikes and ATVs

- Are not street legal and are strictly prohibited anywhere within Newtown Grant.
- May only be operated on designated trails or private property with the express permission of the property owner.
- Newtown Grant does not authorize the operation of dirt bikes, ATVs, or similar motorized vehicles on any Association-owned property.

Age Guidelines

Please review the attached Pennsylvania micromobility guidelines regarding age requirements and supervision recommendations for e-bike operation.

Enforcement and Violations







Operation of motorized vehicles on Association common areas or recreational facilities may result in:

1. Association fines.
2. Immediate suspension of recreational privileges.
3. Responsibility for all costs associated with repairing property damage caused by the violation.

Residents who observe unsafe operation of motorized vehicles on public roads or sidewalks may contact the Newtown Township Police Department directly.

We ask all families to discuss these rules with their children and guests to ensure they are understood and followed.

Thank you for your cooperation in helping keep Newtown Grant safe, welcoming, and well-maintained for everyone.

DESCRIPTION	MIN AGE	LICENSE	REGISTRATION	INSURANCE	HELMET	PASSENGER	LIGHTS	MAX CAPABLE SPEED	RIDE ON SIDEWALK	RIDE ON BIKE LANE	POSSIBLE DUI	PA VEHICLE CODE
 <p>ELECTRIC SCOOTER</p>	-	-	-	-	-	-	-	-	-	-	Yes	§ 102
<p>Can operate only on private property. Electric scooters, like electric skateboards and electric unicycles, cannot be legally operated on public roadways.</p>												
 <p>MOTORIZED PEDALCYCLE</p>	16	C	Yes	Yes	Yes, under 21	Yes	Yes	25	No	No	Yes	§ 102, § 3523(e), § 1714
<p>Has operable pedals. Design speed of no more than 25 mph. Gas - motor rated 1.5 brake horsepower or less, has an automatic transmission. Electric - powered by an electric battery.</p>												
 <p>MOTOR SCOOTER</p>	16	Class M/Class if >50 cc, Class C if <50cc	Yes	Yes	Yes, under 21	Yes	Yes	Up to 5 brake horsepower	No	No	Yes	§ 102, § 3525
<p>Is a motor-driven cycle. Motor shall not exceed five brake horsepower.</p>												
 <p>SEGWAY</p>	-	No	No	No	Yes, under 12	No	Yes	-	Yes	No	Yes	§ 102, § 3581-3583, § 3703 (c)
<p>Is an electric personal assistive mobility device. An electric, self-balancing, two-nontandem-wheeled device. Lighting must be used when operating between sunset and sunrise. A Segway is allowed on sidewalks unless a municipality prohibits it.</p>												
 <p>E-BIKE</p>	16	No	No	No	No	Yes	Yes	20	Yes, not in business district	Yes	Yes	§ 102, § 3514
<p>Is a pedalcycle with electric assist. Weighs less than 100 pounds. Motor not more than 750 watts. Has operable pedals. Not capable going faster than 20 mph on a level surface when powered by the motor source only. Lighting must be used when operating between sunset and sunrise.</p>												
 <p>BICYCLE</p>	-	No	No	No	Yes, under 12	Yes	Yes	-	Yes, not in business district	Yes	Yes	§ 102, § 3501 et seq., § 3802, § 1547
<p>Is a pedalcycle. Is moved solely by human-powered pedals. Lighting must be used when operating between sunset and sunrise.</p>												

For more information visit penndot.gov

May 2021

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Tune-ups, repairs, and new bike delivery just got easier with our new mobile service van! Enjoy the expert service of our Doylestown shop from the comfort of your home. We service all regular bicycles and e-bikes from major bicycle brands.



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PICKLEBALL COURT KEY ACCESS AND COURT RESERVATION SYSTEM

Please be advised that the Newtown Grant Pickleball Court key access control system and court reservation system is officially online. Newtown Grant Residents who wish to utilize the courts will first need to reserve a court and associated court time via <https://www.newtowngrant.org/pickleball>. Court reservations are limited to one resident per day with a maximum time allocation of 90 minutes. Residents may reserve any of the three (3) courts at least 48 hours in advance and please keep your court reservation available electronically in the event of any issues.



Additionally, to eliminate usage of the courts from outside groups, access to the Pickleball Courts will be granted only with a key card (like the outdoor pool). If you already have a key card for the outdoor pool, no action is needed as the key cards will be given access to the Pickleball Courts. However, if you do not have a key card, you will need to obtain one from the Recreation Staff using the same verification process the association uses to issue pool key cards.

(All residents will need to confirm identification and residency. Ideally, a driver's license that has both your photo identification and listed address within Newtown Grant will be sufficient, however, if your license has a different listed address, then you will need to provide either your license change of address card or a copy of your utility bill. Please be advised that if you are a renter, you ***MUST FIRST*** provide an executed lease agreement in advance to rob.degeorge@fsresidential.com. Once receipt of your lease agreement has been confirmed and a renter's profile created, you then may proceed with confirming identification and residency.)

Please be advised that any resident who misuses the Pickleball Courts or grants access to individuals or groups of individuals who do not reside in Newtown Grant (unless they are a non-resident guest who is participating with you) will lose access privileges and may be subjected to a monetary association fine.

Key cards are issued with the Recreation Staff at the Outdoor Pool Counter 7 days a week from 11:00am – 6:00pm.



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Service for ALL
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Includes 5 Services AND
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ALWAYS COMPLIMENTARY:

Concierge Pickup & Delivery

Wash & Vacuum with Service

Round-trip Courtesy Shuttle

Lifetime PA State Safety Inspection
for every vehicle in your household

Newtown Grant South Drive Tree Enhancement Project

South Drive Tree enhancement project was completed this past Spring. The prior Bradford Pear Trees which were diseased and dying were removed, and a new tree line consisting of Maple, Oak and Cherry Trees were planted. The association is looking forward to seeing these beautiful trees mature and grow in the coming years.



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

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



Trash Bin Cleaning



www.CleanCanCrew.com 267-247-8249

COUPON FOR NEWTOWN GRANT:

50% OFF FIRST CLEANING FOR MONTHLY/QTRLY Code: **CleanCan**
25% OFF ONE-TIME Code: **CleanCan1** (Price before discount below)

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

Prices are for 2 trash cans cleaned

Trash Can Before

Trash Can After



HOME IMPROVEMENT PROJECTS

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

- Don't forget to please check your clusters Environmental Review Board (ERB) Rules and Regulations first and to please submit ERB Request Forms to your designated cluster association property manager for such exterior structural work that requires it. Each cluster association owner can find their respective cluster ERB guidelines as well as contact information for their property manager on the Newtown Grant Website which is: <https://www.newtowngrant.org/>
- When choosing a contractor, make sure they are registered with the State of Pennsylvania, and they provide you with their HIC (Home Improvement Contractor) number. You can check to see if a contractor is registered by going on the following website: <http://hicsearch.attorneygeneral.gov>
- It's also a good idea to check with other agencies such as the Better Business Bureau and Department of Consumer Protection before choosing a contractor.
- Make sure all required approvals and permits have been secured before you or your contractor begins work. Information and forms can be found on Newtown Township's website www.newtownpa.gov or you can contact the Newtown Township Codes & Zoning Office for assistance. Don't forget, any exterior structural work that requires ERB submission can not start until you have received permission from your cluster association board and respective property manager.
- If your project requires digging, you or your contractor must contact PA One Call (www.pa1call.org or dial 8-1-1) at least 3 to 10 business days before you dig – IT'S THE LAW. PA One Call will contact the utility companies to mark their lines with paint, flags or stakes. It's important you see marked lines on your property before digging takes place so no accidents occur...keep in mind that careless digging could result in serious personal injury, environmental damage and costly delays.
- Finally, you should always make sure that all the proper inspections are completed including a final inspection before you pay your contractor the remaining balance due upon the job's completion. If you're unsure what inspections have been completed, you can contact the Newtown Township Codes & Zoning Office for this information at 215-968-2800 extension 242 or 265.



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MAILBOX MAINTENANCE

Inspect your mailbox every spring and fall season to ensure that it is in good condition. Remember that snow coming from a plow can be extremely heavy causing a mailbox in poor condition to come down.

Is your mailbox sturdy? Plastic mailboxes tend to become brittle with age. Make sure that the door on the mailbox is closed tightly, if the door is open or missing then the mailbox may “fold” on impact from the snow. Is the wooden post straight and in good condition? The township is not responsible

for a mailbox that is hit due to it leaning into the roadway. Be aware that an old rotted wooden post can easily break from the impact of snow.

Mailboxes (mainly pertain to single family homes in Newtown Grant) should be located so the face of the mailbox is 6-8 inches back from the edge of the roadway. This is according to USPS guidelines. Newtown Township Public Works suggests that you put them as far as 15 inches back from the road edge.

Did you know that Newtown Township is one of the few Townships that have a reimbursement policy for damaged mailboxes during snow plowing season. Please visit their website at newtownpa.gov for details and requirements regarding the policy.

DON'T BE A VICTIM, LOCK YOUR CAR!

Often thefts occur overnight from unlocked vehicles. It can happen in commercial parking lots and residential neighborhoods as well.

Offenders look for items that are easily carried and resold. GPS units, cell phones, briefcases, purses, sunglasses, and laptop computers are frequently objects of interest to criminals. Keep in mind that these things are not difficult to pawn or sell. We urge you to do these simple things that can drastically reduce your chances of becoming a victim:

Don't leave valuables in plain sight in your vehicle. Better yet, don't even leave them in the car. Make sure all of the car's windows are shut. Lock your vehicle, even if it is parked in your own driveway. Lastly, remember to take your keys with you. If you leave your keys in the car, anyone can drive it away.





Tips & Talk

from your
Neighborhood Roofer

Summer Skies & Safe Homes: Maintenance Made Easy

July is here, bringing sunshine, family gatherings, and the height of summer storm season. While everyone is enjoying outdoor activities and vacations, it's also a good time to give your home's exterior a little attention. Summer storms can bring heavy rain, strong winds, and unexpected damage to roofs, gutters, and siding. After a storm passes, take a walk around your property and look for signs of concern such as missing shingles, loose siding, fallen branches, or clogged gutters. Addressing small issues early can help prevent larger repairs later. Wishing everyone a safe and enjoyable summer filled with sunshine, celebrations, and memorable moments.

Important Offers

Not sure how your home's exterior is holding up? Call today to schedule a FREE Home Exterior Inspection and let our experts assess your roof, siding, gutters, and more.



Cucumber Salad Recipe

Ingredients:

- 2 cucumbers, sliced
- 1 cup cherry tomatoes, halved
- 1/4 red onion, thinly sliced
- 2 tbsp olive oil
- 1 tbsp red wine vinegar
- Salt and pepper to taste

Directions:

- Combine cucumbers, tomatoes, and red onion in a bowl.
- Drizzle with olive oil and vinegar.
- Season with salt and pepper.
- Toss and serve chilled.
- Tip: Add feta cheese for extra flavor!

NEWTOWN GRANT SUMMER SWIM LESSONS

All Ages & Levels

18month - Adult

Starting mid June- end of the pool season

Lessons by **Melissa Wald**

Lifeguard

CPR/AED

FIRST AID

Lifeguard Instructor

13+ yrs experience

5

****PRIVATE****

Lessons

only \$210



To register and
for FAQ's follow the
QR Code or email
Melissa.Wald@hotmail.com

Limited Availability
Sign up SOON!



NEWTOWN GRANT ANNUAL GARAGE SALE



www.newtowngrant.org/garagesale

**Saturday, September 19th
(Rain Date Sunday, September 20th)**

8:00am - 11:30am

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

Please make checks payable to Newtown Grant

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

If you are interested in participating, please fill out the attached coupon and return it to Newtown Grant, 360 Eagle Rd, Newtown, PA 18940 by August 24th. Or drop in the dropbox at the rec center.

Any registration received after August 24th will be charged a \$5.00 late fee! No exceptions to this deadline!!

You will receive all information regarding the sale by e-mail or mail by September 11th. If you do not receive your information by September 11th, please contact us at us at rob.degeorge@fsresidential.com. If you have any questions, you can e-mail us at rob.degeorge@fsresidential.com. Information, registration, and payment are also available on our website at www.newtowngrant.org

2026 Newtown Grant Annual Garage Sale

Newtown Grant Annual Garage sale is planned for Saturday, September 19th, 2026, from 8:00 AM to 11:30 AM. The rain date is Sunday, September 20th.

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

If you are interested in participating, please fill out the coupon below, and return it to Newtown Grant, 360 Eagle Rd, Newtown, PA 18940 by August 24th. Or drop in the dropbox at the rec center.

Any registration received after August 24th will be charged a \$5.00 late fee! No exceptions to this deadline!!

You will receive all information regarding the sale by e-mail or mail by September 11th. If you do not receive your information by September 11th, please contact us at us at rob.degeorge@fsresidential.com. If you have any questions, you can e-mail us at rob.degeorge@fsresidential.com. Information, registration, and payment are also available on our website at www.newtowngrant.org.

Garage Sale September 19th (Rain Date September 20th) Deadline: August 24th

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

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

Table rental # _____ @ \$15.00 = _____

Total due _____

Please make your check payable to Newtown Grant HOA.

Name _____

Address _____

Phone _____

E-Mail Address _____ (please print clearly)

SPLASH FITNESS WATER AEROBICS

**IMPROVE YOUR HEALTH WITH THIS FUN, LOW IMPACT
AND FULL BODY WORKOUT.**

**TUESDAYS & THURSDAYS.....JUNE 30TH—AUGUST 20th
10:00AM-11:00AM**

**WEDNESDAYS....JULY 1st—AUGUST 19th
7:00-8:00PM**

@ NEWTOWN GRANT OUTDOOR POOL

CLASSES START TUESDAY, JUNE 30TH

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

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

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

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

\$5.00 per person per class.

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

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

NEWTOWN GRANT CLUBHOUSE TRASH ENCLOSURE AND ASSOCIATION PET WASTE TRASH CANS

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



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

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

MAILBOX PARKING

As a friendly reminder, please do not park vehicles in front of any mailbox to which prevents the United States Postal Service from properly delivering postage.



DRYER FIRES CAN BE EASILY PREVENTED

Doing laundry is probably part of your daily routine. But do you know how important taking care of your clothes dryer is to the safety of your home? Failure to clean dryers is the leading cause of home dryer fires. With a few simple tips, you can help prevent a clothes dryer fire.

- Ensure your dryer is installed and serviced by a professional.
- Make sure to use a lint filter every time.
- Clean the lint filter after each load of laundry.
- Remove lint that has collected around the drum.
- Rigid or flexible metal venting material should be used to sustain proper air flow and drying time.
- Ensure that the air exhaust pipe is not restricted and the outdoor vent flap will open when the dryer is operating.
- Clean lint out of the vent pipe at least once a year.
- Gas dryers should be inspected to make sure the gas line and connection are intact and free of leaks.
- Make sure the right plug and outlet are used and that the machine is connected properly.
- Turn the dryer off when you leave home or go to bed.



And Don't Forget:

- Dryers should be properly grounded.
- Check the outdoor vent flap to make sure it's not covered by snow.
- Keep the area around your dryer clear of things that can burn such as boxes, cleaning supplies and clothing.
- Clothes that come in contact with flammable substances like gasoline, paint thinner or similar solvents should be laid outside to dry, then washed and dried as usual.

First Aid Kit

Be prepared for life's unexpected moments with this First Aid Essentials Guide, created in partnership with Newtown Ambulance for Newtown Grant residents.

This quick-reference leaflet highlights the key supplies every household should keep on hand to handle minor injuries, ease discomfort, and provide immediate care until professional help arrives.

Use the list below to stock or update your home first aid kit and help keep your family safe and ready.

- Assorted band aids
- Ace bandages (2)
- Insect bite swabs
- Alcohol prep pads
- Ice pack
- Hot pack
- Scissors
- Tape
- Sterile water for irrigation
- Sam splint
- Tweezers
- Assorted Gauze pads
- Antihistamine
- Antiseptic wipes
- Hydrogen peroxide
- Triangular bandage
- Antibiotic ointment

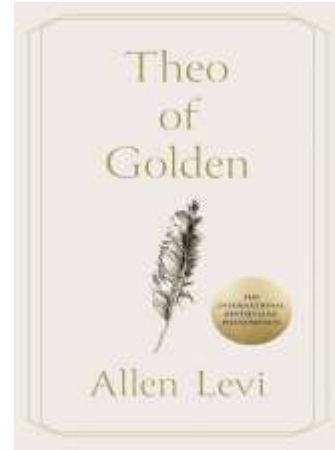
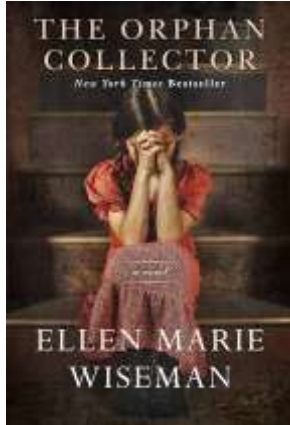


NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, July 14th and Tuesday, August 11th at 7:30 pm. at the Newtown Grant Recreation Clubhouse. If you are interested in joining our book club, please contact Andrew Bell at Atbell2@gmail.com.

On July 14th, we will be discussing the book "The Orphan Collector" by Ellen Marie Wisman

On August 11th the discussion will be "Theo of Golden" by Allen Levi



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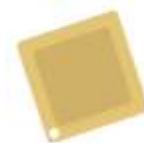
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ALL PETS (DOGS & CATS) MUST BE LEASHED AT ALL TIMES WHILE OFF OWNERS LANDS:

Per Newtown Grant:

Any person owning or having the care, custody or possession of a pet(s) shall maintain control of such pet(s) at all times. Control is maintained by confining the pet(s) within the premises of the person owning or having the care, custody or possession of the pet(s) by means of a secure collar and chain or other device to prevent straying (such as a physical fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash mechanisms are allowed so long as their use is in compliance with the requirements of this section and the leash does not exceed twenty (20) feet



Additionally, per the State of Pennsylvania: "All dogs must be under control and 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 their 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 the 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 RANKED 20TH AS MOST EXPENSIVE NEIGHBORHOODS FOR HOUSING IN PENNSYLVANIA

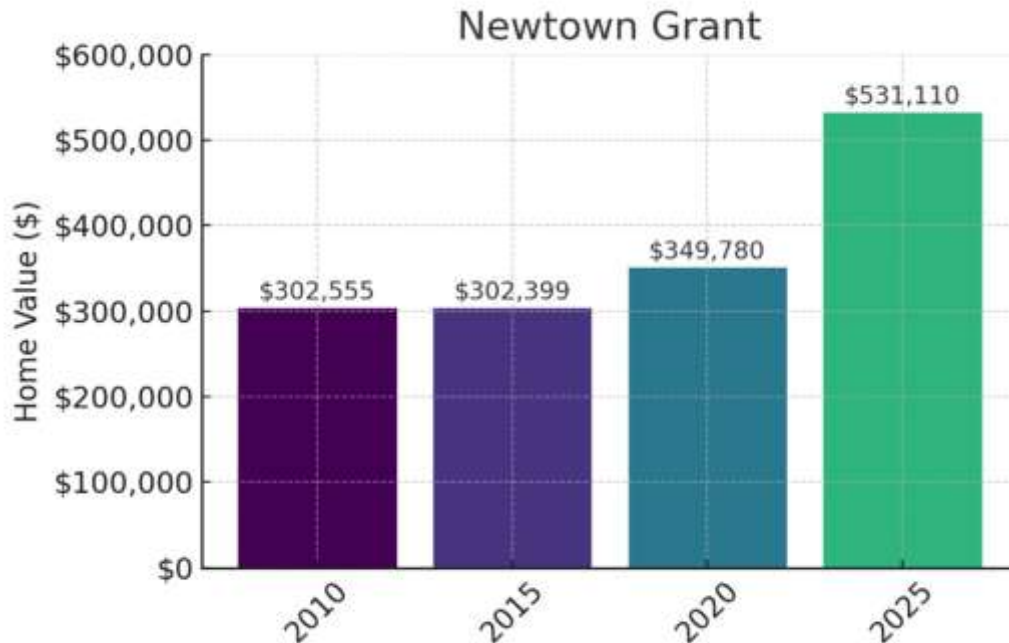
Pennsylvania’s real estate market reveals fascinating investment patterns that defy conventional wisdom. Per Home Stratosphere, after analyzing 15 years of data via Zillow across thousands of neighborhoods shows not just where wealth concentrates, but how dramatically fortunes have shifted since the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

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

20. Newtown Grant

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

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



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

BANQUET ROOM RENTAL

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

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

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

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

For all event planning questions and scheduling please contact the Community Manager at Newtown Grant Clubhouse or email rob.degeorge@fsresidential.com



NEWTOWN GRANT SOLICITATION UPDATE

Please be advised that effective immediately, Newtown Township has updated there solicitation permits for businesses and associated representatives. Moving forward, any solicitor that has a permit from the township is **not permitted** to engage in any solicitation actions within any association or development where clear signage states "No Solicitating" such as Newtown Grant.

Newtown Township Police, would like to advise Newtown Grant residents that if at any point you encounter a solicitor representing a business, to please contact and report the encounter to **Bucks County Police Non-Emergency Line at 215-328-8524** for police response. Individuals caught soliciting with or without a permit may be subjected to up to a \$1,000.00 fine, and are subjected to having there solicitation permit revoked.

Please be advised that per Newtown Township Police, non-profit and political action groups are permitted by law to solicit by going door to door.



COMMERCIAL VEHICLE PARKING NOT PERMITTED:

Per Newtown Grant Master Board Rules and Regulations:

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



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

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

NEWTOWN GRANT MASTER BOARD SIGN POLICY AMENDMENT

Effective January 1st, 2026, Newtown Grant Homeowners Association Master Board has made the following amendment changes regarding the master boards policy pertaining to displaying of signs. Please be advised that each respective cluster within Newtown Grant has the ability either adopt the sign policy change or restrict all signs with the exception of either a "For Sale" or "For Rent" sign. Please contact your respective cluster property manager for further information.



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

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

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

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

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

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

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

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

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

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

1. General Prohibition

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

2. Permitted Exterior Signage

A. Real Estate Signs

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

B. Flags

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

C. Temporary and Seasonal Garden Flags and Signs

- a. **Permitted Displays:** Seasonal garden flags and decorative signs supporting sport teams or holidays are permitted subject to the following conditions.
- b. **Seasonal Guidelines:** Seasonal signs or flags may be displayed no earlier than thirty (30) days before the start of a season (e.g., spring, summer, baseball, football) or associated holiday and must be removed within thirty (30) days after the season or holiday concludes.
- c. **Prohibited Content:** Garden flags and signs containing any of the following are strictly prohibited:
 - i. Profanity, symbols of hate, or offensive imagery.
 - ii. Antagonistic, unwelcoming, or confrontational messages (e.g., "Keep Out," "No Trespassing," or other language intended to discourage neighborly engagement).
 - iii. Any form of commercial advertising.
- d. **Size and Maintenance Requirements:** All garden flags and signs (including sports team flags) must be well-maintained and free of damage, and in good condition.
- e. Maximum size of Garden Seasonal and Sports Flags shall be 18" x 24".

D. Political Signs/Flags/Displays

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

E. Informational and Public Safety Signs

- a. Permitted signs include:
 - i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
 - ii. Home security system signs (indicating the property is protected by a security system).
 - iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).
- b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".

- c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.
- d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

F. Garage/Yard Sale Signs

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

3. Enforcement

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

4. Clarifications

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

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

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

IN WITNESS WHEREOF, the undersigned officers of Newtown Grant Homeowners' Association have executed this Resolution this _____day of _____, 2025.

**NEWTOWN GRANT
HOMEOWNERS' ASSOCIATION**

_____, President

_____, Secretary

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Dear Newtown Grant Neighbors,

As a proud resident and your local plumbing expert, I'm Jeff Westerman, with over 25 years of hands-on experience serving residential needs right here in Bucks County. Fully registered, contractors insured, and holding a valid HIC license, I bring peace of mind to every job—no surprises, just quality work you can trust.

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Why choose me?

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SUMMER SEASON CLUBHOUSE HOURS

7 days a week from 11:00am – 8:00pm for the months of July & August.



POOL SEASON IS HERE!

The Newtown Grant Outdoor Pool is open 7 days week through Sunday, August 30th! Key Cards are issued to residents for scanning and access to the pool.

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

If you do not have a key card, you will need to obtain a card for access to the pool providing your homeowner account is in good standing with a zero balance and you can show proof of identification and residency within Newtown Grant. There is no cost for the initial key card. Key Cards can be obtained from the Recreation Staff or at the Outdoor Pool Counter 7 days a week from 11:00am until 6:00pm

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

Pool guidelines are published on the Newtown Grant website (www.newtowngrant.org). You may contact Property Manager Rob DeGeorge (Rob.DeGeorge@fsresidential.com or 215-968-3789 x 2) or the Recreation Office (215-968-3789 x 1) with any questions.



Newtown Grant Junior Pool New Furniture and Hours

Check out the newly re-strapped lounge chairs and dining chairs for the Newtown Grant Junior Pool to go along with the new tables and umbrellas that were purchased in 2025.

Please be advised the Junior Pool will now remain open until 7:00pm!



2026 Outdoor Pool Hours

NEW Junior Pool HOURS

Weekends only from May 23rd through June 17th
Saturday & Sunday 10:00 AM – 7:00PM

Everyday starting June 18th through August 30th
Monday-Friday

11:00 AM – 7:00 PM

Saturday and Sunday

10:00AM – 7:00pm

Weekend ONLY from September 5th through September 7th (Labor Day)

Saturday & Sunday 10:00 AM – 7:00PM

Monday 11:00AM-7:00PM

Main Pool

Weekends only from May 23rd through June 17th
Saturday & Sunday

10:00 AM – 8:00PM

Starting June 18th through **August 30th**

Monday – Friday

11:00 AM – 8:00 PM

Saturday & Sunday

10:00 AM – 8:00 PM

Weekend ONLY from September 5th through September 7th (Labor Day)

Saturday & Sunday 10:00 AM – 8:00PM

Monday 11:00AM-8:00PM

(Please be advised that due to Council Rock School District starting classes on Monday, August 31st, the Outdoor Pool will be CLOSED from Monday, August 31st – Friday, September 4th due to staffing.)

POOL RULES

Membership:

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

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

Junior Pool:

The Junior Pool is for children five (5) years old and younger. Each child must be accompanied by a parent or guardian and will be their sole responsibility. Children who are not toilet trained must wear a swim diaper that is covered by rubber pants.

POOL RULES (CONTINUED)

Main Pool: The Main Pool is for individuals six (6) years old and older. Children who are five (5) years old and younger must utilize the Junior Pool. Each child must be accompanied by a parent or guardian and will be their sole responsibility. Individuals with diapers will not be permitted in the Main Pool.

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

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

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

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

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

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

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

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

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

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

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

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

STEPS TO PROTECT YOURSELF FROM SKIN CANCER

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

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

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

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

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

While it's important to check yourself at home often, getting an annual skin cancer screening by a professional can be instrumental in identifying any suspicious lesions and treating them early. Scheduling your yearly fully body skin exam with a dermatologist is the most important step in detecting skin cancer.

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



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Benefits of Trees

Trees provide social, communal, environmental, and economic benefits.



Trees provide benefits that promote health, social well-being, and even help your home. Trees serve many purposes in your local community and throughout the entire world.

Social Benefits

- Trees provide beauty and help people feel serene, peaceful, restful and tranquil.
- Trees significantly reduce workplace stress and fatigue and decrease recovery time after medical procedures.
- Trees may help reduce criminal activity.

Economic Benefits

- Property values of landscaped homes are 5%– 20% higher than non-landscaped homes.
- Individual trees have value that is affected by size, condition, and function. In general, the larger the tree, the greater the value.
- Air conditioning costs are lower in a tree-shaded home; and heating costs are reduced when a home has a windbreak.
- Well-maintained trees can add value to a home.

Communal Benefits

- City trees often serve architectural and engineering functions by providing privacy, emphasizing views or obstructing objectionable views.
- Trees may reduce glare/reflection or direct pedestrian traffic.
- Trees may soften, complement, or enhance architecture.
- Trees bring natural elements and wildlife habitats into urban surroundings, all of which increase the quality of life for residents in the community.



Environmental Benefits

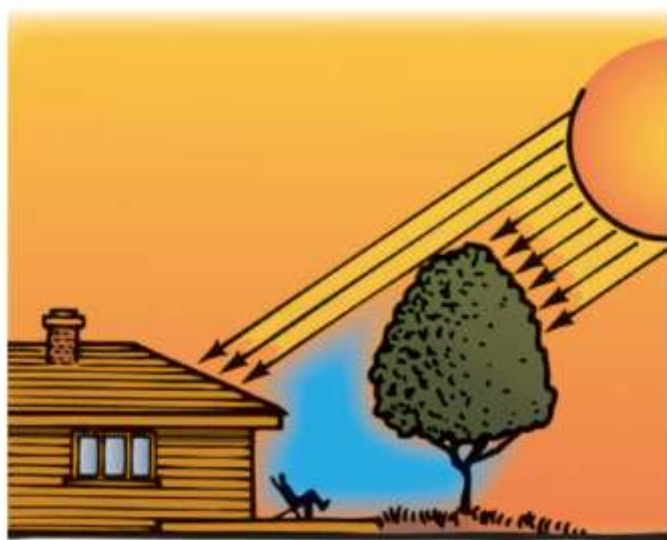
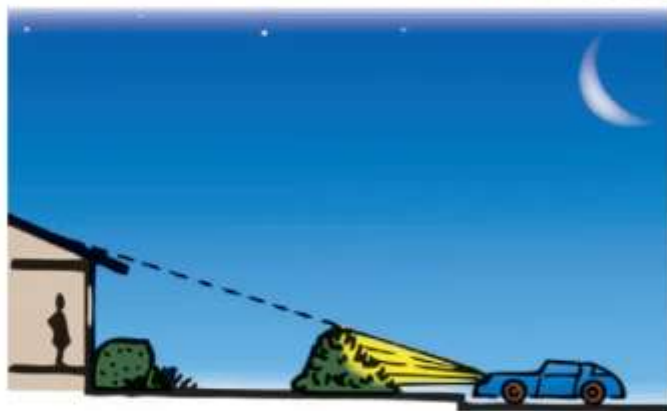
(See figure above)

- A: Leaves filter the air we breathe by removing dust and other particles; absorbing carbon dioxide and various air pollutants such as ozone, carbon monoxide and sulfur dioxide; and release oxygen.
- B: Deciduous shade trees cool homes in the summer and allow the winter sun to heat homes when they lose their leaves.
- C: Trees help cool the environment, working as a simple and effective way to reduce urban heat islands (pavement and buildings in commercial areas cause higher temperatures by absorbing the sun's heat).
- D: Trees can serve as a windbreak. The more compact the foliage on the group of trees the more effective the windbreak.
- E: Trees intercept water, store some of it and reduce stormwater runoff.

Trees Require an Investment

Trees provide numerous aesthetic and economic benefits, but can have costs. The costs associated with large tree removal and replanting with a smaller tree can be significant. In addition, the economic and environmental benefits produced by a young replacement tree are minimal when compared to those of a mature specimen.

Extending the functional lifespan of large, mature trees with routine maintenance can delay these expenses and maximize returns.



Selecting the right form (shape) to complement the desired function can significantly reduce maintenance costs and increase the tree's value in the landscape.

An informed home owner can be responsible for many tree maintenance practices. Corrective pruning and mulching gives young trees a good start. Shade trees, however, quickly grow to a size that may require the services of an arborist.

Your local garden center, university extension agent, community forester, or consulting arborist can answer questions about tree maintenance, suggest treatments, or recommend qualified arborists. ISA Certified Arborists® have the knowledge and equipment needed to prune, treat, fertilize, and otherwise maintain a large tree.

What Is a Certified Arborist?

ISA Certified Arborists are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care. ISA Certified Arborists must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit TreesAreGood.org for free tools:

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.

Be an Informed Consumer

One of the best methods to use in choosing an arborist is to educate yourself about some of the basic principles of tree care. Visit TreesAreGood.org to read and download all brochures in this series.



www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021)
Through research, technology, and education, the International Society of Arboriculture promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.

May 13, 2021 Newtown Township Recommended Shade Tree Commission Tree List - (PA Hardiness Zone: 5b to 7a)

Common Name	Botanical Name	Native to U.S.	Size	Height (ft)	Conditions	Notes
Small						
American Dogwood	<i>Cornus florida</i>	Yes	Small	15 to 30		Lovely spring flowers
American Hophornbeam (iron wood)	<i>Ostrya virginiana</i>	Yes	Small	20 to 40		Known for hard dense wood
American Hornbeam	<i>Carpinus caroliniana</i>	Yes	Small	20 to 30	Moist to Wet Areas	Taut muscly bark
Cockspur Hawthorn	<i>Crataegus crus-galli</i>	Yes	Small	20 to 30	heat and draught tolerant	Great fall color and fruit; good screen plant but thorny
Downy Serviceberry	<i>Amelanchier canadensis</i>	Yes	Small	to 25		Early bloom; good for birds
Eastern Redbud	<i>Cercis canadensis</i>	Yes	Small	20 to 30		Lovely spring flowers
Flowering Crabapple	<i>Malus spp</i>	Yes	Small	15 to 25		Flowers and edible fruits; good for birds
Foster's Hybrid Hollies	<i>Ilex x attenuata</i>	Yes	Small	20 to 30		
Fringetree	<i>Chionanthus virginicus</i>	Yes	Small	to 35		Fragrant flowers
Japanese Maple	<i>Acer palmatum</i>	No	Small	to 30		Great leaves, texture, and habitat
Pagoda Dogwood	<i>Cornus alternifolia</i>	Yes	Small	15 to 25		Interesting growth habitat and flowers
Paperbark Maple	<i>Acer griseum</i>	No	Small	to 30		Interesting bark; great fall color
Longstalk Holly	<i>Ilex pedunculosa</i>	No	Small	to 20		Evergreen
Shadbush	<i>Amelanchier canadensis</i>	Yes	Small	~ 15		Flowers and edible fruit; good for birds
Sweetbay Magnolia	<i>Magnolia virginiana</i>	Yes	Small	10 to 20	Wet Areas	Semi-evergreen; fragrant summer flowers

Medium						
American Holly	<i>Ilex opaca</i>	Yes	Medium	40 to 50		Evergreen, fruits on females
Cherry Birch	<i>Betula lenta</i>	Yes	Medium	40 to 55		Smells like birch beer
Eastern Redcedar	<i>Juniperus virginiana</i>	Yes	Medium	40 to 50		
Hackberry	<i>Celtis occidentalis</i>	Yes	Medium	40 to 60	Wet Areas	Lovely tree
Japanese Stewartia	<i>Stewartia pseudocamellia</i>	No	Medium	50 to 60		Interesting bark, fall color
Kobus magnolia	<i>Magnolia kobus</i>	No	Medium	to 30		white flowers
Sassafras	<i>Sassafras albidum</i>	Yes	Medium	30 to 60		Colonizes (spreads)
Sour gum or Black Tupelo	<i>Nyssa sylvatica</i>	Yes	Medium	30 to 50	Wet Areas	Great fall color
Sourwood	<i>Oxydendrum arboreum</i>	Yes	Medium	30 to 60		Flowers, great fall color
Winter flowering cherry	<i>Prunus subhirtella 'Autumnalis'</i>	No	Medium	40 to 50		Blooms spring and fall

Large						
American Beech	<i>Fagus grandifolia</i>	Yes	Large	75 to 100		Perfer a forest setting
American cherry	<i>Prunus serotina</i>	Yes	Large	50 to 80		fruit for wildlife
American Elm hybrids	<i>Ulmus americana</i>	Yes	Large	60 to 80	Wet/Moist	Caution: dutch elm disease, great structure
American Linden or Basswood	<i>Tilia americana</i>	Yes	Large	60 to 80		Fragrant flowers attract bees
American Sycamore	<i>Platanus occidentalis</i>	Yes	Large	80 to 120	Wet Areas	Great bark, bit messy
Bald Cypress	<i>Taxodium distichum</i>	Yes	Large	50 to 70	Wet Areas	Good for erosion control but knees present trip and moving hazards; deciduous conifer
Cucumber Magnolia	<i>Magnolia acuminata</i>	Yes	Large	50 to 80		Large flowers
Catalpa	<i>Catalpa sp.</i>	Yes	Medium	40-60		
Ginkgo 'Sentry'	<i>Ginkgo biloba 'Sentry'</i>	No	Large	60-100		
Dawn Redwood	<i>Metasequoia glyptostroboides</i>	no	Large	70 to 100	Wet	Deciduous; fall color, great habitat
Mountain Silverbell	<i>Halesia monticola</i>	Yes	Large	to 100		Interesting bark and flowers
River Birch	<i>Betula nigra</i>	Yes	Large	40 to 70	Wet Areas	amazing bark, but messy
Southern Magnolia	<i>Magnolia grandiflora</i>	Yes	Large	to 90		Evergreen, large white fragrant flowers
Sweet Gum	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Yes	Large	60 to 75	moist wet areas	good fall color
Swamp White Oak	<i>Quercus bicolor</i>	Yes	Large	60-100		
Tulip Tree	<i>Liriodendron tulipifera</i>	Yes	Large	to 160	Wet Areas	PA Native forest tree
White Oak	<i>Quercus alba</i>	Yes	Large	80 to 100		Fall color
Willow Oak	<i>Quercus phellos</i>	Yes	Large	60 to 100		Tiny leaves

Evergreens						
Nootka Cypress	<i>Chamaecyparis nootkatensis</i>	Yes	Small	up to 100		
Atlantic White Cedar	<i>Chamaecyparis thyoides</i>	Yes	Medium	40 to 50	Wet	
Japanese cryptomeria	<i>Cryptomeria japonica</i>	No	Medium	50 to 60		Deer resistant; different winter coloration
Limber Pine	<i>Pinus flexilis</i>	Yes	Medium	30 to 65		
Short leaf Pine	<i>Pinus echinata</i>	Yes	Medium	50 to 60		
California incense cedar	<i>Calocedrus decurrens</i>	Yes	Large	70 to 110		
Eastern White Pine cultivar Fastigiata	<i>Pinus strobus</i>	Yes	Large	30 to 100		similar to white pine but smaller and more columnar
American Holly	<i>Ilex opaca</i>	Yes	Large	15-30		
Ilex 'Nellie R. Stevens' Holly	<i>Ilex x. 'Nellie R. Stevens'</i>	No	Medium	15-25		
Black Hills Spruce	<i>Picea glauca</i>	No	Medium	30-40		
Norway Spruce	<i>Picea abies</i>	No	Large	40-60		
Oriental Spruce	<i>Picea orientalis</i>	No	Large	60-100		

Cultivars and substitutions to be discussed by the Shade Tree Commission

Penn State Extension Invasive List:
<https://plantscience.psu.edu/research/projects/wild-and-weed-management/publications/invasive-species-quick-sheets>

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THE 25 PHILLY SUBURBS WHERE YOUR HOUSING DOLLAR GOES THE FURTHEST

What communities in the wider region give homeowners the best bang for their buck?

A new analysis looks a wide range of factors.

Suburban areas across the greater Philadelphia metro region were compared in a recent analysis that compares affordability, livability, and housing stability.

Niche's new [2025 Best Suburbs to Buy a House](#) rankings take a data-driven look at home values, property taxes, school performance, and community safety.

The collar counties of southeastern Pennsylvania, including Montgomery, Chester, Bucks, and Delaware counties, dominated the rankings, although one suburb in New Jersey and one in Delaware cracked the top 25.

Niche said it compiles its grades using dozens of public datasets and millions of verified reviews from residents, students, and parents. The goal is to provide accurate, comparable, and credible insights into community livability and housing value.



2025 Best Suburbs To Buy A House In The Philly Area

West Conshohocken – A+
Chesterbrook – A+
Pocopson Township – A+
Birmingham Township – A+
Penn Wynne – A+
Perkiomen Township – A
Trooper – A
Newtown Grant – A
Skippack – A
Devon – A+
West Bradford – A
Upper Uwchlan – A+
North Star, Delaware – A+

Conshohocken – A+
Blue Bell – A+
Maple Glen – A+
Rose Valley – A+
East Brandywine – A+
Churchville – A
Schuylkill Township – A+
Haddonfield, New Jersey – A+
Trappe – A
Nether Providence – A+
Wallace Township – A
West Pikeland – A+

Niche's Best Places to Buy a House ranking measures the overall quality and stability of an area's housing market. The formula assigns different weights to 13 core factors:

- ⇒ Home value-to-income ratio (15%)
- ⇒ Public schools grade (15%)
- ⇒ Median monthly housing cost (10%)
- ⇒ Cost of living (7.5%)
- ⇒ Median home value (7.5%)
- ⇒ Percent change in median home value (7.5%)
- ⇒ Crime and safety (5%)
- ⇒ Property tax rate (5%)
- ⇒ Homeownership rate (5%)
- ⇒ Home-buying-age newcomers (5%)
- ⇒ Monthly housing cost-to-income ratio (5%)
- ⇒ Residents ages 25–44 (5%)

Most data comes from the U.S. Census Bureau and represents the most recent figures available.



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TENNIS COURT KEY ACCESS SYSTEM

Moving forward, access to the Newtown Grant Tennis Courts will now be via a key card (like the Outdoor Pool and Pickleball Court). If you already have a key access card for the outdoor pool and/or pickleball courts, no action is needed as all active key cards will be given access to the tennis courts. However, if you do not have a key card, you will need to obtain one from the recreation staff using the same verification process the association uses to issue outdoor pool key cards.

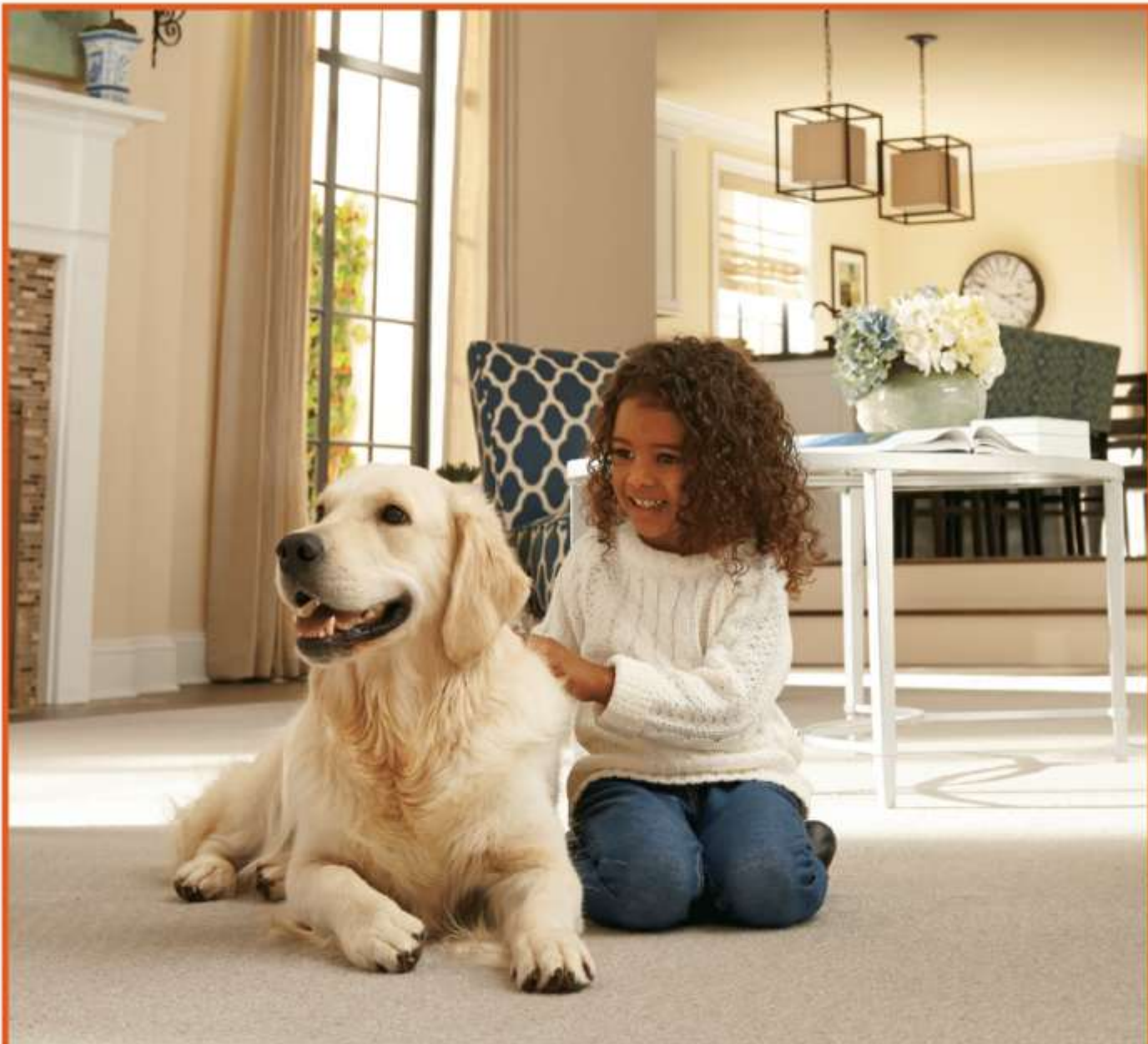


(All residents will need to confirm identification and residency. Ideally, a driver's license that has both your photo identification and listed address within Newtown Grant will be sufficient, however, if your license has a different listed address, then you will need to provide either your license change of address card or a copy of your utility bill. Please be advised that if you are a renter, you **MUST FIRST** provide an executed lease agreement in advance to rob.degeorge@fsresidential.com. Once receipt of your lease agreement has been confirmed and a renter's profile created, you then may proceed with confirming identification and residency.)

Please be advised that any resident who misuses the tennis courts or grants access to individuals or groups of individuals, who do not reside in Newtown Grant (unless they are a non-resident guest who is participating with you) you will be at risk of losing key access card privileges to all three recreation amenities and may be subjected to a monetary association issued fine.

Key cards are issued with the recreation staff who are located at the outdoor pool desk between the hours of 11:00am-6:00pm seven days a week.





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**Rules and Regulations
The Newtown Grant Homeowners' Association**

In order that all Members, be treated fairly and equally, and to keep the Community a beautiful and desirous place in which to live, the Board of Directors has promulgated the following Rules and Regulations, which are currently in effect as of November 11, 1985. These Rules and Regulations are in addition to rules and regulations applicable to individual Clusters.

These rules have been updated by the Board of Directors as of April 2026.

PLEASE NOTE, HOWEVER, THAT ANY OR ALL OF SAME ARE SUBJECT TO MODIFICATION OR TERMINATION AT ANY TIME AND THAT OTHER RULES AND REGULATIONS MAY ULTIMATELY BE ESTABLISHED IF THE SAME ARE DEEMED DESIRABLE OR APPROPRIATE BY A PROPER VOTE OF THE BOARD OF DIRECTORS OR THE DELEGATES OF THE HOMEOWNERS' ASSOCIATION.

1. No parking is permitted at any time in front of U.S. mailboxes or fire hydrants or in any other posted "No Parking" zones.
2. Per Newtown Township, the speed limit on all roads within Newtown Grant is twenty-five (25) miles per hour as posted. Per Newtown Grant Master Association, the speed limit on Recreation Drive and in the Recreation Area is fifteen (15) miles per hour. All STOP signs at intersections and PEDESTRIAN CROSSWALKS MUST be observed. This will be enforced by Newtown Township Police Department.
3. Bicycles are considered vehicles and when traveling on Community roads are the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. All applicable municipal and governmental regulations concerning safety devices and rules of the road must be observed.
4. No property boundary lines are to be formed by cinderblocks, bricks, hedges, shrubs, fences or fence-like structures of any kind, except as approved by your respective Cluster Association Board via an Environmental Review Board Application.
5. 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 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 5:00 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 initiate an immediate and un-



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waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction.

- f. Dumping of household/residential trash in the clubhouse trash cans or the community trash cans is prohibited. Violators will be subjected to association issued fines.
6. Dumping of grass clippings or trash is NOT permitted in wooded areas or the Common Property. Grass clippings should be cleaned from sidewalks to prevent tripping hazard. Weeds are to be cleaned between driveways and the street in front of your home. Edge sidewalks to allow utilization of full sidewalks and prevent tripping hazards.
7. Burning paper or rubbish, of any kind, is NOT permitted.
8. Wash or airing lines are NOT permitted.
9. Positively no cans of gasoline or paint rags, or other flammable material is permitted to be stored in closets, attics or utility rooms, unless in Underwriters Laboratory approved container with UL label affixed.
10. Absolutely no peddlers or solicitors of any kind are allowed in the Community. Report any solicitors to the Newtown Township Police Department. Please use the non-emergency number and ask for an officer to come to the community, 215-598-7121.
11. Lawn mowers, power tools and other noise making equipment shall only be used:
 - (a) Monday through Friday from 7:30 AM until 9:00 PM, and
 - (b) Saturday and Sunday from 9:00 AM until 9:00 PM.

The Newtown Township noise ordinance can be found:
<https://ecode360.com/30830602> and will be enforced by local authorities.

12. Absolutely no commercial business that includes customer traffic is to be conducted from any Home.
13. Window air-conditioners are not permitted.
14. Each homeowner has a right to peaceful enjoyment of their home. Excessive noise that causes a disturbance should be directed at the Newtown Township Police Department.
15. Each Homeowner and family member shall be charged with the responsibility of directing his tenants and invites to comply with the Association's Declaration, By-Laws and these Rules and Regulations.
16. Each homeowner and family member shall be charged with the responsibility of directing his tenants and invitees to comply with the Clubhouse Rules and Regulations, including the use of the Clubhouse buildings, pools, tennis courts, and other recreation facilities as posted at the clubhouse



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and online www.newtowngrant.org.

17. Signs

General Prohibition

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

2. Permitted Exterior Signage

A. Real Estate Signs

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

B. Flags (Flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team Flags)

- a. The U.S. flag may always be displayed, provided it is displayed respectfully and in accordance with the U.S. Flag Code and the Newtown Grant flag code outlined in the Rules and Regulations.
- b. Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.
- c. Seasonal, holiday, decorative, and sports team flags are permitted.
- d. Garden flags are permitted.
- e. All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectable manner.
- f. Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be **3 feet by 5 feet**.
- g. Freestanding flagpoles are not permitted.

C. Political Signs and Flags

- a. One sign/flag per candidate, issue, or party is allowed per homeowner's property, if there shall be no more than three (3) signs/flags.
- b. Signs/flags may only be displayed up to thirty (30) days before and seven (7) days after an



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election, including federal, state, local, or HOA elections.

c. Maximum size:

- Political signs: **18" x 24"**
- Political flags: **3 feet by 5 feet**

D. Informational and Public Safety Signs

a. Permitted signs include:

- i. Dog waste reminder signs (e.g., "Please Pick Up After Your Dog" or "Please Curb Your Dog").
- ii. Home security system signs (indicating the property is protected by a security system).
- iii. Public Safety-Related Signs (such as "Lawn Treated," utility marking signs, or "No Solicitation" signs).

b. Signs must be professionally designed, unobtrusive, and no larger than 8" x 8".

c. Signs must be displayed on the Home or Unit and shall not be placed or affixed on Common Property.

d. Homeowners may submit requests for approval of additional types of public safety signs to the HOA.

E. Garage/Yard Sale Signs

a. **Permitted Displays:** Signs advertising garage or yard sales are permitted under the following conditions:

- i. Signs may only be displayed for up to 24 hours prior to the event and must be removed immediately following the sale.
- ii. Signs must be professionally printed or neatly handwritten and must not include any offensive or commercial advertising unrelated to the sale.

iii. **Maximum size shall be 18" by 24".**

b. **Placement:** Signs may be placed only on the Home or Unit or as permitted in writing by the Association, on Common Property. Signs are not permitted in HOA flower beds, mulched areas, or other landscaped sections. They must not obstruct sidewalks or views nor create hazards.

3. Enforcement

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

4. Clarifications

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



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18. Rules and Regulations for harboring pets:

- (a) All pets that will be taken outside the Owner's home on any occasion must be registered with the State of Pennsylvania.
- (b) An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.
- (c) No pet shall be permitted to run at large or to roam without a leash on any land other than its owner's land.
- (d) If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.
- (e) Please dispose of pet waste in the designated trash cans on North/South Drive, Sequoia Drive, Laurel Circle and Jonquil Drive or your own garbage can.
- (f) Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner or resident shall, if the complaint is not satisfied voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance.
- (g) The Association Board shall meet with the owner of the offending, pet and the complainant or complainants. If the Board determines that the complaint is justified, it may take either of the following actions, depending upon the character and frequency of the complaint:
 - (1) Reprimand the pet owner and solicit his/her cooperation in the future.
 - (2) Assess fines in accordance with the below fine schedule
 - (3) Revoke permission to harbor a pet and effectuate removal of the pet.

Pet Rule Addition:

- A. Any person owning or having the care, custody or possession of a dog(s) shall always maintain control of such dog(s). Control is maintained by confining the dog(s) within the premises of the person owning or having the care, custody or possession of the dog(s) by means of a secure collar and chain or other device to prevent straying (such as a physical fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash



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mechanisms are allowed so long as their use follows the requirements of this section, and the leash does not exceed twenty (20) feet.

- B. 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.
 - C. A violation of this Section shall be an infraction, the penalty for which shall be a fine of Two Hundred Fifty Dollars (\$250.00) per occurrence. These fines will not be waived.
19. In the event a vehicle is parked within 10 feet of a fire hydrant or in a "No Parking" zone, is impeding a snow plow or is obstructing access or egress from another's garage, if the owner cannot be located, refuses or fails to move the vehicle within a reasonable period of time, then in that event the Association is authorized to have the car towed to a common parking area at the owner's expense.
20. Garage doors must be closed anytime the resident is not home. In addition, garage doors must not be left open unless there is resident activity that necessitates reasonable entry and exit from the garage during the performance of the activity.
21. Parking lines must be observed as must all rules, regulations and laws regarding the parking and operation of vehicles. No vehicle may block any sidewalk or pedestrian walkway or driveways.
22. When roadways become snow covered requiring plowing to clear the roadway residents must cooperate with the Township, Association and plow equipment operators by removing their vehicle(s) from the roadway. The Association will make parking available at the parking lot by the softball field for those residents without sufficient off-street parking. Unless otherwise communicated, vehicles must be removed from the softball within 24 hours from the conclusion of the winter storm. Vehicles that are not removed will be towed by the association at the owner's expense.
23. All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two-wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers, trailers or any kind, motor homes, boats, or other recreation equipment) nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may



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be parked in Newtown Grant, unless garaged in the Unit.

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

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

Temporary instances, please contact the Management Office (215)968-3789 about permit parking.

24. Residents will refrain from performing any repair or service to their vehicles which could cause damage to Common Property and shall perform repair and service work inside of the owner's garage if practicable and possible.
25. No resident shall stop an employee or contractor from performing his duties, give special instructions or ask favors of employees or contractors. All requests for services and/or complaints are to be submitted to the Association office.
26. No residents will continue to operate an externally audible alarm system which malfunctions, emits false alarms and disturbs the peace of the Community.
27. Snow Removal – It shall be the duty of the property owner, not later than 24 hours after snow has ceased to fall, to clear or cause to be cleared a pathway in the sidewalk upon which such property abuts. Such pathway shall not be less than 30 inches in width and shall be thoroughly cleared to that extent of snow or ice or other obstruction. It shall be unlawful for any property owner to allow or permit snow or ice to lie upon or remain upon or pile or accumulate upon a sidewalk with the Township for more than 24 hours. This is the exact Newtown Township rule adopted by Newtown Grant as a Newtown Grant rule for all Newtown Grant owners. **This rule pertains to townhomes and single-family homes; it does not affect or pertain to condominium owners/residents.**
28. No sheds are allowed anywhere in Newtown Grant. See Resolution below.



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29. Further restrictions and Rules and Regulations may be promulgated pursuant to Supplemental or Cluster Declarations.
30. These Rules and Regulations are in addition to restrictions and requirements set forth in the Association Declaration and By-Laws.

RESOLUTION OF THE NEWTOWN GRANT MASTER BOARD OF DIRECTORS, ADOPTING AND AMENDMENT TO THE RULES AND REGULATIONS OF THE NEWTOWN GRANT MASTER HOMEOWNERS ASSOCIATION BACKGROUND

WHEREAS, Newtown Grant is a development consisting of 1,751 homes in Newtown Township, Bucks County, Pennsylvania.

WHEREAS, Newtown Grant Homeowners Association is a master association which administers, operates, maintains and repairs certain common facilities of 14 Cluster Associations in the Newtown Grant Development (the "Master Association").

WHEREAS, the Master Association is governed by a Declaration of Covenants, Conditions and Restrictions for Newtown Grant, recorded by F.P.A. Corporation in the office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq. (Master Declaration).

WHEREAS, Article III, Section 4 (d) of the Master Declaration provides as follows:

- Notwithstanding anything contained in the Declaration expressly or impliedly to the contrary, no building, shed, shack, fence, wall, addition, porch, patio, deck, structure or other exterior Improvements shall be commenced, constructed, erected, placed or maintained upon the Property...[unless] approved in writing by the Covenants Committee. The Covenants Committee may, from time to time, and in its sole and absolute discretion, adopt, amend and repeal, by majority vote or written consent of its members, rules and regulations, to be known as "Covenants Committee Rules." Said rules should interpret and implement this Declaration by setting forth the standards and procedures for Covenants Committee review and the guidelines.

WHEREAS, subparagraph (1) of Article III, Section 4 of the Declaration states that

- The Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these restrictions and Declaration.

WHEREAS, Article V, Section 1 of the Bylaws the Master Association specifically empowers the Master Board to:

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

WHEREAS, each of the 14 Cluster Associations is specifically made subject to the Master Declaration by virtue of Article II, Section 1 thereof.



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WHEREAS, each of the governing documents of the 14 Cluster Associations contain the following provisions:

- The [Cluster Property], as now or hereafter constituted, is and will be part of a planned community being developed by Declarant known as Newtown Grant (the "Community"), which Community is intended to contain different types of dwelling units in different forms of ownership. The entire Community is governed by and subject to the provision of the Master Declaration and Articles of Incorporation and the Master By-Laws of the Newtown Grant Homeowners Association.
- [Cluster Boards] may adopt rules and regulations consistent with and supplemental to the documents governing the Master Homeowners Association and its Rules and Regulations pursuant thereto...

WHEREAS, since inception of operations of the Newtown Grant development, the Master Association has never permitted the erection, construction, installation or placement of sheds anywhere on the Property, including on any Lot or Unit within any of the Cluster Associations.

WHEREAS, there is not a single shed anywhere on the Property.

WHEREAS, the Master Board deems the continued enforcement of this rule and policy to be in the best interest of the Newtown Grant Homeowners' Association and all its 14 Cluster Associations.

IN CONSIDERATION OF THE ABOVE STATED PREMISES, by a majority vote of the Master Association Board, the Rules and Regulations of the Newtown Grant Homeowners Association, specifically applicable to all Cluster Associations, are hereby amended as follows:

1. The rules and regulations are amended to add paragraph 28. **Sheds are not permitted anywhere on the Property.**
2. All other provisions of the Rules and Regulation, not inconsistent herewith, shall remain in full force and effect.
3. A copy of this Resolution shall be submitted to the Members immediately upon its adoption.

FINES

Failure to comply with the Rules and Regulations, Declaration of Covenants, Codes, and Restrictions of the Newtown Grant Master Association will result in the imposition of fines according to the above schedule. Prior to the imposition of any fines, the Board will send written notice by first class mail to the homeowner at the address of the property and the official billing address. Said notice shall be deemed to be received by the homeowner on the date it is postmarked.



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The homeowner may choose to file an appeal by requesting a hearing before the Board, in writing, postmarked or delivered to the Board within ten (10) days of the original notice to the homeowner. The appeal will be addressed at the next scheduled meeting of the Board of Directors following receipt of the appeal request in writing. If neither the correction of the violation nor an appeal is requested by the homeowner within ten (10) days after the violation notice is given to the homeowner, the appropriate fine will be levied.

- a) Fines are payable to and mailed to **Newtown Grant HOA, 360 Eagle Road, Newtown, PA 18940** within ten (10) days of the assessment.
- b) In the event the homeowner appeals against the notice as specified above, the fine may be suspended at the Board’s discretion, pending the outcome of the appeal. If the homeowner does not file an appeal within the required time and does not pay the assessed fine and/or correct the violation the appropriate fine will be levied. Under no circumstances will any continuance of the appeal hearing before the Cluster Board be permitted.
- c) A homeowner appealing against the Board’s decision will be notified in writing of the appeal decision within ten (10) days after the hearing. If the decision is to uphold the Board’s initial determination, the homeowner will have ten (10) days to pay the assessed fine and/or comply with the appeal decision. Failure to comply with the Board’s decision shall result in the imposition of the appropriate fine.
- d) If the homeowner refuses to comply with the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions, the Board reserves the right to hire a contractor to perform any work required to correct the violation at the homeowner’s expense. If the homeowner refuses to pay any fine levied, the case will be referred to an attorney as directed by the Board for appropriate legal action. All fines and costs for correcting the violation shall accrue and become a lien upon the property as if they were assessments pursuant to the Declaration of Covenants, Conditions, and Restrictions. All remedies available to Newtown Grant HOA for reinforcement of payment of the Maintenance assessments shall also be available to the cluster for the collection of fines, correcting the violation, and for enforcing the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions of the Cluster and Master Documents included, but not limited to the reasonable costs and attorney’s fees for any action to enforce the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions.

e) <u>Category of Offenses</u>		<u>Type of Offense</u>	<u>Fine Amount</u>
Non-Pet Rule		First Offense	Warning
		Second Offense	\$100.00
		Third Offense	\$200.00
		Fourth Offense	\$300.00
Pet Rule		Per Offense	\$250.00



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