



The Newtown Grant Newsletter

Volume 6 Issue 5

October 2022

Tel: 215-968-3789

www.newtowngrant.org



Email Addresses

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

Stay in the Loop!

- <http://ow.ly/72g030a4Bam>
- facebook.com/NewtownGrantHOA
- twitter.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

Or

Text to join by Texting
NTGHOA to 22828.

You will not receive text messages from Newtown Grant but it will enable you to join our email Newsletter. (text rates may apply)



THANK YOU TO ALL WHO ATTENDED THE NEWTOWN GRANT GARAGE SALE



BANQUET ROOM RENTAL

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



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REAL ESTATE

Take a look at the recent listings in Newtown Grant.

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



Continued on Page 17>

Too *busy* for a service appointment?

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Makes & Models

ALIGNMENT

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OFF**

Must present coupon when order is written. Not valid with any other offer. Discount good on vehicle service (parts & labor) not valid toward any other advertised special. One coupon per work order. Plus tax & shop supplies. Prior sales excluded. Valid only at Thompson Toyota.

91TOZ25ALIGN

OIL CHANGE

**\$20
OFF**

Must present coupon when order is written. Not valid with any other offer. Discount good on vehicle service (parts & labor) not valid toward any other advertised special. One coupon per work order. Plus tax & shop supplies. Prior sales excluded. Valid only at Thompson Toyota.

91TOZ20OFF1

THOMPSON **TOYOTA**

ALWAYS COMPLIMENTARY:

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

NEW FALL CLUBHOUSE HOURS:

Monday - Thursday 9AM - 5PM the clubhouse is closed in the evenings.

Saturday 12 noon - 8PM

Sunday 12 noon - 7PM



Why Buy From MADE IN THE SHADE?

- **Locally Owned & Operated:** When you buy from us, your money stays in your community.
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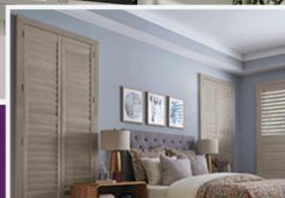
**WHEN IT COMES TO WINDOW COVERINGS
YOU'VE GOT IT MADE IN THE SHADE!**



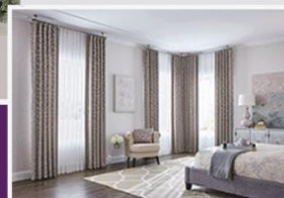
BLINDS



SHADES



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& MORE!

SOCIETY PLACE APPROVED TREE PROJECT



The Board of Trustees of Society Place hired Rockwell Associates to continue to consult with the Tree Removal Project that will begin October 2022 through February 2023.

Ricks Expert Tree will be the contractor working with Rockwell with the Property Manager-Marsha Marasco during the project.

Look for her email blasts directly from First Service Residential later next month for further information.



We are offering the residents of NEWTOWN GRANT a free 7 day Trial and a special membership rate through the end of 2022

Join our Newtown community for our world class HIIT based cardio, resistance and hybrid workouts

**F45 NEWTOWN PA
The Village at Newtown
2833 S Eagle Road
www.f45training.com/newtownpa
Call or Text us at 267-685-6010**

PICKLEBALL COURTS AT NEWTOWN GRANT

The Master HOA Board is looking into having pickleball courts installed at Newtown Grant.

More News coming soon to Newtown Grant



HALLOWEEN TRICK OR TREAT EVENT AT NEWTOWN GRANT CLUBHOUSE

HAPPY HALLOWEEN TO THE RESIDENTS OF THE NEWTOWN GRANT
COMMUNITY!

STOP BY THE CLUBHOUSE THIS HALLOWEEN
IN YOUR COSTUME FOR SOME SWEETS...IF YOU DARE..

SATURDAY OCTOBER 29, 2022

3PM-6PM

WE LOOK FORWARD TO SEEING YOU ALL DRESSED UP FOR THE YEAR'S
SPOOKIEST HOLIDAY!

ALL AGES WELCOME!





UPDATED DAILY!

Stay on Top of Newtown Grant Home Sales
Actively For Sale, Homes Under Contract & Recently Sold
(Click to View Online)

www.bucksrelo.com/newtown-grant/compare/

No one "knows" Newtown Grant like Debra!

She has been listing and selling Newtown Grant condominiums, townhomes and singles since 1987.

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Debra Granite, Realtor®
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GHOST BROWNIES



Spooky, but not spine-chilling! These ghost brownies are a fun Halloween treat to make with kids or just because. Today we're showing you how to create adorable marshmallow ghosts on top of your favorite brownie recipe.

Prep Time	Cook	Total	Things you need
20 mins	Time30 mins	Time50 mins	Hand Mixer; 9x9 Baking Tin

Ingredients

Fudge Brownies

- 3/4 cup unsalted butter melted
- 2/3 cup semi-sweet chocolate chips
- 3 large eggs
- 1/2 cup unsweetened cocoa powder
- 1 1/2 cups granulated sugar
- 1 tsp vanilla extract
- 7/8 cup all-purpose flour 1 cup minus 2 tablespoons

Marshmallow Ghosts

- 1 1/4 tsp unflavored gelatin
- 1/2 cup granulated sugar
- black gel icing
- 1/4 cup cold water to be added to gelatin
- 1/4 cup water to be mixed with sugar

To Make The Brownies

- Preheat oven to 350 F and line a 9×9 baking pan with parchment paper. Allow parchment to hang over the side to use as handles later.
- Pour melted butter over chocolate chips in a bowl and allow to sit for a minute to soften chocolate. Stir with wooden spoon.
- Add eggs, cocoa, sugar and vanilla and stir.
- Stir in the flour just until no more traces of flour remain. Do not overmix.
- Scrape the batter into the prepared pan. Bake for 30 minutes, or until a toothpick inserted in the center comes out clean
- Allow brownies to cool in pan for at least five minutes. Use the parchment handles to lift the brownies out and onto a cooling rack. Allow to cool completely before piping on the marshmallow ghosts.

To Make The Ghosts

- Add the gelatin along with the cold water to a bowl. Set aside.
- Mix together the sugar and water in a saucepan over medium-high heat stirring until the sugar dissolves and the water starts to boil. Once boiling, stop stirring. Allow the sugar mixture to boil until the temperature reaches 238F on a candy thermometer.
- Combine the gelatin with the sugar using a hand mixer set to medium for 3 minutes. After 3 minutes, up the speed to high and mix until soft peaks form.
- Add the marshmallow to a piping bag and pipe straight onto the cooled brownies. Use a heavy squeeze towards the top of the ghost, then taper off and pull the marshmallow downward to create the “ghost” shape. Pipe on black gel icing for the eyes and mouths
- Allow the ghosts to set for 1-2 hours before slicing.

BUS SAFETY FOR DRIVERS

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

- Never pass a bus if it is stopped to load or unload children
- If the red lights are flashing and the stop arm is extended, traffic must stop
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus – Pennsylvania law requires at least 10 feet
- You must wait until the red lights have stopped flashing and the stop arm has been withdrawn before moving
- Do not move until all the children have reached a place of safety
- Be alert and slow down; children can be unpredictable

If convicted, violators of Pennsylvania's School Bus Stopping Law will receive a 60 day driver's license suspension, five points on driving record, and a \$250 fine.



Serving You as You Served Us

We are proud to provide services to current, former, and retired military and their families.



Through the Military and Veterans Health Program, St. Mary Medical Center is committed to providing respectful and culturally competent healthcare services in the following ways:

Providers and staff are trained in military and veterans health.

We identify patients who are military service members, veterans or their families

We welcome you. Your military background is part of who you are. At St. Mary, it's part of your healthcare, too.

We participate in all military insurance plans.

On behalf of all of us at Trinity Health, thank you for your service to our country. We're here to serve you.

Learn more at trinityhealthma.org/milvets



Halloween Safety Tips

Autumn is a wonderful time of year and comes with colorful Fall Festivals and Halloween Celebrations. It's always good to take precautions to make sure that all family members, including pets, enjoy a safe experience as well. The American Academy of Pediatrics provides some great advice to make Autumn time Safety time:

Costume Suggestions for Fall Parties and Trick or Treating

- Plan costumes that are reflective and brightly colored. Be certain that shoes fit well and that costumes are short. Long costumes can cause tripping, entanglement or contact with flame.
- When shopping for costumes, only consider materials that are flame-resistant.
- Instead of a mask that can limit eyesight, consider a decorative hat or non-toxic face make-up.
- Children and grownups should carry flashlights with fresh batteries when outside trick-or-treating
- Never use decorative contact lenses as part of a costume. These lenses can be dangerous and can cause infection.
- Children should be taught to never trick-or-treat alone. Go in a group or with a parent.

Safe Pumpkin Carving

- Never allow young children to carve their own pumpkins. Instead, ask your child to draw the face on the pumpkin that the parents can carve. Or decorate your pumpkin using colorful paints, glue, and accessories.
- Instead of putting a candle in your pumpkin, consider lighting your pumpkin with a glow stick or flashlight. If you prefer a candle, use a votive candle.
- Candle-lit pumpkins should be placed on a sturdy surface away from curtains and other flammable materials. Don't leave a candle-lit pumpkin unattended.

Making Your House Safe for Visitors

- When getting ready for visitors at your house, remove anything that a visitor could trip over in the dark. Make sure garden hoses, decorations, toys, and bikes are not in walkways or on porches.
- Make sure bulbs in outside lights are working, and change any burnt out bulbs.
- Restrain your pets so they are not tempted to follow visitors out of your yard. Restraining pets also provides safety for your visitors.
- Sweep any wet leaves away from walkways, steps, and porches to prevent slipping and falling.

Monitor Your Kids' Treats

- Though tampering is rare, inspect treats that come home from trick-or-treating or from holiday gatherings. Make sure nothing is spoiled, unwrapped, or looks suspicious in any way.
- Don't let children have unlimited access to festive candy and treats. Teach them to eat sweets in moderation only, and save some candy for another day.
- Keep candy, especially chocolate out of the reach of pets. Any type of candy is not good for pets, and chocolate can be lethal.



E-RECYCLING EVENT, SCHEDULED FOR SATURDAY, OCTOBER 8TH, 9:00 – 1:00PM

Newtown Township Parks & Recreation is holding an E-Recycling event with PAR Recycle Works. Recycle anything with a plug! Most items are FREE, some require a fee* (subject to change), please see list. Cash, Check or Credit Card is accepted. Please visit us @NewtownFun on socials or email recreation@NewtownPA.gov with questions.

WHERE: Newtown Township Admin Building, 100 Municipal Drive, Newtown, PA 18940

WHEN: RAIN OR SHINE Saturday, October 8th, 9:00 - 1:00 pm

FREE ITEMS: Printers, Mice, Keyboards, AV Equipment, Phones, Speakers, Motherboards, Hard Drives, Power Supply Wire (Chargers, connectors), Computer Batteries, Laptops, Gaming Equipment, Routers, Servers, Floppy Disks, Docking Stations.

***ITEMS WITH A FEE:**

Older CRT Monitors and TVs: \$35-\$75 (each, size varies)

Flat Screen TVs: \$25 each

Computer Monitors: \$5 each

Air Conditioners, Dehumidifiers, Air Purifiers: \$30 each

Microwaves:\$10 each



Special Italy Vacation

Special Offer for Newtown Grant Residents for 7 nights, 8 days to Rome, Sorrento, Naples, Amalfi Coast, Ravello and Capri . Available for November & December 2022

What is included:

- 7 nights in selected 4 star-hotels with full breakfast (3 nights in Rome, 3 nights in Sorrento, 1 night in Naples)
- Private guided visits with English speaking guides in Rome (Coliseum, Roman Forum, Vatican Museums and Sistine Chapel) – Pompeii – Naples; including all the entrance fees to the sites
- Welcome Dinner in Rome
- Full day excursion Amalfi Coast & Ravello
- Genuine lunch in Ravello
- Dinner and Show in Sorrento
- Full day excursion Capri
- Mozzarella cheese factory visit
- Typical lunch in Naples
- Tour by private chauffeured car for all transfers and excursions

This is for a minimum of 2 people to 20 people. These are private tours for your party. Contact the team below for more details.



**Are you ready for a unique authentic group travel experience
for your family, friends or business?
We can help you create a trip of a lifetime!**

**Contact the team at inspireus@miceport.com
or call 215-253-8924**

9 THINGS YOU SHOULD DO TO YOUR HOME BEFORE FALL STARTS

1. **Clean, or possibly replace, your gutters.** - You're so used to your gutters working properly, if they're clogged, you can end up with a flooded interior and damaged exterior. So clean them, and if necessary, replace them
2. **Check for drafts** - Heat loss through windows is responsible for 25-30 percent of heating energy us .
3. **Drain your outdoor faucets.** - Drain and disconnect all garden hoses from outside spigots to prevent any water freezing. Not doing this can result to pipes bursting
4. **Bring your outdoor furniture in.**
5. **Fix any cracks in your driveway** - When water gets into cracks it freezes, expands, and can make the crack even bigger. Enough small cracks can turn into big cracks, and eventually the concrete can crumble
6. **Change your filters** - If your filters are clogged, it's harder to keep your home at the temperature you want it too be which will increase your heating bills.
7. **Fertilize your lawn** - The best offense is a good defense.
8. **Test winter equipment** - Seriously, just check it all now and make your life easier later.
9. **Change your batteries** - Once a year you should be checking to make sure all smoke detectors and carbon monoxide devices are working.

Read more at [House Beautiful](http://HouseBeautiful)



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Marsha Marasco is currently the property manager for several clusters at the Newtown Grant Office working with communities for Society Place COA, Ravensview I & Ravensview II, and Estate IV, HOA.

She comes with Real Estate Management experience over three decades that began in California, then to the east coast to New York, New Jersey and Pennsylvanian. She is happy to share and remanence her 10 years overseas as a Facility Manager in Roma, Italia, Dinant, Belgium with the marketing office in London. She began with The Newtown Grant Association just as summer started this June and met those that come to enjoy softball and the pool season.

Marsha explains the enjoyment of working in property management came from the employment of working with Private Builders, Public REITs and Developers facing many challenges. She is exceptionally thrilled to be a team member under Supervisor Jessica Dziegrenuk, the Regional Director for First Service Residential.

You may contact her at 215-968-3789 Ext. #3.

“Greetings-Residents of Newtown Grant Clusters.”

When you hire a Landscaper, please make the arrangements for your weekly or monthly services to have them cart away dead branches, trimming branches and debris as part of your individual maintenance arrangements.

Please do not allow miscellaneous landscaping to be deposited on North and South Drive. The Master Association, including your Cluster, is not responsible and this includes your trash.

Do not bring your recycling or home trash to the Club House or Society Place Garbage Centers.

Townhomes and Single Homes;-please contact a local garbage hauler of choice for services. You may have an opportunity to change the size of your current container and request a smaller one or by-weekly services based on the family needs.

The green metal containers on a post located on North and South Drive are for your convenience when enjoying your walks throughout the community.

Thank you for your cooperation. Any questions, please contact The Property Manager's Office at the Club House. 215-968-3789

Thank you for your cooperation.



Hello Society Place homeowners;

Our community is taking a very aggressive commitment to upgrade the landscaping. The arborist along with the board are in the process of selecting a tree cutting business. Once the selection is made and a work schedule created further notification will be sent out to the owners.

The community is 30+ years old and the roofs were replaced approximately 23 years ago. We are at the beginning stages of addressing replacement of roofs and gutters. The board is looking at engineers, roofing companies, cost of materials, time needed for project, etc. The community will be kept informed and please come to our open meetings.



The master board has purchased new furniture for the club house. Please come out our game room and lobby to hang in.

Our goal is to maintain this property for our enjoyment and to protect our investment.

President Sandy Hyman for Society Place

President's Comments:

Greetings to our Homeowners at Ravens View I.

I am the President of our community and a homeowner for 26 years. I volunteered and became an Office of the Ravens View I-Board Of Directors now for 20 years.

It has given me an opportunity to meet so many of you over the years and a great feeling of accomplishment.

As your President, I would like to invite you to bring forward your experiences, ideas and interests by volunteering this year to join our existing board members. For this election we have two positions available, each a One Year Term. Soon you will receive a Candidate Form in the mail from First Service Residential.

The deadline to return the form to The Club House Office will be October 13th by midnight-attention Ravens View I, Property Manager Marsha Marasco.



The Proxy/Ballot will be mailed by October 14 with instructions.

The Election Date is Monday Nov. 14th @ 7pm. and it will be held in the Conference Room at the Newtown Grant Club House seating socially distant. Please bring your Proxy/Ballot and join us.

Thank you,

Tobi Forman-President

Dear Residents of Ravens View II.

It is my pleasure to greet all of you and see more people out enjoying the Newtown Grant Amenities that was offered over the summer.

To keep our community remaining in clean condition, it is important that all dogs be controlled outside of the home.

No dog should be off the lease and left alone outside at any time! If you have given responsibilities of hiring a Dog Walker they need to know the same Pet Rules.

All parties walking the dogs, pick up after the dogs at all times! Thank you,



John D'Aprile-

President

Property Managers Comments:

Dear Residents of Ravensview I:

As your property manager, I encourage all new homeowners when you have time to go to the Newtown Grant Master Community Website. www.NewtownGrant.org. Please scroll to the Townhome Communities listed and find our association. There you will find important information that may be necessary.

Please go to the main website page for the Calendrer and Events. If you would like to make reservations for private parties and need further information of the Club House Amenities including the Game Room which is located at the Club House and open all year for family members and guests. The contact number is 215-968-3789 Ext #2.

I am glad to hear over the summer months the pool did remain open and a success with Fox Pool Company even with the challenges of pool supply shortage and lifeguards in other surrounding communities due to COVID for the past two years. We have the largest Townhome Association here at Newtown Grant and I recommend you review the Rules and Regulations from time to time to keep our neighborhoods in compliance, safe and clean. It is important for all of us to be responsible of our surroundings and respect our neighbors.

It is very important to control your dog(s) immediately clean up after them and to confirm the dog walkers you hire when away understands the rules and regulations for PETS.

The leash should be less than 6 feet to avoid extending to other residents' walkway and front doors.

It is a beautiful time of year and the board and I wish everyone a delightful Fall Seasons.

My regards,

Marsha Marasco

Property Manger

First Service Residential Corporation

FREE Pre-K Program

NOW ENROLLING

for the 2022-23 school year



Pre-K Counts provides FREE pre-k education for eligible children at approved high-quality programs.

To be eligible for Pre-K Counts, a child must:

- be 3 or 4 years old by August 31 & living in PA
- have a family income at or below 300% of poverty (a family of 4 may earn up to \$83,250 per year)



United Way
of Bucks County



**For more
information
contact:**



**1400 Buck Road
Holland, PA 18966
267-685-0216**

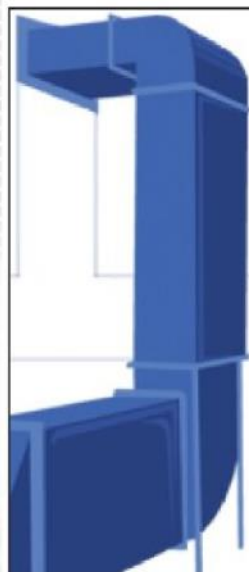
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BANQUET ROOM RENTAL



Did you know that you can rent out the Club House Banquet Room?

This is a great facility to rent with its own kitchen and furniture. Great for meetings, birthdays, celebrations and so much more...

Our Banquet Hall is available for Private Party and Event Rentals for Newtown Grant Residents. Rental Agreement and details can be found on our website: [https:// www.newtowngrant.org/club-house](https://www.newtowngrant.org/club-house)

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

For all event planning questions and scheduling please contact the Recreation Managers at Newtown Grant Clubhouse or email masterhoa@newtowngrant.org

Newtown Grant Homes Sold July & August 2022



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

There were 13 home sold in Newtown Grant during July and August.

Address	Type	Beds/Baths		Sold Price	Days on Market
15 Poppy Court	Detached Single	4	2-1/2	\$ 752,222	6
38 Snaodragon Drive	Detached Single	4	2-1/2	\$ 685,000	5
4 Crabapple Place	End Unit Townhome	3	2-1/2	\$ 565,000	5
131 Laurel Circle	End Unit Townhome	3	2-1/2	\$ 516,000	6
313 Monterey Place	End Unit Townhome	3	2-1/2	\$ 507,000	4
1 Ebony Court	End Unit Townhome	2	2-1/2	\$ 505,000	6
23 Camellia Court	Interior Townhome	3	2-1/2	\$ 467,500	5
44 Honey Locust Lane	Interior Townhome	3	2-1/2	\$ 460,000	7
35 Honey Locust Lane	Interior Townhome	3	2-1/2	\$ 425,000	8
93 Quince Circle	Interior Townhome	3	2-1/2	\$ 410,000	4
2 Sassafras Circle	Interior Townhome	2	2-1/2	\$ 401,000	5
601 Society Place	Condominium	2	2	\$ 319,000	6
609 Society Place	Condomonium	1	1	\$ 230,500	5
Source, Bright MLS, Newtown Grant settled sales July 1, 2022 through August 31 , 2022 Information deemed reliable; subject to errors omissions & canges					

Stay Up to Date on Newtown Grant Real Estate

Compare current Newtown Grant Listing Details & photos visit 24/7

www.bucksrelo.com/newtown-grant/compare/

Newtown Grant Homes Updated Daily

(Active, Pending and Sold)

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Gregory Kramer
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BREAST CANCER
AWARENESS MONTH



WHAT IS INCLUDED IN YOUR ADVERTISING?

- Advertising in the email Newsletter
- PDF version online/downloadable at www.newtowngrant.org
- Emailed to the Newtown Grant subscribers
- Posted on the Newtown Grant Blog -
- - Posted on Newtown Grant Facebook Page
- Supporting the local Newtown Grant Newsletter
- Offering local services to local people

We have 6 issues a year (January, March, May, July, September & November) and you can change your advert for each issue if you wish.

- Annual Full page (6 issues) \$1,200
- Annual Half page (6 issues) \$ 800
- Annual Quarter page (6 issues) \$ 400
- Annual Business Card (6 issues) \$ 200

Go to www.newtowngrant.org/advert

or

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