

NEWTOWN GRANT MASTER ASSOCIATION
August 27th, 2025
OPEN FORUM MEETING MINUTES

The open meeting was held in the banquet room and called to order at 7:05pm by Larry Schorr. In attendance were Larry Schorr, Russ Consentino, Gary Meltzer, Andreas Wiersbitzky, Bill McManimon, Elise Bernstein and Brad Bernstein. Also in attendance was First Service Residential Community Manager Rob DeGeorge. In attendance from the public were John & Karen D'Aprile (118 Broadleaf Place), Joe Meehan (24 Tulip Drive) and Heather Zlotschewer.

Open Forum: Larry addressed public attendance residents regarding the proposed master board sign amendment by-law change. He mentioned the purpose of the public forum is an opportunity for Newtown Grant residents to provide feedback to the master board regarding the amendment change. Larry highlighted how the new proposed amendment change would be less restrictive than the current by-law which only permits either one For Sale or one For Rent Sign.

John D'Aprile: John wanted to reiterate his prior objections to the sign amendment change. He advocates to leave the current regulation as is. John recommends no changes and have each cluster construct their own guidelines associated enforcement regarding signage. John did mention, that if need be, he would pursue legal action against the association. John also commented that the association would be left open to a lawsuit if the association had the ability to enter upon a person's property to remove a sign. John is also in favor of allowing flagpoles especially if you have a corner lot large enough to accommodate it.

Joe Meehan: Does the current by-laws state anything regarding size of sports flags? Does anyone know if any unit owner currently has a flagpole? Joe believes that it is pervasive regarding displaying a flag of any kind inside front window. Joe feels that the proposed flag policy would eliminate the ability by residents to display a number of seasonal and sport team specific flags. Joe is in favor of flags that are 3 x 5 and would like to be able to display them on the unit.

Heather Zlotschewer: She supports the ability to have flags as she has a small flag in front of her Verizon riser. Heather is in favor of supporting a "No Trespassing" sign on her property to which was a recommendation by Newtown Township Police due to existing conflicts with her neighbor. Heather is just asking for permission to display her small "No Trespassing" sign and would be open to displaying a smaller sign than what she currently has.

Karen D'Aprile: With a corner unit, they have a continued issue with pets using the lawn as a bathroom. They spend a decent amount of money annually to treat her lawn due to the associated dog damage. Recently, they have erected little "curb your dog" signs on the property to deter action.

Closing Forum: Larry thanked the public for their attendance and their respective feedback regarding the sign amendment change. Additionally conversations will be had during executive session.

Shawn Ward Email Objection Statement: A written email communication from Shawn Ward (501 Coachwood Court) was displayed to the board during executive session regarding the proposed sign policy amendment change. That communication is below.

As you are aware, I along with my wife Cheryl Ward are the registered property owners at 501 Coachwood Court who by all means and exterior inspections take pride in our residential property. We thank you for your prompt reply with regard to our recent exterior property inspection and the accumulation of mold/mildew at the 2nd floor rear box window which was likely addressed before you left the office the very same day.

In any event, I submit the following regarding the recent notification regarding sign policy changes subject to a vote on July 23, 2025 as I will be recovering from surgery at that time and will be unable to attend this important meeting; as such I hereby lodge my objection to same and request/demand that same be read into and/or incorporated into and made part of the record (*see attached marked-up copy of Resolution*):

- A. **1st WHEREAS recital:** First and foremost, this preliminary WHEREAS provision clearly indicates that the 'master board' *administers, operates, maintains, and repairs certain units and common facilities of the Newtown Grant Community*; I STRONGLY SUGGEST the master board focus on those provisions as opposed to micro-managed controls over individual property-owner behaviors.
- B. **2nd WHEREAS recital:** It should be noted that pursuant to a prior amendment, the Board of 14 members simply requires a quorum of five (5) members to conduct business for the Association.
- C. **4th WHEREAS recital:** With regard to Art. III Sec. 4 of the Declarations, there is absolutely no reference whatsoever to "FLAGS" and thus no authority in such document to regulate same. Such Art./Dec. is relegated to signs and/or billboards and makes no reference to "flags."
- D. **Resolutions:**
 - **General Prohibitions:**
 - a. **Visible from Exterior:** Signs displayed directly in a window should maybe banned; "*Visible from exterior*" is too subjective. I object to any person(s) seeking to observe a sign through dwelling windows or other apertures/openings due to privacy concerns (peeping-tom's); Who is the arbiter as to what is "*visible*" from the exterior...? I would certainly challenge same.
 - **Permitted Exterior Signs:**
 - a. Real Estate Signs:
 - i. Professionally Maintained: Why is one restricted from preparing a modest self-made sign and who shall be the *arbiter* of what is determined as "professionally maintained? Thus, this provision is arbitrary and capricious and therefore should be stricken. I would certainly challenge same.
 - ii. 7-Day Restriction: I believe and therefore submit that such is unenforceable as these provisions are in and of themselves are contradictory. The date of signing and actual closing may be more than seven (7) days. I would certainly challenge same.
 - iii. Sold Signs: I would respectfully submit that adjoining, or nearby, neighbors have a direct interest in whether such property and "sold" or "under agreement" etc. Accordingly, I demand that the drafter/proponent of same provide the basis for such restriction as I fear such person or persons may or may not have a direct

interest in the residential real estate sales industry and, thus a conflict of interest may exist. I may certainly challenge same.

- **Flags:**

- a. **Declarations:** To the best of my knowledge and review, the Condominium Declarations make no reference nor mention as to "Flags" nor the regulation thereof.
- b. **By-Laws:** To the best of my knowledge and review, the By-Laws make no reference nor mention as to "Flags" nor the regulation thereof.
- c. **Freestanding Flag Poles:** Such proposed regulation restriction the use or installation of same is arbitrary and capricious and has no basis in reasonable regulation of the use of our/my private property. Additionally, "*Corner Properties*" typically have ample frontage and are appropriate for such free-standing flag poles of which I would certainly be inclined to install (and presently have in storage in my garage). I find same to be un-American and anti-patriotic to ban such. I would certainly challenge same.

- **Signs:**

- a. **Prohibited Content; i.e., "Keep Out; No Trespassing:** While restrictions may be adopted and/or imposed pursuant to the Declarations, By-Laws, and the Rules & Regulations adopted thereunder, they must be reasonable, appropriate, and designed and/or intended for the purposes as therein defined. I hereby demand that the proponent(s) hereof display and/or exhibit the reasons why a private property owner may not exhibit such signage to warn trespassers. I may certainly challenge same.
- b. **Size & Maintenance:** The Maximum Size of garden flags & signs at 18" x 24" is arbitrary and capricious in my opinion. Most flag poles affixed to the façade of a residence routinely accommodate a 3' x 5' flag and therefore, the smaller limitation is absurd in my opinion. I would certainly challenge same.
- c. **Political Signs/Flags/Displays:** Upon review of same, my review of the Declarations, By-Laws, and previously adopted/approved Rules & Regulations fail to mention nor regulate the exhibition of a "flag" regardless of nationality, ethnicity, race creed nor political affiliation. I believe any such prohibition, regardless of Declarations and By-Laws, is suspect to challenge. Accordingly, no such prohibition/restriction should be adopted nor enacted. I would certainly challenge same.
- d. **Professional Design; 8" x 8" Size limitation:** These provisions are purely subjective and/or arbitrary in nature. I would demand that the proponent of same provide explanation in advance of the meeting to explain the nature and reasoning of same I it appears arbitrary and capricious. To require a homeowner to incur the cost of a professionally-designed lawn sign to express one's effort, support or endeavor is discriminatory in nature especially in light of the proposed regulations regarding Garage/Yard Sales below...
- e. **Garage/Yard Sale Signs:** Please have the proponent(s) confirm that same regulations shall be imposed upon Newtown Grant HOA for the Newtown Grant Community-Wide yard-sale. Moreover, maybe the organizers of same can address the extremely hazardous illegal on-street parking which routinely occurs along Eagle Road adjacent to the HOA building.

- **Enforcement:**

- a. **Homeowner Responsibility:** It is inherently understood that a Homeowner would be responsible for compliance with any legally adopted Rule/Regulation; however,...
- b. **Removal:** The HOA, under no circumstances is nor should permitted unauthorized or illegal access (trespass) onto private property absent legal or court ordered access/warrant for such purposes. I suggest HOA counsel examine or review the PA Castle Doctrine legislation. In the event such provision is adopted, I will certainly challenge same.

Respectfully,
Shawn Ward, Esq.
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Public Forum Closed at 7:48pm.

Minutes submitted by Rob DeGeorge, First Service Residential

Accepted By: _____

Rob DeGeorge
President
Secretary

10/22/25

Date