

Volume 9 Issue 6 November - December 2025

Newtown Grant
Homeowners Association

The Newtown Grant Newsletter

www.newtowngrant.org



Inside this edition:

Newtown Township Snow Removal Policy, Newtown Grant Solicitation, Newtown Grant Ranked 20th, Master Board Policy Amendment, Newtown Grant Sign Policy Amendment, Illegal Trash Disposal, Home Improvement Projects, Helpful Winter Drive Points, Dryer Fires, Chimney Safety and so much more



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

Email Addresses

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

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Blog

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2025 NEWTOWN GRANT IMPROVEMENT RECAP & HIGHLIGHTS:

Below is a year-end review of all the improvements made within Newtown Grant as we close out the year 2025. More improvements are scheduled to come in 2026.

Recreation

- Installed Pickleball Key Access Control System and Online Court Reservation System
- Reconstructed all four (4) Tennis Courts
- Partnered with Goodwill to offer a Yearly Donation and Electronic Waste Drive



Pool

- Purchased Robot Pool Vacuum
- All New Junior Pool Tables, Umbrella's and Umbrella Stands
- Added Wednesday Evening Weekly Aquacise Class
- Created Private Summer Swim Lessons
- Renovated Both Outdoor Pool Pavilions



Landscaping

- Removed all diseased and dying Bradford Pear Trees in the first tree line along South Drive
- Opened Up Site Line to Newtown Creek from South Drive
- Removed all diseased and dying Bradford Pear Trees in Marigold Entrance Islands and replaced them with new October Glory Red Maple Trees

Roads/Parking

- Seal Coated Recreation Walking Path from South Drive to Clubhouse.



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Saturday, October 18, 2025



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.



NEWTOWN GRANT CLUBHOUSE ELECTION POLLING LOCATION



The Newtown Grant Clubhouse will be an Election Polling location on **Tuesday, November 4th. Voting hours will be from 7:00am – 8:00pm** in the clubhouse banquet room.

DAYLIGHT SAVINGS AND SMOKE DETECTOR BATTERY CHECK

Daylight Savings- Don't forget to Fall Back your clocks one hour starting on **Sunday, November 2nd**. The sun will be coming out earlier which means it will get darker out sooner!

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





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How to purchase the sign up for all of these offers: Use the links OR go to www.yogasix.com/newtown > Memberships
Or call/text the studio at 267.493.0575 and we will be happy to help!

*Monthly members of YogaSix Newtown may also take classes at YogaSix Doylestown.

BANQUET ROOM RENTAL

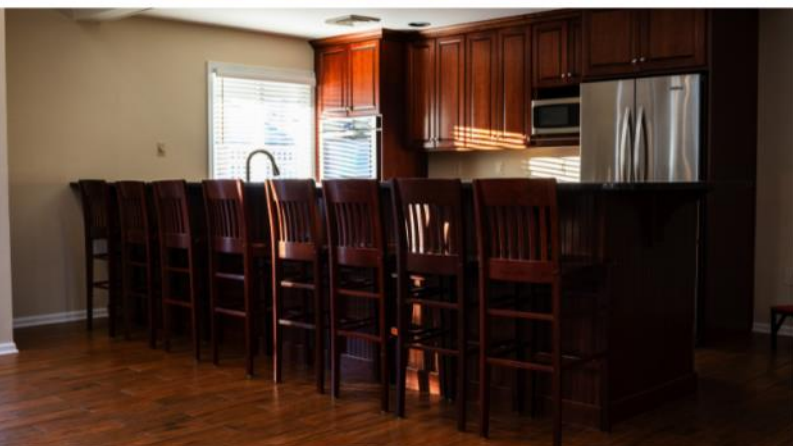
Did you know that you can rent out the Club House Banquet Room? This is a great facility to rent with its own kitchen and furniture. Great for meetings, birthdays, celebrations and so much more...

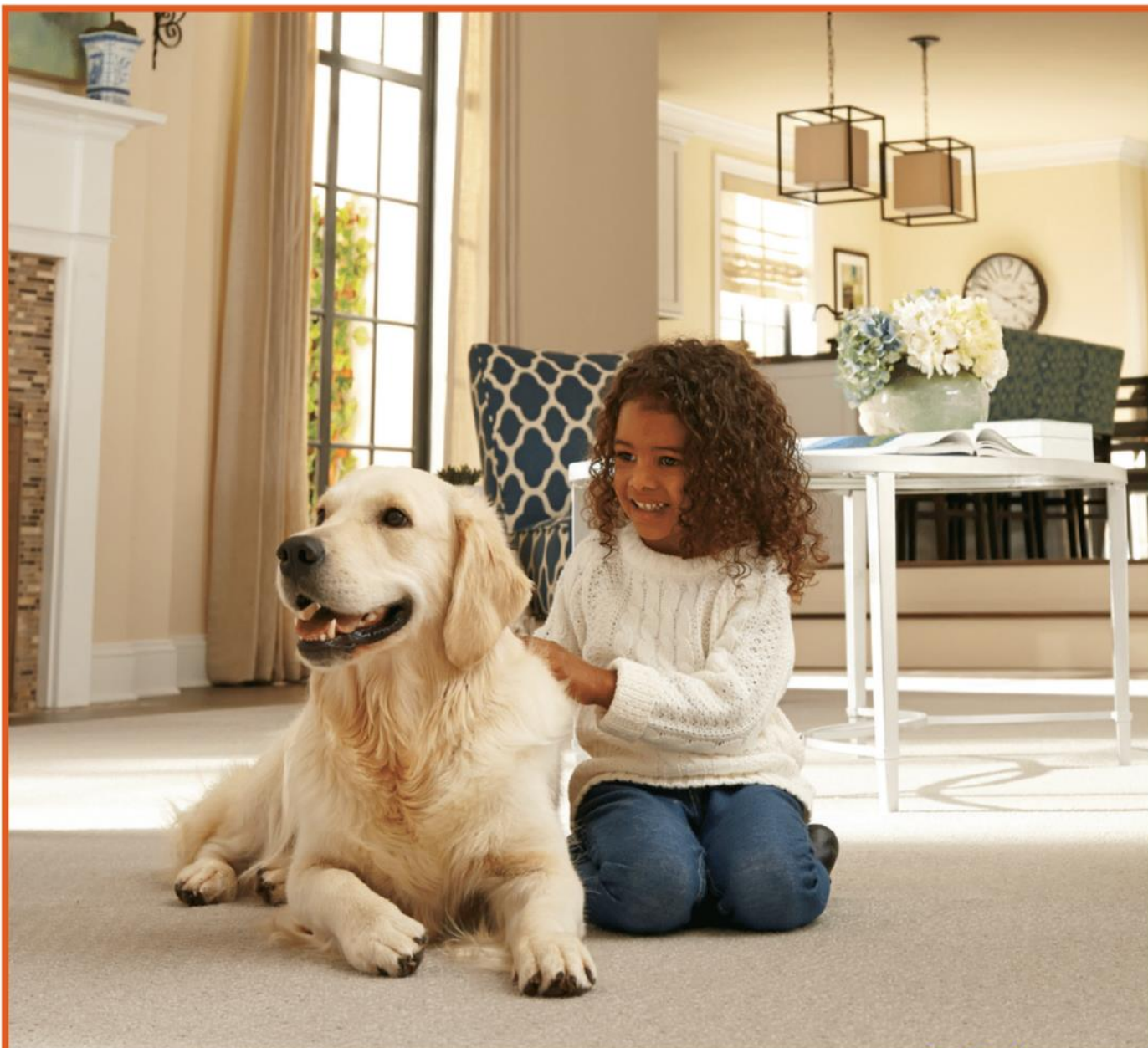
Our Banquet Hall is available for Private Party and Event Rentals for Newtown Grant Residents.

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





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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 for North, South, Marigold and Jonquil Drive as well as Honey Locust Lane and fifteen (15) miles per hour on all other streets. All STOP signs at intersections MUST be observed. This is enforced by Newtown Township Police Department.



Game Room & Clubhouse – Game Room is available Friday Night from 4:00pm-8:00pm, Saturday from 12:00pm-8:00pm and Sunday from 12:00pm until 7:00pm. Game Room features a Ping Pong Table, Foosball Table and Billiards Table. A valid identification card is required to provide to the recreation staff to access the Game Room.



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 Monday through Thursday from 10:00am until 4:00pm, Friday through Sunday from 12:00pm until 7:00pm

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. If you need immediate attention you can contact our FirstService Customer Care Center at 800-870-0010.



Environmental Review Board (ERB) Reminders for Exterior Home Improvements – As the 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 tie closed and be placed within trash bins with a top closure.
- Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 7:00 PM.
- Trash bins and recyclable trash containers shall be removed from the street returned inside as soon as possible, but no later than 9:00 PM on the day of pick-up.
- Society Place Condominiums use dumpsters and initiates an immediate and un-waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction.

Per Newtown Grant 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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Saturday, September 6th





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Join us for a hands-on class that teaches you two essential emergency response skills — empowering you to take action until professional help arrives.

♥ **CPR (Cardiopulmonary Resuscitation)** — Learn how to recognize cardiac emergencies, perform chest compressions, and give rescue breaths.

🩸 **Stop the Bleed** — Master simple, effective techniques to control severe bleeding and prevent life-threatening blood loss until professional responders are on scene.

Taught by our amazing first responders from the Newtown Ambulance Squad, led by Deputy Chief Kevin Gordon, this class will give you the confidence to act quickly and effectively when every second counts.

 **Date: Thursday, November 6**

 **Time: 7:00 PM – 9:00 PM**

 **Location: Newtown Grant Clubhouse**

 **Register at: www.newtowngrant.org/cpr-stop-the-bleed**

Empower yourself to make a difference — because every second counts!

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**Homeowners Association Clubhouse - Banquet Room
360 Eagle Road
Newtown, PA 18940**

**Thursday, December 11, 2025
2:00 p.m. to 7:00 p.m.**

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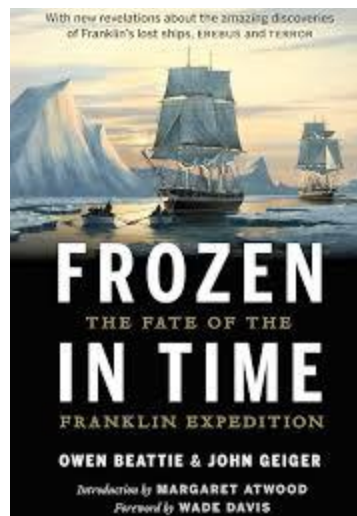
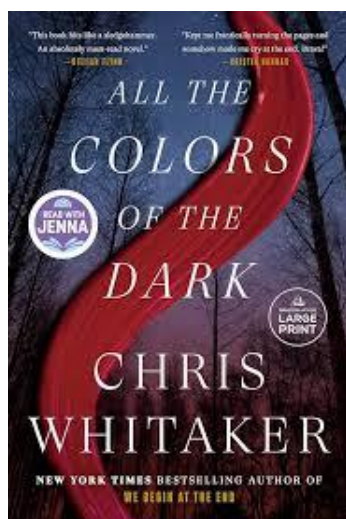
NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, November 11th and Tuesday, December 9th at 7:30 pm. at the Newtown Grant Recreation Clubhouse.

On November 11th, we will be discussing the book "All Colors Of The Dark" by Chris Whitaker

On December 9th, we will be discussing the book "Frozen In Time: The Fate of the Franklin Expedition" by Owen Beattie and John Geiger

If you are interested in joining our book club, please contact Andrew Bell at Atbell2@gmail.com.



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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.



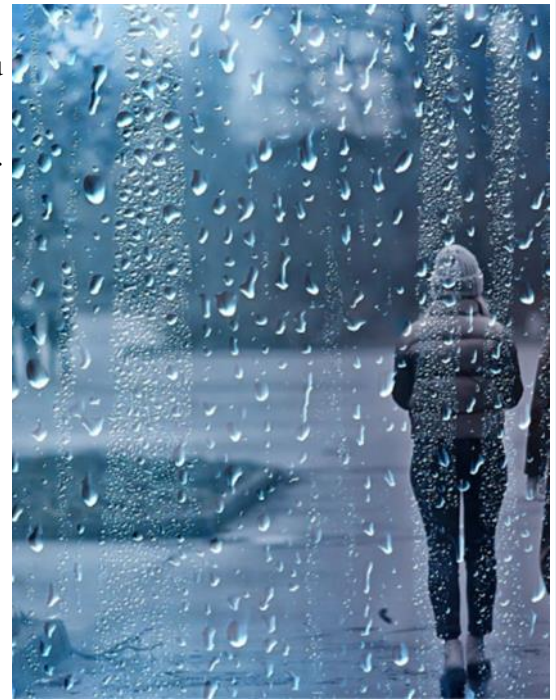
DOES WINTER GET YOU DOWN? IT MAY BE MORE THAN JUST THE WEATHER

Most of us rue the end of summer—sunny days, mild nights, vacations, the beach, ball games, picnics and so much more. Although fall and winter bring holidays, the warmth of a fireplace and football (actual and fantasy), for many people the winter months mark the return of seasonal depression.

It's known in medical circles as seasonal affective disorder (SAD), a type of depression that affects a person during the same season each year. If you get depressed in the winter but feel much better in spring and summer, SAD may be the culprit. Symptoms typically start in September or October and end in April or May.

Anyone can be affected by SAD, according to WedMD, but it is most common in:

- Women
- People who live in areas where winter days are very short or there are significant changes in the amount of daylight in different seasons.
- People between the ages of 15 and 55; the risk of SAD declines as we age.
- People who have a close relative with SAD. Like many other ailments, genetics can play a role.



Experts are not sure what causes SAD, but they suspect a lack of sunlight, which may upset your sleep patterns. It also may cause problems with a brain chemical called serotonin that affects mood. Symptoms may include feeling sad, moody and/or anxious; losing interest in your usual activities; eating more and craving carbohydrates, such as breads and pasta; gaining weight, and sleeping more and feeling drowsy during the daytime.

Treatments

Doctors often prescribe light therapy to treat SAD. There are two types of light therapy:

- Bright light treatment. For this treatment, you sit in front of a “light box” for half an hour or longer, usually in the morning.
- Dawn simulation. For this treatment, a dim light goes on in the morning while you sleep, and it gets brighter over time, like a sunrise.

Other treatments can include antidepressants and counseling.

There are many articles online about SAD—check out Wikipedia and the Mayo Clinic or type “season affective disorder” into your browser.

PICKLEBALL COURT KEY ACCESS AND COURT RESERVATION SYSTEM

Please be advised 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, in an effort to eliminate usage of the courts from outside groups, access to the Pickleball Courts will be granted only with an access control key card (similar to the outdoor pool). If you already have an access 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 renters 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 in the Recreation Managers Office (located on the 1st floor of the clubhouse) on Friday Nights from 4:00pm-8:00pm, Saturday and Sunday from 12:00pm-7:00pm.



VETERAN DISCOUNT CARDS

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

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



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

Veterans General Contact Links:

- www.va.gov
- <https://www.1010ez.med.va.gov> Medical Benefits
- <http://www.va.gov/HEALTHBENEFITS/cost/financialhardship.asp>.
- <http://vetrecs.archives.gov> DD 214
- www.lasp.org Legal Aid of Southeastern PA
- Form SF 180 to obtain Military Medal. VA website or VA office.
- Pennsylvania Dept of Military and Veterans Affairs: www.dmva.pa.gov

Philadelphia office – VA Center 215-381-3040 and toll free 866-754-8637

- Bucks County Veterans Affairs, Doylestown, PA:

Dan Fraley, Director 215-345-3307 or Betty Carleo, Veterans Asst: 215-345-3885 (Bucks County Veterans Bus to VA Medical centers) call Betty 2 week before your appt.

- Levittown Location: Lynn Hanes Veterans Asst. 267-580-3560
- Dental Care: HealthLink Dental Clinic, Southampton, PA 215-364-4247 Call for Income thresholds.
- Career Links of Bucks: 1260 Veterans Hwy, Bristol, PA 215-781-1073 Employment opportunities, ask for Veterans Coordinator

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

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.



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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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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WINTER DRIVING HELPFUL HINTS!

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

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

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



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

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

NON-SUMMER SEASON CLUBHOUSE HOURS

Our non-summer season clubhouse hours are as follows:

Monday – Thursday: 8:30am-4:30pm

Friday: 8:30am – 8:00pm

Saturday: 12:00pm – 8:00pm

Sunday: 12:00pm – 7:00pm

Game Room will be available Friday Nights from 4:00pm – 8:00pm and also on weekends during.



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.



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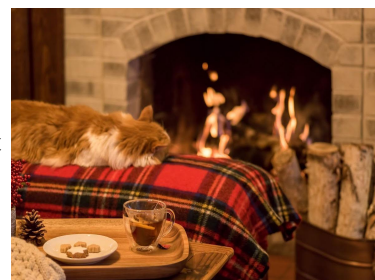
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CHIMNEY SAFETY

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

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

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



When in doubt, consult a licensed engineer or contractor. For the name of an inspector, call your insurance or mortgage company. Remember, disasters can happen even in the best of homes. That's why every home should be equipped with carbon monoxide and smoke detectors. Here are a few tips:

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

For more information, visit www.usfa.dhs.gov/smokealarms.

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NEWTOWN TOWNSHIP SNOW REMOVAL POLICY AND PROCEDURES:

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

Application of Salt to Road Surfaces

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

Snow Removal and Plowing

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



PennDOT will maintain state roads such as the Newtown Bypass, Stoopville Road, and Swamp Road. For a complete list of state roads please visit our road management page. (<https://newtownpa.gov/newtown-township-department-of-public-works/management-of-roads-within-newtown-township/>) Our current fleet consists of 8 combination spreader and plow trucks of various sizes. In addition, the township maintains access to 3 pickup trucks and 3 tractors operated by part time staff, as well as 8 additional contract trucks.

Resident Guidelines During a Snow Storm

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

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

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

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

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

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

Parking During a Snow Storm

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

Snow Removal from Sidewalks

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

Public Emergencies

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

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

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

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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 RANKED 20TH AS MOST EXPENSIVE NEIGHBORHOODS FOR HOUSING IN PENNSYLVANIA

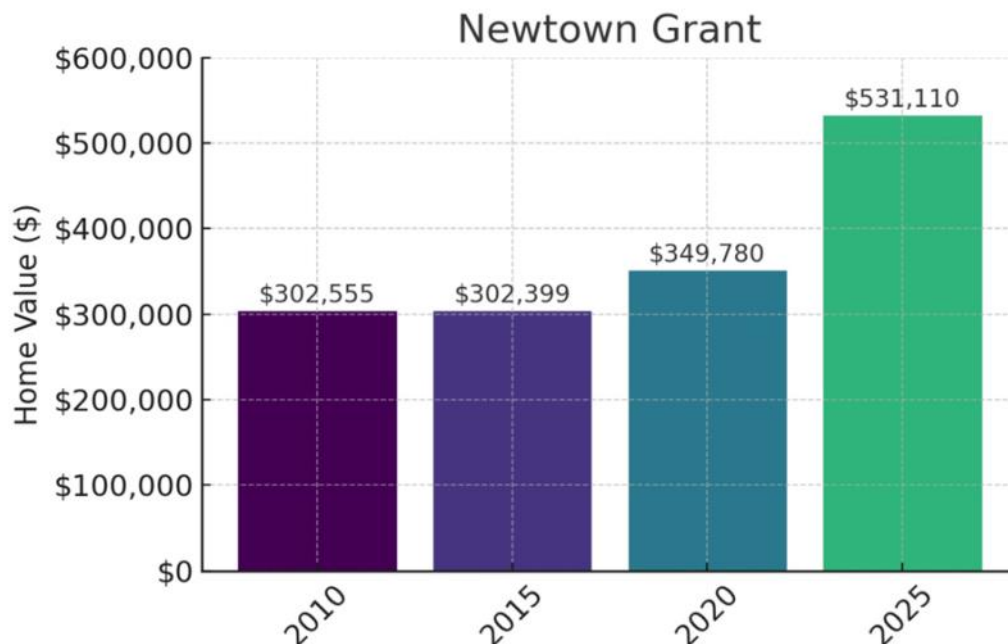
Pennsylvania's real estate market reveals fascinating investment patterns that defy conventional wisdom. Per Home Stratosphere, after analyzing 15 years of data via Zillow across thousands of neighborhoods shows not just where wealth concentrates, but how dramatically fortunes have shifted since the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

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

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



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www.CleanCanCrew.com 267-247-8249

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

Prices are for 2 trash cans cleaned

Trash Can Before



Trash Can After



STAY WARM SAFELY THIS WINTER

Did you know heating equipment is one of the leading cause of home fire deaths? With a few safety tips and precautions, you can prevent most heating fires.

- Keep anything that can burn at least three feet away from heating equipment, like the furnace, fireplace, wood stove or portable space heater.
- Have a three-foot “kid-free zone” around open fires and space heaters.
- Never use your oven as a heater.
- Have a qualified professional install stationary space heating equipment, water heaters or central heating equipment according to the local codes and manufacturer’s instructions.
- Have heating equipment and chimneys cleaned and inspected every year by a qualified professional.
- Turn portable heaters off when leaving the room or going to bed.
- Use the right kind of fuel, specified by the manufacture, for fuel burning space heaters.
- Ensure the fireplace has a sturdy screen to stop sparks from flying into the room. Ashes should be cool before putting them in a metal containers. Keep the container a safe distance away from your home.



Portable Space Heaters

When the weather turns cold, it can bring a chill into our homes. Portable space heaters have become a popular way to supplement central heating or heat one room. If you plan to use portable electric space heaters, make sure to follow these tips and recommendations:

- Purchase a heater with the seal of a qualified testing laboratory.
- Choose a heater with a thermostat and overheat protection.
- Place the heater on a solid, flat surface.
- Make sure your heater has an auto shut-off to turn the heater off if it tips over.
- Keep space heaters out of the way of foot traffic. Never block an exit.
- Plug the heater directly into the wall outlet. Never use an extension cord.

TIPS FOR WINTER

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time sensitive tasks first.

Here's a simple checklist from the association to help you get a jump on winter.

Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Clean chimneys and flues.
- Remove items near heat vents.
- Place nonskid runners or doormats outside to help keep water, sand, and salt out of the house.

Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs or block light.
- Examine outdoor handrails and tighten if needed.
- Turn off electrical breakers for outdoor equipment.
- Close hose bibs.
- Clean out gutters and downspouts.
- Clear yard drains.
- Spray outdoor locks and hinges with lubricant.
- Stake driveway and walkway edges that may be difficult to find under deep snow. Assemble, stockpile or refresh winter supplies:
- Batteries
- Candles and matches
- Ice melt and deicer
- Sand
- Snow shovels



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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
Skipack – 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.

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

Per Newtown Grant, Newtown Township and the State of Pennsylvania:

- No pet shall be permitted to run at large or to roam without a leash on any lands other than its owner's land.

Additionally, per the State of Pennsylvania: "All dogs must be under control not be allowed to run at large. Dogs are personal property, and owners responsible for damages caused by their dog."

<https://www.agriculture.pa.gov/Animals/DogLaw/pa-dog-laws/Pages/default.aspx>

Anyone observed of having their pet off leash-off their personal property will be subjected to a \$100.00 Newtown Grant Homeowners Association fine and a \$350.00 fine from the Township and State of Pennsylvania.



Dog Park at Core Creek Park:

For those owners/residents who are looking for an off-leash venue for your dog to run at large or roam around without a leash, Core Creek Park which part of the Bucks County Parks and Recreation department has a beautiful dog park. Amenities include benches, landscaped pathways, water fountain, restrooms, convenient parking, waste bags and waste stations. Core Creek Park is a short 10-15 minute drive from Newtown Grant.

Bucks County residents can register and purchase a key fob which will allow you access to the dog park from dawn and until dusk. Dogs must also have a valid Bucks County registration and be up to date with vaccinations.

For additional information regarding the Dog Park at Core Creek Park, please visit the following link: <https://www.buckscounty.gov/Facilities/Facility/Details/OffLeash-Dog-Park-47>



Newtown Grant Pet (Dog) Waste Policies:

Any person owning or having the care, custody, possession, or control of a dog(s) while off the person's premises shall have in their possession the equipment necessary to remove the dog's fecal matter and shall so remove such fecal matter deposited by their dog(s) before the owner leaves the immediate area where the fecal matter deposited. Pets shall NOT be walked between buildings (rear or side yards) except in case where side yard is completely private. Pets may be walked in designated areas on the perimeter of the Community. Please dispose of pet waste in the designated trash cans on North/South Drive and Jonquil Drive or in your own garbage can only.

A violation of this Section shall be an infraction, the penalty for which shall be a fine of One Hundred Dollars (\$100.00), which shall be assessed for a first offense of a violation of this section and Fifty Dollars (\$50.00) for each occurrence thereafter. These fines will not be waived.



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A Woman's Place

A PLACE FOR ANYONE SURVIVING DOMESTIC VIOLENCE

Our friends at A Woman's Place (AWP), founded in 1976, is the only domestic violence community benefit organization in Bucks County, Pennsylvania. AWP provides a full range of programs and services to individuals experiencing domestic violence, their children, and the community. They are in need of some donations if you can:

Current Needs

- **Non-Perishable Food**
 - Microwave Shelf Stable Meals (Easy Mac, Chef Boyardee, etc.)
 - Single Pack/Kids' Snacks
 - Shelf Stable Juice
 - Canned/Kids' fruit cups
 - Hot and Cold Cereal (Adult and Kids') and other breakfast items
 - Hearty Soups
 - Pasta Sauce
 - White Rice (1-2 lb bags)
- **Gift cards (\$25 increments preferred): Grocery, Walmart/Target, Amazon, Dollar Tree**
- **Queen sheets, Queen and Full comforters, Pillows**
- **Bath Towels**
- **Laundry Detergent (esp. Pods)**
- **Paper Towels**

Other Accepted Items

- Women's and Children's Clothing (New All Sizes, Day / Night Clothing)
- Lotion (For sensitive skin)
- Deodorant, Razors
- New Bed Bug Covers (Twin, Full, Queen)
- Plates, Plastic Utensils
- Large solo cups / Plastic cups
- Toothpaste (Child/Adult)
- Cleaning Products
 - All-Purpose Spray, Toilet Cleaner
- First Aid Kit Items
- Pack 'n Play (*please contact us first*)
- Over-the-Counter Medicine (Adult & Kids)
- Sizes 4, 5, & 6 Diapers, Baby Wipes
- Sandwich and Storage Bags
- 1-ply Toilet Paper

Amazon wish list

https://www.amazon.com/hz/wishlist/ls/1O44SW7FOE7ET?ref=abls_nvfly_yl



General Online Donation link:
<https://givebutter.com/AWP>



AWP Amazon Wish List

SNOW REMOVAL: WATCH YOUR BACK

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

- Before the first snowfall is predicted, make sure you have a proper shovel. The best shovel is one that is light weight, ergonomic and has a curved handle. Your shovel should also be long enough so that you can avoid bending over while shoveling and short enough so that the load on the blade when you lift it is close to your body.
- Make sure that you have other essential equipment, like warm, waterproof and skid-proof boots, as well as gloves, a hat, a coat and sunglasses to protect against glare.
- Warm up before you start shoveling by walking around for five or 10 minutes, then stretch your arms, legs and back.
- If possible, shovel when the snow is fresh rather than after it has been packed down and is heavier.
- If the area you need to clear is large, shovel in stages starting with the most critical path first.
- Switch hands often, and keep your hands separated with one hand closer to the blade.
- Keep the loads light, rather than piling large amounts of snow on your shovel blade. If the snow is deep, shovel in layers.
- Avoid bending and twisting as you lift, and empty each shovel full of snow. When possible, push the snow to one side as you clear the path.
- Avoid throwing snow off the shovel blade, especially over your shoulder.
- Take a break every 15 or 20 minutes to straighten and stretch your back.
- Stay hydrated.





Circle of Friends Preschool

is now enrolling for the 2025-26 School Year

They have:

- Transitional Kindergarten - for those children who need an extra year before heading to kindergarten or who just missed the cut off
- AM and PM 4s
- AM and PM 3s
- AM Drop Off 2s
- Team Toddler (Toddlers with a grown-up)

For information Call 215-598-9445 or Visit

www.CoFPreschoolNewtown.org



Circle of Friends Preschool and Enrichment Programs is a non-profit preschool and is a mission of the Anchor Church



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