



The Newtown Grant Newsletter

Volume 5 Issue 3

May - June 2021

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www.newtowngrant.org



Email Addresses

- events@newtowngrant.org
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- 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)



SWIMMING POOL ANNOUNCEMENT - 2021

Attention Newtown Grant Residents:

1. We are happy to announce that we plan to open the pool this summer on Saturday, May 29th at noon.
2. The pool will be open weekends from May 29th to June 21st. The pool will be open seven days a week as of June 21st until Labor Day.
3. We are awaiting updated COVID guidelines from the Bucks County Health Department that will allow us to determine hours of operation, the extent of any capacity limitations, use of furniture, masking requirements, etc. Once received we will communicate the updated guidelines and resulting procedures for using the pool via email, on Newtowngrant.org and on our Facebook page.



Read more on Page 2 >

Memorial Day

Memorial Day is an American holiday, observed on the last Monday of May,



Read more on Page 14 >

NATALIE'S NOTES

It's almost summer! Ready to enjoy the warmer weather and the sun! We had a rough winter and I'm glad summer is almost here.

Here are some important reminders about Newtown Grant.

Who is My Manager? FirstService Residential manages the following clusters within Newtown Grant

Read more on Page 5 >

SWIMMING POOL ANNOUNCEMENT - 2021 *(CONTINUED FROM PAGE 1)*

April 28, 2021

Attention Newtown Grant Residents:

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3. We are awaiting updated COVID guidelines from the Bucks County Health Department that will allow us to determine hours of operation, the extent of any capacity limitations, use of furniture, masking requirements, etc. Once received we will communicate the updated guidelines and resulting procedures for using the pool via email, on Newtowngrant.org and on our Facebook page.
4. Each adult will be required to sign a waiver of liability, just like last year, as part of the pool pass validation process for themselves and for their minor children which holds harmless all parties involved (the Association, Board, FirstService, American Pool, TW Maintenance). Parents will sign for minor children.
5. Pool use is restricted to Newtown Grant residents in good standing, no guests will be allowed at this time.

Thank you for your patience and attention in this matter.

Feel free to contact management at 215-968-3789 with questions or comments.

Thank you and enjoy your day.

NOTE: We will adjust our policies as the guidance from the Health Department changes.

NEW KEY CARD SYSTEM & POLICY - 2021

As you may be aware, a new key card system was installed during the winter months at the Rec Center.

These cards and this system will replace the current picture pool passes. Picture passes will not be used this year at all. Only Key Cards.

A notice will be sent via email blast to everyone advising of the dates / times you can come to the management office to have your card(s) activated.

Please read through the policy thoroughly, and contact management if you have any questions



NEW KEY CARD POLICY - 2021 (CONTINUED FROM PAGE 1)

Please read through the policy thoroughly, and contact management if you have any questions

NEWTOWNGRANT NEW KEY CARD SYSTEM AND POLICY

APRIL 26, 2021

1. One Key Card will be issued for each member of each household, regardless of age.
 - 1.1. A new household member will be entitled to their first key card free of charge. Proof that the individual is a member of the household will be required (i.e. birth or adoption certificate, marriage certificate).
 - 1.2. Proof of age and address is required to obtain a key card.
 - 1.3. The following items are considered a valid form of proof of address:
 - 1.3.1. Driver's License
 - 1.3.2. Passport
 - 1.3.3. Utility Bills (Electric, gas, cable, internet, etc.)
 - 1.3.4. Tenants are required to provide a valid lease when obtaining key cards.
2. Unaccompanied access to the pool by minors will remain as stated in the pool policy.
3. Parents/guardians/head of household are responsible for keys for minor(s) members of the entire household and will have to determine if a child/dependent is responsible enough to handle and keep their own card, or if the parent will hold the card for them.
4. EVERYONE entering the pool, or any other NG Recreation facility needs to have their key card with them for access, including infants. No key card, no admittance, no exceptions.
5. Lost key cards can be replaced during normal recreation center business hours for a charge of \$10.00.
6. The individual who has lost the key card will not have access to any NG Recreation Facilities until the card has been replaced.
7. Lost cards shall be reported to the Manager immediately so that it can be deactivated. The manager can be reached at 215-968- 3789 immediately to report the lost card.
8. Policy for Key Card Deactivation:
 - 8.1. Key cards may be deactivated for any of the following reasons or by action of the Association Master Board:
 - 8.2. Sale of the property in Newtown Grant (no longer an HOA member)
 - 8.3. Delinquent on Assessment Fees, until the assessment fees are current
 - 8.4. Any violation of HOA Regulations until the violation has been corrected
 - 8.5. Causing damage to any HOA Property, until:
 - 8.5.1. the HOA is compensated for the damage/the damage is repaired,
 - 8.5.2. plus a minimum deactivation of 3 months after damage is repaired.
 - 8.5.3. Each repeated offense will result in a doubling of the deactivation period (ie 2nd offense will result in a 6- month deactivation, 3rd will be a year).
 - 8.5.4. A 4th offense will result in permanent loss of HOA Recreation Facility privileges.
 - 8.5.5. Sharing or other unauthorized use or misuse of key card - confiscation of key card at point of use, loss of privileges for 1 year, after which the card will be replaced after payment of the fee in place at the time of replacement



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ALIGNMENT

\$25 OFF

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COMPLIMENTARY AT THOMPSON



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



MANAGER'S NOTES - MAY 2021.

Who is My Manager? FirstService Residential manages the following clusters within Newtown Grant. Your manager is named next to each cluster.

- Heather Wood I - Heather Cameron
- Estates I - Heather Cameron
- Estates IV - Heather Cameron
- Raven's View I - Heather Cameron
- Raven's View II – Heather Cameron
- Willow Creek/Eagle Trace - Heather Cameron
- Newtown Grant Master Association (Common Elements) - Natalie Fries
- Society Place Condominiums – Natalie Fries



Continental Property Management (CPM) manages the following clusters and they can be reached by calling 215-343-1550. This information is on the website at www.newtowngrant.org. Click “WHAT CLUSTER DO I LIVE IN” on the home page and look up your unit address/street address on the webpage - www.newtowngrant.org/whats-my-cluster

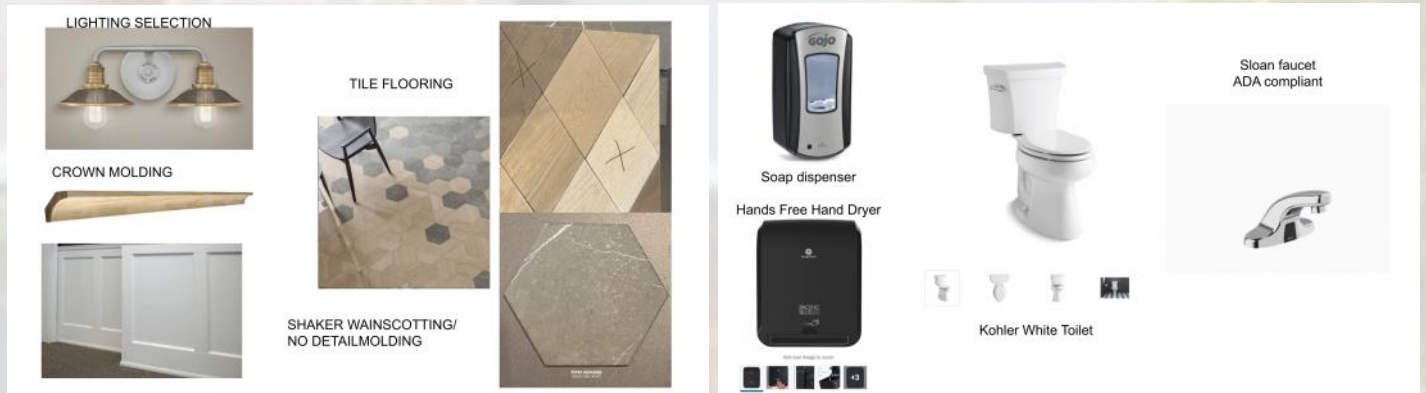
- Heather Wood II
- Eagles Point
- Estates II
- Fawn Hollow
- Pheasant Walk
- Quail Creek
- Whispering Woods

Exterior Modifications – please remember to complete an ERB Form for any exterior modifications BEFORE starting the project. Exterior modifications require BOARD APPROVAL. The forms can be found on the website under your CLUSTER website. Click on “MASTER BOARD AND CLUSTERS”, click on “TOWNHOME OR SINGLE□FAMILY HOMES” then select your CLUSTER. Remember that contractor signs are NOT permitted within the community.

Amended Pet Waste Resolution – The Master Board of Directors approved to amend the pet waste removal resolution pursuant to the Rules and Regulations for Newtown Grant HOA. You will find that the fine for anyone not picking up after their pet, can receive a fine of \$250.00 per occurrence. If you witness anyone not picking up after their pet, please notify the office in writing. A copy of the resolution is included in the newsletter for your review.

MANAGER'S NOTES - MARCH 2021 CONTINUED

Rec Center/Pool Renovations – the powder room inside the Rec Center are currently undergoing much needed renovations. They will be updated with new fixtures, tile floors, new paint and wall board. I'm excited to see how the project will turn out!



The basement at the Rec Center will be cleaned out and organized. The pool pavilions will be cleaned/power washed and painted along with some other areas at the pool. New tile and coping has been installed around the main pool, repairs to the plaster in the main pool, 2 new skimmers on the baby pool and acid washing has started. The pool will be a fantastic experience and will look beautiful!



2021 Pool Info – PLEASE VISIT OUR WEBSITE AT WWW.NEWTOWNGRANT.ORG FOR INFORMATION ON 2021 POOL SEASON. EMAIL BLASTS WILL CONTINUE TO BE SENT FOR ANY REMINDERS OR UPDATES. VISIT WWW.NEWTOWNGRANT.ORG/SWIMMINGPOOL

Recreational Events – Keep a close eye on emails about upcoming community events. You can visit our website or our Facebook page www.facebook.com/NewtownGrantHOA . All events can be found at www.newtowngrant.org/events. We are in the process of updating the website with pertinent information prior to the pool opening on Memorial Day Weekend!



Green Corner: A Few Tips to Make Your Backyard Garden Eco-Friendly

By Sherri A. Affrunti

As we have mentioned, gardening reduces stress, improves physical and mental health, and can help you create your own source of good nourishment! With Spring upon us, you might consider starting a backyard garden (whether in containers or in the ground), or planting some flowers for some backyard cheer. To the extent you can incorporate “sustainable” (i.e., eco-friendly) practices, you’ll use less chemicals and boost the richness of your home-grown food in both nutrients and taste!



Here are some tips to get you going:

- Consider container gardening for vegetables. Herbs grow particularly well in containers, and can be planted together. Cherry and grape tomatoes, along with a variety of other small vegetables, can also be grown in pots and can then be easily plucked to include in salads made at home. In cooler months, such as Spring and Fall, lettuce and other leafy green vegetables do well in containers.
- A popular sustainable gardening practice is composting of food and other natural waste for use as organic fertilizer. Instead of tossing dead leaves, flower heads, grass clippings, banana peels, coffee grinds and other biodegradable materials into the trash can, you can compost them into a nutrient-rich organic garden fertilizer. You can find more detailed tips from the EPA for composting at home online at <https://www.epa.gov/recycle/composting-home#basics>.
- Avoid the use of herbicides, and instead use organic methods to control your weeds and pests. For instance, you can pull weeds out by hand. Also, you can research the benefits of having certain plants proximate to others – for example, basil planted near tomatoes will make your tomatoes grow sweeter (and also help repel certain pests, such as the tomato hornworm). Marigolds planted near tomatoes will also deter pests.
- Planting lavender, mint, rosemary, basil, thyme, sage and parsley near your door will not only smell nice, but will repel insects (including ants!) from your entryway. Chives on your property will repel aphids and Japanese beetles – and both the chive leaves and the flowers are edible!
- After flowers and vegetables have matured, collect their seeds and store them in a cool, dry place for use the following year.
- Mulch your garden. Mulch has a number of benefits, including suppressing weeds, preventing soil from drying out, adding soil nutrients, preventing erosion, and adding to the beauty of the garden. When purchasing mulch, avoid the cheap, dyed mulches and instead opt for a natural much, such as once made of wood chips, bark or straw.
- Get creative (and cost-effective) with your garden markers! Instead of purchasing plastic markers from a store, recycle/repurpose items you already have. For instance, old silverware makes a fun and attractive marker for your plants. Pinterest has a number of additional, fun ideas for garden markers – including the use of popsicle sticks, wine corks or tin can tops.
- Incorporate a rain barrel into your garden to conserve water. There are a lot of resources, such as <https://www.diynetwork.com/how-to/outdoors/structures/how-to-create-a-rain-barrel> online, that will provide you a step by step guide on how to make one!



Newtown Grant Homes Sold 1st Quarter 2021



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There were 14 settled Newtown Grant resales January through March 2021.

Address	Type	Bedrooms/ Baths		Sold Price	Days on Market
80 Jonquil Drive	Detached Single	4	3-1/2	630,000	1
435 Mahogant Walk	End Unit Townhome	3	2-1/2	455,000	7
115 Quince Circle	End Unit Townhome	3	2-1/2	445,000	3
24 Cypress Place	End Unit Townhome	3	2-1/2	435,000	5
14 Aspen Court	Interior Townhome	3	2-1/2	415,000	4
431 Mahogany Walk	Interior Townhome	3	2-1/2	411,000	5
22 Birch Court	Interior Townhome	3	2-1/2	399,900	5
5 Nutmeg Place	Interior Townhome	3	2-1/2	390,000	30
41 Laurel Circle	End Unit Townhome	2	2-1/2	388,000	6
111 Broadleaf Place	Interior Townhome	3	2-1/2	387,000	28
22 Locust Lane	Interior Townhome	3	2-1/2	367,000	36
52 Laurel Circle	Interior Townhome	3	2-1/2	365,000	135
44 Redwood Lane	Interior Townhome	2	2-1/2	360,750	24
32 Camellia Court	Interior Townhome	3	2-1/2	350,500	12

Source, Bright MLS, Newtown Grant settled sales, January 1, 2021 through March , 2021

Compare Newtown Grant Listing Details

Active/Pending/Sold *(updated daily)*

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

**APPROVED RESOLUTION OF NEWTOWN
GRANT HOMEOWNERS ASSOCIATION
AMENDING PENALTIES FOR PET VIOLATIONS**

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, 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

(i) Enforce obligations of the Members and do anything and everything else necessary and proper for the sound management of the Property, including the right to bring or defend lawsuits to enforce the terms, conditions and restrictions contained in the Master Declaration, these By-Laws and any Rules and Regulations governing the Property or Members. The Board shall also have the power to levy fines against any Member(s) for violations of any of the foregoing. Except with regard to late payments, before any fine is imposed by the Board, the Member accused shall have been given notice and afforded an opportunity to be heard with respect to the alleged violation in a manner consistent with the principles of due process of law; and

WHEREAS, due to an increase in the frequency of pet violations, the Board of Directors has deemed it to be in the best interest of the Association to adopt, implement and enforce a revised fine schedule.

NOW THEREFORE, pursuant to Article V of the Bylaws, the Board of Directors hereby **RESOLVES** as follows:

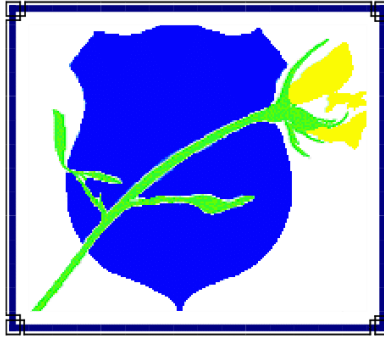
1. Section 18 (Pet Rule Addition), Paragraph (C) of the Rules and Regulations is hereby deleted and replaced with the following:

C. A violation of this Section shall be an infraction, the penalty for which shall be a minimum fine of Two Hundred and Fifty Dollars (\$250.00). The regular fine schedule can be found at the end of this document, page 8.

2. This amendment to the Rules and Regulations shall be effective upon distribution to the Unit Owners.

3. Except as provided herein, all other provisions of the Rule and Regulations shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officers of Newtown Grant Homeowners Association, have executed this Resolution this Wednesday of April 2021.



BUCKS COUNTY POLICE MEMORIAL CEREMONY

The Bucks County Police Memorial Committee invites all Bucks County residents to join us during Police Memorial Week as we honor the officers who have paid the ultimate price while protecting our communities

The ceremony will commence at 7:00 pm, May 17, 2021, St. Andrew RC Church, Swamp Road, Newtown, PA 18940.

The ceremony will begin with a procession of honor including Police Officers, Deputy Sheriffs and State Troopers.

If you have any questions, please call
Committee Chairman Director Rich Vona
Bucks County Law Enforcement Training
[215] 340-8410



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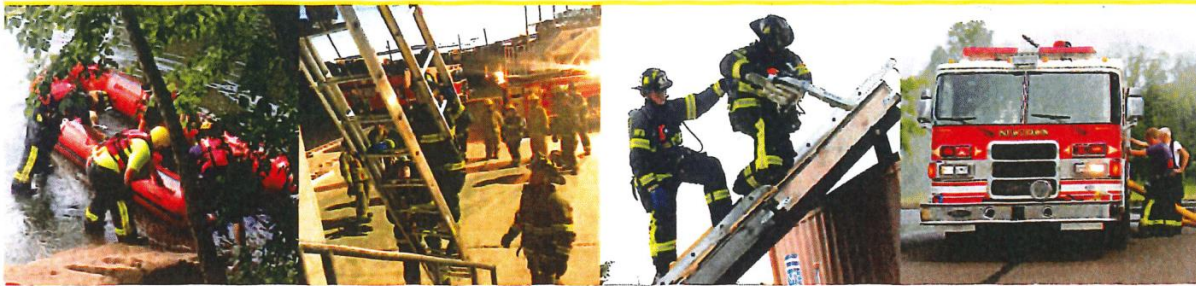
The Newtown Fire Association **NEEDS YOUR HELP!!** Facing added responsibilities caused by world events and local demographics, as well as an ever increasing populous, the Newtown Fire Association needs more volunteer members to supplement its staffing to better protect **YOU** and **YOUR FAMILY!**

No experience is required for new members, as all needed training will be provided by the NFA. While the hours are less than desirable (24/7), and the work is hard, the feeling of accomplishment and pride make it all worth it. But to add to that, the NFA offers a number of other benefits to its members including life insurance, training classes in most lines of emergency services, a paid per call system, and an in house fitness center. So, if you think you can make a difference, join your friends, neighbors, and local businessmen and women in protecting all you and your family have worked for.

JOIN THE NEWTOWN FIRE ASSOCIATION!

For additional information and applications go to www.newtownfire.com.

You can also like us on Facebook!



NEWTOWN FIRE ASSOCIATION

How can you help?

Whether responding to emergency calls, or volunteering in any other role, you would be a vital asset at Newtown Fire Association. Your help can make a difference and it also allows us to be prepared to help the community in emergencies.

Fire Emergencies – These firefighters are involved in the work necessary to save lives and keep the community safe, including search and rescue, ladder placement, and forcible entry.

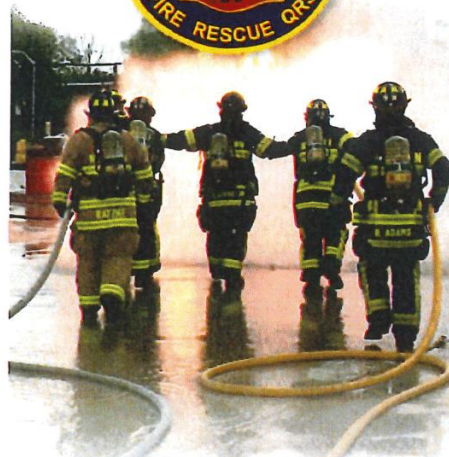
Rescue Emergencies – The rescue truck responds to specialized calls, including auto accidents, carbon monoxide alarms, and rescue calls.

Non-Emergency Operations – Help comes in all forms. Non-emergency volunteers help with administrative duties, operations support, and community outreach, just to name a few positions.

Junior Firefighter Program – For those at least 16-years-old who are interested in volunteering, there is a special program to get them ready for full membership at 18!

Do YOU have what it takes...to protect your community?

For additional information and applications go to:
www.newtownfire.com. You can also like us on Facebook



JOIN THE TEAM

**Your Community
Needs You!**

Memorial Day

Memorial Day is an American holiday, observed on the last Monday of May, honoring the men and women who died while serving in the U.S. military. Memorial Day 2021 will occur on Monday, May 31.

Originally known as Decoration Day, it originated in the years following the Civil War and became an official federal holiday in 1971.

Many Americans observe Memorial Day by visiting cemeteries or memorials, holding family gatherings and participating in parades.

Unofficially, it marks the beginning of the summer season.



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Churchville/Richboro
215-357-7000

Doylestown
215-345-1111

CHECK OUT OUR BLOG!

Have a look at our blog. We will be putting up some of the articles from the newsletter and some more information on Newtown Grant.

Take a look at the new blog here
www.newtowngrant.org/blog

UPDATE CONTACT INFORMATION

We are requesting that all owners and residents of Newtown Grant please log in / register with **Connect** and update your contact information.










This includes any changes in phone numbers or email addresses.

Please go to the Resident Portal at:

www.fsresidential.com/connect/learning-center





Mental Health Help During COVID-19		
Crisis Text Line  Text 'PA' to 741741	National Suicide Prevention Lifeline  1-800-273-8255	Preventing suicide in PA  preventsuicidepa.org/
Disaster Distress Helpline  800-985-5990	Get Help Now for substance use disorder  1-800-662-4357	Veterans in crisis  veteranscrisisline.net
PA's support helpline  855-284-2494	Coping with COVID-19 stress  bit.ly/covid-coping	COVID-19 resources  mhanational.org/covid19

ADVERTISE IN THE NEWTOWN GRANT NEWSLETTER:

Advertising Rates:

Business Card \$50.00

Quarter Page \$100.00

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Full Page \$300.00

Special rates available for annual advertising subscriptions. For all advertisements please email

marketing@newtowngrant.org or call for rates.

Send to: Newtown Grant, 360 Eagle Road, Newtown, PA 18940. Make checks payable to: Newtown Grant Master Association.

Call and ask about sponsoring an event or advertising **215-968-3789**