

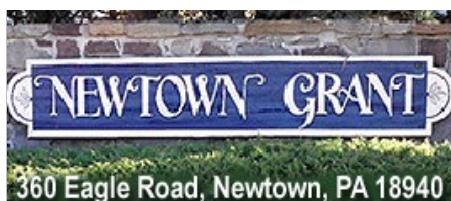


The Newtown Grant Newsletter

Volume 2 Issue 2

March - April 2018

Tel: 215-968-3789
www.newtowngrant.org



Email Addresses

- events@newtowngrant.org
- suggestions@newtowngrant.org
- intheloop@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)



EASTER EGG-STRAVAGANZA!



Easter is the only time it is okay to put your eggs all in one basket!

It is that time of the year again, and we couldn't be more **EGGcited!**

Bring your kids down to the Clubhouse on Saturday, March 24th for The Annual Newtown Grant Easter Egg Hunt! Activities start at 12 pm. Make sure each child has their own basket to collect Peter Cottontails goodies that he has left behind!

To register, click here <http://conta.cc/2sNII0M>, or visit the Events page of our website www.newtowngrant.org/events or email us at Easteregg hunt@newtowngrant.org



Easter Egg Hunt rain date will be Sunday March 25th @ 12pm. Email will be sent to all registered if needed. **Please email us of any food allergies so we can plan accordingly.**

THE JACK REPCHECK SOFTBALL LEAGUE



Come and enjoy a summer of fun, laughs, and competitive softball with your fellow neighbors and friends!

Join The Jack Repcheck Softball League!! Newcomers are always welcome and encouraged!

Register here <http://conta.cc/2EXrwL3> or on our website at www.newtowngrant.org/events and available by March 1st with a \$55 registration fee that can be paid online.

Any questions please contact Recreation Manager Shannon Harbison @ Shannon.harbison@fsresidential.com

QUESTIONS & ANSWERS

Do you know that there is a section on our website where you can get answers to your frequently asked questions such as :

- What are the clubhouse hours?
- What does the association fee cover?
- When does the Newtown Grant Master Board of Directors Meet?
- Is trash service included in the Association fee?



Take a look at the web page www.newtowngrant.org/faq.

YOU CAN JOIN OUR EMAIL LIST AND STAY IN CONTACT IN DIFFERENT WAYS:


It's easy to join Newtown Grant's email list!

Just send your email address by text message:

Text
NTGHOA
to **22828** to get started.



Message and data rates may apply.

facebook 

facebook.com/NewtownGrantHOA

Join Our List
Tab

Newtown Grant

Newtown Grant



www.newtowngrant.org

IF YOU THINK PICKING UP DOG POOP IS UNPLEASANT, TRY DRINKING IT!

By recent estimates, there are now more than 84 million dogs taking up residence in the United States today. Collectively, these pooches deposit upwards of 62.7 million lbs. of waste every day and 22.9 trillion lbs. of waste every year – the vast majority of which is left sitting in backyards, parks, and sidewalks, across America.



Unbeknownst to many, dog poop is more than just a gross and unsightly mess with a penchant for ruining your day (and shoes) – it's an environmental pollutant and a human health hazard. When left un-scooped, waste eventually breaks down and washes into the water supply, polluting our rivers, streams, creeks and other local waterways.

Dog waste is more than just a gross and unsightly mess. It's also a breeding ground for infection – especially in dog parks and other areas where dogs frequently gather. Bacteria, worms and other parasites thrive in the waste until it's cleaned up or washed into the water supply. Giardia, ringworm, roundworm and E. coli are examples of such inhabitants, all of which are commonly found in dog feces and are easily transferable upon contact.

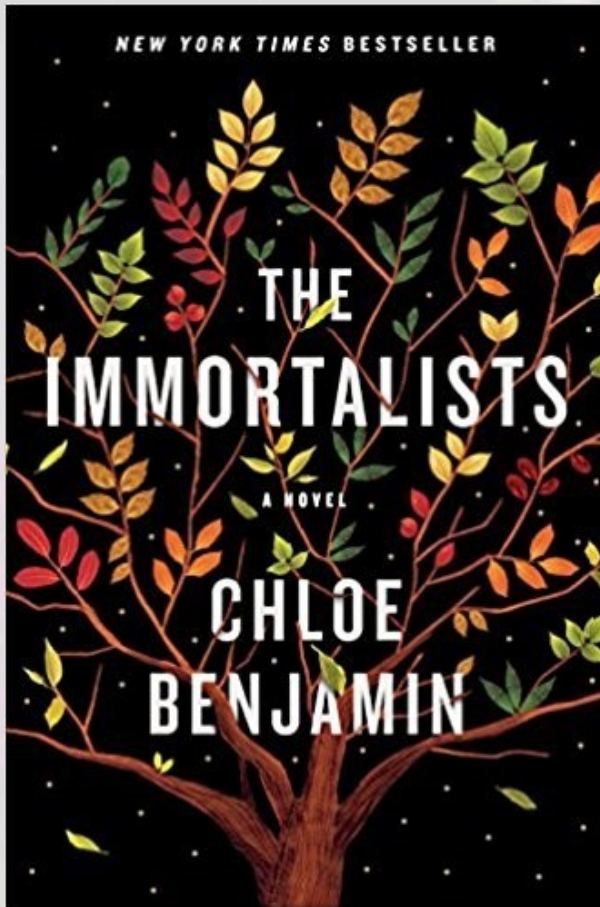
When pets become sick, contagions are often times passed through their deposits into their own yard. The longer infected dog waste stays on the ground, the greater a contamination becomes, and when this waste is not picked up, pets have a high risk of catching the infection over and over again.

Roundworm, for example, is one of the most common parasites found in dog waste and it can remain infectious in contaminated soil and water for years.



The best thing pet owners can do to help keep their furry loved ones healthy and safe is to pick up after them and to do so in a timely manner. (www.doodycalls.com)

Wednesday Night Book Club



Our 1st Book Club meeting was a success and we are so excited about the next one!

BYOBeverage and snacks to share. The book selected will be discussed in detail on **March 22nd in the banquet hall from 7pm-9pm!**

The Immortalists by Chloe Benjamin

From Amazon:

It's 1969 in New York City's Lower East Side, and word has spread of the arrival of a mystical woman, a traveling psychic who claims to be able to tell anyone the day they will die. The Gold children—four adolescents on the cusp of self-awareness—sneak out to hear their fortunes.

The prophecies inform their next five decades. Golden-boy Simon escapes to the West Coast, searching for love in '80s San Francisco; dreamy Klara becomes a Las Vegas magician, obsessed with blurring reality and fantasy; eldest son Daniel seeks security as an army doctor post-9/11; and bookish Varya throws herself into longevity research, where she tests the boundary between science and immortality.

A sweeping novel of remarkable ambition and depth, *The Immortalists* probes the line between destiny and choice, reality and illusion, this world and the next. It is a deeply moving testament to the power of story, the nature of belief, and the unrelenting pull of familial bonds.

Sign up here-----> <http://conta.cc/2sNuYmB>

REPORT ALL POTHOLES

Spring is almost here and the snow is melting. Which isn't good news for your tires. This time of year, you can expect potholes to pop up on local roads. Potholes develop as repeated freezing and thawing destroy durability of the road, causing it to crack.

Report all potholes to Newtown Township Public Works for Repair, 215-968-2800 extension 246, and they will dispatch a representative to evaluate the damage for repair. Or go to www.newtownpa.gov/report-a-concern-to-newtown-township.



MEET HEATHER CAMERON

Meet Heather Cameron, the latest addition to the Management Family at Newtown Grant HOA! Heather will be managing Estates I, Estates IV, Heather Wood I, Ravens View II, and Willow Creek – Eagle Trace. Heather hails from New Jersey where she is a lifelong resident. Heather attended Delaware Valley University and holds a professional license in Esthetics.



Heather joined the Property Management industry in 2012 when she stepped into her role as an Administrative Assistant overseeing a large Active Adult community. She enjoyed the position immensely and after four years Heather was promoted to Assistant Community Portfolio Manager. In this position, she learned the ins and outs of managing multiple communities as well as multi-family communities such as condominiums and townhomes. Heather is a relationship-minded individual who prides herself on providing customer service excellence to the communities she manages. When asked what her favorite part of Community Association Management would be, she responded, “I love interacting with residents on a daily basis, and on-site management is the most enjoyable for me. I truly enjoy building relationships with my residents.”

When she is not on-site at Newtown Grant, Heather can be found spending time with her children. She may also be found sitting along the Delaware River reading or listening to music or watching her favorite television series This Is Us.

Please feel free to stop by and welcome Heather to Newtown Grant!



KELLERWILLIAMS®
REAL ESTATE

Kathy Harbison, Realtor

Office: 215-757-6100 Ext. 325

Cell: 215-478-3926

Email: kharbison@kw.com

Website: www.harbisonhomes.com

584 Middletown Blvd. Suite A50
Langhorne, PA 19047



Each office is independently owned and operated



Proud Sponsor of **Newtown Grants 2018**
Easter Eggstravaganza!



Pretty in Paint is coming to Newtown Grant!

Ladies and gentlemen, come enjoy a relaxing evening painting and enjoying an adult beverage, while a highly qualified artist will walk you through a wonderful piece (previewed in this article) that has been chosen by Newtown Grant from their extravagant gallery.

Each painted monogram will be completely personalized with their own initial to complete their beautiful painting. Everyone will leave with their brilliant masterpiece, ready to hang, along with a sense of pride and self-accomplishment. It is Pretty in Paint's belief that it is much more fun to learn a new hobby or find a new passion at a party as opposed to a class. No pressure and no competition ... just you and great company having a great time. Please feel free to bring your own bottle of wine, or preferred adult beverage to enjoy during!



When: May 4th starting @ 7pm

Where: Newtown Grant Club House

Cost: \$35 per guest

Sign Up: <http://conta.cc/2EYuTRW>

DON'T FORGET ABOUT THE ERB



All outside changes to your home must be pre-approved by your cluster Board of Directors prior to starting your project. Projects include, but are not limited to new roof, landscaping, window and door installation, fence installation, painting, siding, decks, patio, etc.

Each cluster has their own ERB form that you can download from the website at www.newtowngrant.org or call your Property Manager!!

Environmental Review Board (ERB) forms usually take 30 days to complete during the busy spring season. Please be sure to include all measurements, color samples, contractor insurance, pictures and descriptions to help accelerate the process.

ERB approval is in addition to any Newtown Township permits that may be required. Please check with Codes and Zoning, 215-968-2800 or <http://www.newtownpa.gov/newtown-township-department-of-codes-zoning/>

Obtaining ERB approval before making changes protects you and the need to redo any improvements!!

St. Patrick's Day Recipes - March 17

BEEF & GUINNESS STEW, FROM GUINNESS STOREHOUSE EXECUTIVE HEAD CHEF, JUSTIN O'CONNOR

Ingredients:

- ♣ 200ml of GUINNESS® Foreign Extra Stout
- ♣ 400g stewing diced beef
- ♣ 1 medium onion - diced
- ♣ 1 large carrot - diced
- ♣ 1 large celery - diced
- ♣ 1 large parsnip - diced
- ♣ 1 Litre of thick beef stock
- ♣ Sprigs of fresh thyme and rosemary
- ♣ Champ potato (creamed mash potato)
- ♣ Spring Onion



Method:

- ♣ Stir fry the beef, add the vegetables and cook till tender, then pour the GUINNESS and reduce by half.
- ♣ Add the beef stock and herbs and simmer very slowly for between an hour and an hour and a half.
- ♣ Serve with the champ potato and honey roast carrot and parsnip.
- ♣ Tip – This stew is always better made one day in advance!
- ♣ Recipe by Gilroy's Restaurant at Guinness Storehouse, Dublin

GUINNESS CHOCOLATE MOUSSE RECIPE

Ingredients:

- ♣ 7 Egg Whites
- ♣ 7 Egg Yolks
- ♣ 330g Dark Chocolate
- ♣ 70g Sugar
- ♣ 160g Butter
- ♣ 100ml Guinness Reduced By Half



Method:

- ♣ Melt the chocolate with the butter and reduced Guinness over a bain marie and leave to one side.
- ♣ Whip half the sugar with the egg yolks till ribbon stage and leave to the side. Whip the other half of the sugar with the egg whites to make a meringue mix.
- ♣ Fold the chocolate mix in with the egg yolks, then fold the egg whites in and bring the mousse altogether. Leave to sit in the fridge for a couple of hours until set and ready to use.
- ♣ Once finished you can enjoy this beautiful chocolate mousse and be proud to have a perfect Guinness Chocolate Mousse Recipe added to your repertoire.

Irish Coffee

Ingredients:

- ♣ 25ml/1fl oz Irish Whiskey
- ♣ 1 tsp brown raw cane sugar
- ♣ 1 heaped tbsps whipped pouring cream
- ♣ 1 hot double espresso with a small measure of hot water to fill the glass

Method:

- ♣ Use warmed coffee glasses and add the whiskey.
- ♣ Add the sugar and dissolve in the whiskey.
- ♣ Add the coffee and stir well. Whip the cream lightly but still able to pour.
- ♣ The lightly whipped cream is carefully poured over the back of a spoon initially held just above the surface of the coffee and gradually raised a little as you pour, the cream should float on top.



Fun Fact: Traditional Irish Coffee - A common misconception is that the Irish Coffee recipe was invented in America the 1950's. In fact the original Irish coffee recipe was invented by a chef at Foynes' port, County Limerick in the 1930's. Foynes' port was where planes on route from Europe to America would stop to refuel before crossing the Atlantic Ocean it was succeeded by Shannon International Airport in the west of Ireland. Joseph Sheridan, the chef in question, was seeking a way to keep passengers warm as their planes were being refueled. The Irish coffee was conceived after a group of American passengers disembarked from a Pan Am flying boat on a bitterly cold winter's evening in the 1940s. Sheridan added whiskey to the coffee to warm the passengers. The passengers enjoying the taste of the coffee, asked if they were being served Brazilian coffee, Sheridan told them it was Irish coffee. The Irish coffee was born and the famous Irish coffee recipe is now enjoyed at all corners of the Globe.



THE HEALTH AND FUTURE OF THE NEWTOWN CREEK AND OUR DRINKING WATER

Come talk with the Meghan Rogalus, a watershed specialist with the Bucks County Conservation District about the health of the Newtown Creek that runs through our community. Meghan will begin a ½ hour discussion covering topics such as:

- Protection of our drinking water
- Things you can do to protect our creek



Joining Meghan is our own resident of Newtown Grant, Rena Shields. Rena is a Master Gardener with Penn State and will be providing wonderful gardening and lawn tips, tricks and techniques for the upcoming garden season.

WHEN: Wednesday, March 14, 2018

WHERE: Clubhouse Banquet Room

TIME: 7:00 PM

COST: FREE

RSVP: Click to register <http://conta.cc/2EWOeTx>

KID FRIENDLY AND ENCOURAGED

For any questions about this event email events@newtowngrant.org or call Recreation at 215-968-3789 extension 1.

2018 POOL SEASON COMING SOON!!

We are preparing for a spectacular 2018 Pool Season!! Please look for upcoming announcements.

New Pool Tags and Updates for Pool Tags will begin April 2nd at the Clubhouse Recreation Office.

Starting April 2nd, please bring your pool tags to the clubhouse Recreation Managers Office, the first floor, during Recreation hours of 7-10 pm weeknights and 11-7 pm weekends.

New owners should bring their deed and new renters should bring their lease including the lease addendum.

Please call 215-968-3789, extension 1 for more information.



Recent Newtown Grant Sales

January/February 2018

All statistics and information are taken from TREND MLS.

Condominiums

\$210,000	1803 Society Place	2 BR, 1 bath	First Floor, fully renovated with totally new kitchen (granite/stainless appliances), new bathroom, laminate flooring throughout, replacement windows, new HVAC and water heater.
\$215,000	1001 Society Place	2 BR, 2 bath	First Floor, all original but very clean and well-maintained.
\$220,500	3201 Society Place	2 BR, 2 bath	First Floor, updated kitchen with tile backsplash, laminate flooring throughout.
\$245,000	2702 Society Place	2 BR, 2 bath	Second floor with LOFT, granite/stainless kitchen with wood flooring, totally refreshed bathrooms with nice tile accents, fireplace in loft, "Pierpont 2" model.

Townhouses

\$391,200	421 Mahogany Walk	3 BR, 2.5 baths, with Finished Basement featuring a bonus room and office, updated kitchen (granite/stainless/tiled backsplash), 2 story family room, cathedral master suite, fenced yard with large deck, new roof (2015) and decking (2016).
-----------	-------------------	--

Singles

There were NO single homes sold during this period.

**The area's real estate market is experiencing a challenge with the
LOWEST INVENTORY RATE in the past 10 years.**



Sellers enjoy a boost in values

with minimal time on the market. Call Peggy to discuss your situation.

The average resale prices are UP 5% over the last 12 months in Bucks County.
Mortgage rates are still great (under 4.75%), and there are often financing options
with even lower rates for First Time Buyers earning under \$80,000.



**BERKSHIRE
HATHAWAY**
HomeServices

**Fox & Roach,
REALTORS®**

Peggy White, Realtor

Integrity and Energy...at your Service

* Newtown Grant Resident 23 years *

* Full Time Realtor since 1994 *

Cell 215-869-7871 / Office 215-860-9300



For Full Market Information: [Click Here!](#)

Newtown Grant Classifieds

Click on Business Card for Website

Dave's Professional Cleaning

Fully Insured



commercial cleaning specialist with
a touch of class

David Woodward
Owner

215-203-6950
DavesProfessionalCleaning@gmail.com

MATH TUTORING & BABY SITTING

AT OUR NEIGHBORHOOD @ NEWTOWN GRANT

High School Junior

Email: mabelrajathi@gmail.com

OR CALL / TEXT

267-393-6139



610 393 8941

Salvatore's
INTERIOR & EXTERIOR
Painting

LICENSED & INSURED

Phone/Fax
215-752-8936

Cell
267-767-4750

Jim Genewski & Son Masonry Inc.

Stone • Brick • Block • Fireplaces

Residential / Commercial
Fully Insured

6455 Crescent Avenue
Bensalem, PA 19020

Heater chimney repair & re-coat starting at \$800
Fireplace chimney repair & re-coat starting at \$2,000
Concrete sidewalk block replacement at \$240 per block
Free inspection and repair pricing



get the lint out

www.dryerventwizard.com

Joe DeLorenzo
Owner / PA123782

866-498-SAFE
(7233)

(O): 215-970-7856
(C): 215-350-7780

jdelorenzo@dryerventwizard.com

Dryer Vent Cleaning • Repair • Alteration • Installation

JRC INSTALLERS

Hearth Products-Sales, Service & Installation

267-716-4801

James Corrigan

46 Margin Road
Levittown, PA 19056

JRCINSTALLERS@COMCAST.NET
PA052701 NJ1516620

Over 20 years experience

Pellet stoves, Gas stoves, Gas Logs, Wood
stoves and Gas lines installed

Insured

Patricks Home Repair and Improvement

Specializing in Plumbing
and General
Contracting Residential/
Commercial
Eleven years experience
Great work for a great
price

Serving Bucks County Pa.
and surrounding areas
tel. (215) 791-3027
No rush, charge by job, call
now for free estimate

Advertise in the Newsletter:

Classified Advertisements in the newsletter may be purchased at \$50 per business card. For larger advertisements please email (events@newtowngrant.org) or call for rates.

All ads must be submitted, on paper, with check enclosed. No ads via phone/fax/email.

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 **215-968-3789**