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Newtown Grant
Homeowners Association

The Newtown Grant Newsletter

www.newtowngrant.org



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

Email Addresses

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

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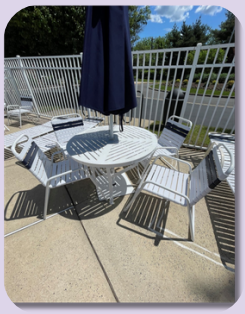
2026 NEWTOWN GRANT IMPROVEMENT RECAP & HIGHLIGHTS:

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



Recreation

- Installed New Tennis Court Key Access Control System
- Completely updated Recreation Management Office
- Repainted Clubhouse Conference Room, Replaced Window Treatments and ordered New Chairs
- Partnered with Newtown EMS and scheduled multiple CPR and AED Sessions
- Offering bi-yearly American Red Cross Blood Drives





Pool

- Installed New Depth Divider Buoys.
- Ordered 6 New Outdoor Pool Tables, Umbrella Bases and Umbrellas
- Restrapped All Junior Pool Dining and Lounge Chairs

Landscaping

- Planted New South Drive Tree line across from the Recreation Basin
- Opened Up Site Line to Newtown Creek from South Drive
- Removed Dead Ornamental Trees at South Drive Newtown Grant Entrance Signs





Miscellaneous

- Rebuilt Clubhouse Trash Enclosure
- Replaced 8 Communal Dog Waste Trash Can Lids

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.

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.

NEWTOWN GRANT CLUBHOUSE ELECTION POLLING LOCATION

The Newtown Grant Clubhouse will be an Election Polling location on Tuesday, November 3rd. Voting hours will be from 7:00am – 8:00pm in the clubhouse banquet room.



Rules and Regulations
The Newtown Grant Homeowners' Association

In order that all Members, be treated fairly and equally, and to keep the Community a beautiful and desirous place in which to live, the Board of Directors has promulgated the following Rules and Regulations, which are currently in effect as of November 11, 1985. These Rules and Regulations are in addition to rules and regulations applicable to individual Clusters.

These rules have been updated by the Board of Directors as of April 2026.

PLEASE NOTE, HOWEVER, THAT ANY OR ALL OF SAME ARE SUBJECT TO MODIFICATION OR TERMINATION AT ANY TIME AND THAT OTHER RULES AND REGULATIONS MAY ULTIMATELY BE ESTABLISHED IF THE SAME ARE DEEMED DESIRABLE OR APPROPRIATE BY A PROPER VOTE OF THE BOARD OF DIRECTORS OR THE DELEGATES OF THE HOMEOWNERS' ASSOCIATION.

1. No parking is permitted at any time in front of U.S. mailboxes or fire hydrants or in any other posted "No Parking" zones.

2. Per Newtown Township, the speed limit on all roads within Newtown Grant is twenty-five (25) miles per hour as posted. Per Newtown Grant Master Association, the speed limit on Recreation Drive and in the Recreation Area is fifteen (15) miles per hour. All STOP signs at intersections and PEDESTRIAN CROSSWALKS MUST be observed. This will be enforced by Newtown Township Police Department.

3. Bicycles are considered vehicles and when traveling on Community roads are the same as an automobile, observing all STOP signs and traveling on the right-hand side of the road. All applicable municipal and governmental regulations concerning safety devices and rules of the road must be observed.

4. No property boundary lines are to be formed by cinderblocks, bricks, hedges, shrubs, fences or fence-like structures of any kind, except as approved by your respective Cluster Association Board via an Environmental Review Board Application.

5. Trash and/or trash cans:
    a. Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building
    b. All non-recyclable trash shall be in bags that tie closed and placed within trash bins with a top closure.
    c. Trash bins and recyclable trash containers shall not be placed outside until the evening before the scheduled trash pick-up no earlier than 5:00 PM.
    d. 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.
    e. Society Place Condominiums use dumpsters and initiate 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.

f. Dumping of household/residential trash in the clubhouse trash cans or the community trash cans is prohibited. Violators will be subjected to association issued fines.

6. Dumping of grass clippings or trash is NOT permitted in wooded areas or the Common Property. Grass clippings should be cleaned from sidewalks to prevent tripping hazard. Weeds are to be cleaned between driveways and the street in front of your home. Edge sidewalks to allow utilization of full sidewalks and prevent tripping hazards.

7. Burning paper or rubbish, of any kind, is NOT permitted.

8. Wash or airing lines are NOT permitted.

9. Positively no cans of gasoline or paint rags, or other flammable material is permitted to be stored in closets, attics or utility rooms, unless in Underwriters Laboratory approved container with UL label affixed.

10. Absolutely no peddlers or solicitors of any kind are allowed in the Community. Report any solicitors to the Newtown Township Police Department. Please use the non-emergency number and ask for an officer to come to the community, 215-598-7121.

11. Lawn mowers, power tools and other noise making equipment shall only be used:
    (a) Monday through Friday from 7:30 AM until 9:00 PM, and
    (b) Saturday and Sunday from 9:00 AM until 9:00 PM.

    The Newtown Township noise ordinance can be found: https://ecode360.com/30830602 and will be enforced by local authorities.

12. Absolutely no commercial business that includes customer traffic is to be conducted from any Home.

13. Window air-conditioners are not permitted.

14. Each homeowner has a right to peaceful enjoyment of their home. Excessive noise that causes a disturbance should be directed at the Newtown Township Police Department.

15. Each Homeowner and family member shall be charged with the responsibility of directing his tenants and invites to comply with the Association's Declaration, By-Laws and these Rules and Regulations.

16. Each homeowner and family member shall be charged with the responsibility of directing his tenants and invitees to comply with the Clubhouse Rules and Regulations, including the use of the Clubhouse buildings, pools, tennis courts, and other recreation facilities as posted at the clubhouse

and online www.newtowngrant.org.

17. Signs

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, maybe 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 (Flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team 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. Pennsylvania State, military, and religious flags are permitted, provided they are displayed respectfully and in accordance with applicable laws or guidelines.
c. Seasonal, holiday, decorative, and sports team flags are permitted.
d. Garden flags are permitted.
e. All flags permitted under this section must be properly maintained, free of damage, and displayed in a respectable manner.
f. Maximum size of all flags (including U.S., State, Military, Religious, Seasonal, Decorative, Holiday, and Sports Team) shall be **3 feet by 5 feet**.
g. Freestanding flagpoles are not permitted.

C. Political Signs and Flags

a. One sign/flag per candidate, issue, or party is allowed per homeowner's property, if there shall be no more than three (3) signs/flags.
b. Signs/flags 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:

- Political signs: **18" x 24"**
- Political flags: **3 feet by 5 feet**

D. 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.

E. 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.

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18. Rules and Regulations for harboring pets:

(a) All pets that will be taken outside the Owner's home on any occasion must be registered with the State of Pennsylvania.

(b) An animal of any kind may be kept only as a domestic pet. It cannot be used for any commercial purpose including, but not limited to, breeding for sale, research, or experimentation.

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

(d) If any pet, without provocation, causes or creates a nuisance, or unreasonable disturbance or noise, the pet owner shall correct the problem immediately.

(e)Please dispose of pet waste in the designated trash cans on North/South Drive, Sequoia Drive, Laurel Circle and Jonquil Drive or your own garbage can.

(f) Anyone observing any infraction of any of these rules shall discuss the infraction in a neighborly manner with the pet owner or resident shall, if the complaint is not satisfied voluntarily, write to the Association relating the incident or incidents and the efforts made to obtain voluntary compliance.

(g) The Association Board shall meet with the owner of the offending, pet and the complainant or complainants. If the Board determines that the complaint is justified, it may take either of the following actions, depending upon the character and frequency of the complaint:

(1) Reprimand the pet owner and solicit his/her cooperation in the future.

(2) Assess fines in accordance with the below fine schedule

(3) Revoke permission to harbor a pet and effectuate removal of the pet.

Pet Rule Addition:

A. Any person owning or having the care, custody or possession of a dog(s) shall always maintain control of such dog(s). Control is maintained by confining the dog(s) within the premises of the person owning or having the care, custody or possession of the dog(s) by means of a secure collar and chain or other device to prevent straying (such as a physical fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash

mechanisms are allowed so long as their use follows the requirements of this section, and the leash does not exceed twenty (20) feet.

B. 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.

C. A violation of this Section shall be an infraction, the penalty for which shall be a fine of Two Hundred Fifty Dollars ($250.00) per occurrence. These fines will not be waived.

19. In the event a vehicle is parked within 10 feet of a fire hydrant or in a "No Parking" zone, is impeding a snow plow or is obstructing access or egress from another's garage, if the owner cannot be located, refuses or fails to move the vehicle within a reasonable period of time, then in that event the Association is authorized to have the car towed to a common parking area at the owner's expense.

20. Garage doors must be closed anytime the resident is not home. In addition, garage doors must not be left open unless there is resident activity that necessitates reasonable entry and exit from the garage during the performance of the activity.

21. Parking lines must be observed as must all rules, regulations and laws regarding the parking and operation of vehicles. No vehicle may block any sidewalk or pedestrian walkway or driveways.

22. When roadways become snow covered requiring plowing to clear the roadway residents must cooperate with the Township, Association and plow equipment operators by removing their vehicle(s) from the roadway. The Association will make parking available at the parking lot by the softball field for those residents without sufficient off-street parking. Unless otherwise communicated, vehicles must be removed from the softball within 24 hours from the conclusion of the winter storm. Vehicles that are not removed will be towed by the association at the owner's expense.

23. 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, trailers or any kind, motor homes, boats, or other recreation 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.

Temporary instances, please contact the Management Office (215)968-3789 about permit parking.

24. Residents will refrain from performing any repair or service to their vehicles which could cause damage to Common Property and shall perform repair and service work inside of the owner's garage if practicable and possible.

25. No resident shall stop an employee or contractor from performing his duties, give special instructions or ask favors of employees or contractors. All requests for services and/or complaints are to be submitted to the Association office.

26. No residents will continue to operate an externally audible alarm system which malfunctions, emits false alarms and disturbs the peace of the Community.

27. Snow Removal – It shall be the duty of the property owner, not later than 24 hours after snow has ceased to fall, to clear or cause to be cleared a pathway in the sidewalk upon which such property abuts. Such pathway shall not be less than 30 inches in width and shall be thoroughly cleared to that extent of snow or ice or other obstruction. It shall be unlawful for any property owner to allow or permit snow or ice to lie upon or remain upon or pile or accumulate upon a sidewalk with the Township for more than 24 hours. This is the exact Newtown Township rule adopted by Newtown Grant as a Newtown Grant rule for all Newtown Grant owners. **This rule pertains to townhomes and single-family homes; it does not affect or pertain to condominium owners/residents.**

28. No sheds are allowed anywhere in Newtown Grant. See Resolution below.

29. Further restrictions and Rules and Regulations may be promulgated pursuant to Supplemental or Cluster Declarations.
30. These Rules and Regulations are in addition to restrictions and requirements set forth in the Association Declaration and By-Laws.

RESOLUTION OF THE NEWTOWN GRANT MASTER BOARD OF DIRECTORS, ADOPTING AND AMENDMENT TO THE RULES AND REGULATIONS OF THE NEWTOWN GRANT MASTER OMEOWNERS ASSOCIATION BACKGROUND

WHEREAS, Newtown Grant is a development consisting of 1,751 homes in Newtown Township, Bucks County, Pennsylvania.

WHEREAS, Newtown Grant Homeowners Association is a master association which administers, operates, maintains and repairs certain common facilities of 14 Cluster Associations in the Newtown Grant Development (the "Master Association").

WHEREAS, the Master Association is governed by a Declaration of Covenants, Conditions and Restrictions for Newtown Grant, recorded by F.P.A. Corporation in the office of the Recorder of Deeds of Bucks County in Deed Book 2649 at pages 886 et seq. (Master Declaration).

WHEREAS, Article III, Section 4 (d) of the Master Declaration provides as follows:

- Notwithstanding anything contained in the Declaration expressly or impliedly to the contrary, no building, shed, shack, fence, wall, addition, porch, patio, deck, structure or other exterior Improvements shall be commenced, constructed, erected, placed or maintained upon the Property…[unless] approved in writing by the Covenants Committee. The Covenants Committee may, from time to time, and in its sole and absolute discretion, adopt, amend and repeal, by majority vote or written consent of its members, rules and regulations, to be known as
"Covenants Committee Rules." Said rules should interpret and implement this Declaration by setting forth the standards and procedures for Covenants Committee review and the guidelines.

WHEREAS, subparagraph (1) of Article III, Section 4 of the Declaration states that

- The Board shall have the power to make such rules and regulations as may be necessary to carry out the intent of these restrictions and Declaration.

WHEREAS, Article V, Section 1 of the Bylaws the Master Association specifically empowers the Master Board to:

- (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, each of the 14 Cluster Associations is specifically made subject to the Master Declaration by virtue of Article II, Section 1 thereof.

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WHEREAS, each of the governing documents of the 14 Cluster Associations contain the following provisions:

- The [Cluster Property], as now or hereafter constituted, is and will be part of a planned community being developed by Declarant known as Newtown Grant (the "Community"), which Community is intended to contain different types of dwelling units in different forms of ownership. The entire Community is governed by and subject to the provision of the Master Declaration and Articles of Incorporation and the Master By-Laws of the Newtown Grant Homeowners Association.
- [Cluster Boards] may adopt rules and regulations consistent with and supplemental to the documents governing the Master Homeowners Association and its Rules and Regulations pursuant thereto…

WHEREAS, since inception of operations of the Newtown Grant development, the Master Association has never permitted the erection, construction, installation or placement of sheds anywhere on the Property, including on any Lot or Unit within any of the Cluster Associations.

WHEREAS, there is not a single shed anywhere on the Property.

WHEREAS, the Master Board deems the continued enforcement of this rule and policy to be in the best interest of the Newtown Grant Homeowners' Association and all its 14 Cluster Associations.

IN CONSIDERATION OF THE ABOVE STATED PREMISES, by a majority vote of the Master Association Board, the Rules and Regulations of the Newtown Grant Homeowners Association, specifically applicable to all Cluster Associations, are hereby amended as follows:

1. The rules and regulations are amended to add paragraph 28. **Sheds are not permitted anywhere on the Property.**

2. All other provisions of the Rules and Regulation, not inconsistent herewith, shall remain in full force and effect.

3. A copy of this Resolution shall be submitted to the Members immediately upon its adoption.

FINES

Failure to comply with the Rules and Regulations, Declaration of Covenants, Codes, and Restrictions of the Newtown Grant Master Association will result in the imposition of fines according to the above schedule. Prior to the imposition of any fines, the Board will send written notice by first class mail to the homeowner at the address of the property and the official billing address. Said notice shall be deemed to be received by the homeowner on the date it is postmarked.

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The homeowner may choose to file an appeal by requesting a hearing before the Board, in writing, postmarked or delivered to the Board within ten (10) days of the original notice to the homeowner. The appeal will be addressed at the next scheduled meeting of the Board of Directors following receipt of the appeal request in writing. If neither the correction of the violation nor an appeal is requested by the homeowner within ten (10) days after the violation notice is given to the homeowner, the appropriate fine will be levied.

a) Fines are payable to and mailed to **Newtown Grant HOA, 360 Eagle Road, Newtown, PA 18940** within ten (10) days of the assessment.

b) In the event the homeowner appeals against the notice as specified above, the fine may be suspended at the Board's discretion, pending the outcome of the appeal. If the homeowner does not file an appeal within the required time and does not pay the assessed fine and/or correct the violation the appropriate fine will be levied. Under no circumstances will any continuance of the appeal hearing before the Cluster Board be permitted.

c) A homeowner appealing against the Board's decision will be notified in writing of the appeal decision within ten (10) days after the hearing. If the decision is to uphold the Board's initial determination, the homeowner will have ten (10) days to pay the assessed fine and/or comply with the appeal decision. Failure to comply with the Board's decision shall result in the imposition of the appropriate fine.

d) If the homeowner refuses to comply with the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions, the Board reserves the right to hire a contractor to perform any work required to correct the violation at the homeowner's expense. If the homeowner refuses to pay any fine levied, the case will be referred to an attorney as directed by the Board for appropriate legal action. All fines and costs for correcting the violation shall accrue and become a lien upon the property as if they were assessments pursuant to the Declaration of Covenants, Conditions, and Restrictions. All remedies available to Newtown Grant HOA for reinforcement of payment of the Maintenance assessments shall also be available to the cluster for the collection of fines, correcting the violation, and for enforcing the Rules and Regulations, Declaration of Covenants,
Conditions, and Restrictions of the Cluster and Master Documents included, but not limited to the reasonable costs and attorney's fees for any action to enforce the Rules and Regulations, Declaration of Covenants, Conditions, and Restrictions.

e)

Category of Offenses	Type of Offense	Fine Amount
Non-Pet Rule	First Offense	Warning
	Second Offense	$100.00
	Third Offense	$200.00
	Fourth Offense	$300.00
Pet Rule	Per Offense	$250.00



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.

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.

Mailbox Maintenance



Inspect your mailbox every spring and fall season to ensure that it is in good condition. Remember that snow coming from a plow can be extremely heavy causing a mailbox in poor condition to come down.

Is your mailbox sturdy? Plastic mailboxes tend to become brittle with age. Make sure that the door on the mailbox is closed tightly, if the door is open or missing then the mailbox may "fold" on impact from the snow. Is the wooden post straight and in good condition? The township is not responsible

for a mailbox that is hit due to it leaning into the roadway. Be aware that an old rotted wooden post can easily break from the impact of snow.

Mailboxes (mainly pertain to single family homes in Newtown Grant) should be located so the face of the mailbox is 6-8 inches back from the edge of the roadway. This is according to USPS guidelines. Newtown Township Public Works suggests that you put them as far as 15 inches back from the road edge.

Did you know that Newtown Township is one of the few Townships that have a reimbursement policy for damaged mailboxes during snow plowing season. Please visit their website at newtownpa.gov for details and requirements regarding the policy.

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.

Driveway, Driveway Apron and Sidewalk Weeds

With the cooler months upon us, now it is also a great time to address those unsightly driveway, driveway apron and sidewalk weeds.

To stop weeds from ruining your driveway and street edges, kill existing growth with a non-selective herbicide or concentrated vinegar, clean out the dirt using a tool or water hose, and permanently seal the cracks with a self-leveling concrete sealant or polymeric sand.

Kill ExistingWeeds



- Spray weeds on a warm, dry day.
- Use a commercial non-selective weed killer or high-strength horticultural vinegar.
- Wait a few days for the plant and root system to die completely.

Clean OutDebris

- Scrapedeadrootsandpackeddirtoutofthecracksusing a flathead screwdriver or hook knife.
- Flush the remaining dirt away with a garden hose.

Let the concrete or asphalt dry completely.

Seal the Cracks

- Fill wide expansion joints or gaps with a self-leveling exterior sealant like SikaFlex.

Use polymeric sand for pavers or shallow cracks, then mist it with water to harden.

The best way to prevent future weeds from growing would be to ensure your driveway is properly sealed and if not, institute a weekly preventative maintenance program to combat any potential weed growth. Also, proper lawn maintenance that includes routine edging of the lawn will also help prevent the spread and growth of weeds.

Non-Summer Season Clubhouse Hours

Our non-summer season clubhouse hours are as follows:

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 from 12:00pm-7:00pm Saturday and Sunday.



All Pets (Dogs & Cats) Must Be Leashed at All Times While Off Owners Lands:

Per Newtown Grant:

Any person owning or having the care, custody or possession of a pet(s) shall maintain control of such pet(s) at all times. Control is maintained by confining the pet(s) within the premises of the person owning or having the care, custody or possession of the pet(s) by means of a secure collar and chain or other device to prevent straying (such as a physical fence or electric fence). Control is maintained while off the person's premises by means of a secure collar and a physical leash which shall be consistent with the Newtown Township ordinance. Any non-physical leash, such as an electric leash or other such control mechanism, does not meet the requirements of this section. Retractable leash mechanisms are allowed so long as their use is in compliance with the requirements of this section and the leash does not exceed twenty (20) feet



Additionally, per the State of Pennsylvania: "All dogs must be under control and 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 foran off-leash venue for their dog to run at large or roam around without a leash, Core Creek Park which part of the BucksCounty 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 Parkis 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:

Anyperson 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 the 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), whichshall 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.

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

Mailbox Parking



As a friendly reminder, please do not park vehicles infront of any mailbox to which prevents the United States Postal Service from properly delivering postage.

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 services 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.

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

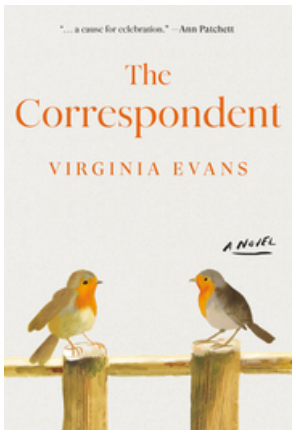


Newtown Grant Homeowners Association Book Club

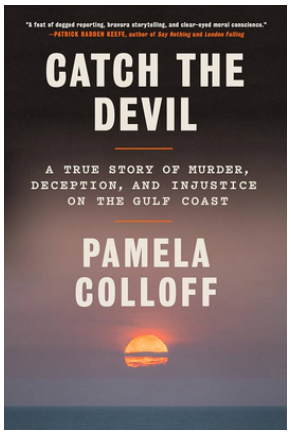
Newtown Grant Homeowners Association Book Club will be meeting on Tuesday, November 10th and Tuesday, December 8th at 7:30 pm. at the Newtown Grant Recreation Clubhouse.

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

On November 10th, we will be discussing the book "The Correspondent" by Virginia Evans



On December 8th the discussion will be "Catch the Devil" by Pamela Colloff



Benefits of Trees

Trees provide social, communal, environmental, and economic benefits.

Trees provide benefits that promote health, social well-being, and even help your home. Trees serve many purposes in your local community and throughout the entire world.

Social Benefits

- Trees provide beauty and help people feel serene, peaceful, restful and tranquil.
- Trees significantly reduce workplace stress and fatigue and decrease recovery time after medical procedures.
- Trees may help reduce criminal activity.

Economic Benefits

- Property values of landscaped homes are 5%– 20% higher than non-landscaped homes.
- Individual trees have value that is affected by size, condition, and function. In general, the larger the tree, the greater the value.
- Air conditioning costs are lower in a tree-shaded home; and heating costs are reduced when a home has a windbreak.
- Well-maintained trees can add value to a home.

Communal Benefits

- City trees often serve architectural and engineering functions by providing privacy, emphasizing views or obstructing objectionable views.
- Trees may reduce glare/reflection or direct pedestrian traffic.
- Trees may soften, complement, or enhance architecture.
- Trees bring natural elements and wildlife habitats into urban surroundings, all of which increase the quality of life for residents in the community.



Environmental Benefits

(See figure above)

A: Leaves filter the air we breathe by removing dust and other particles; absorbing carbon dioxide and various air pollutants such as ozone, carbon monoxide and sulfur dioxide; and release oxygen.

B: Deciduous shade trees cool homes in the summer and allow the winter sun to heat homes when they lose their leaves.

C: Trees help cool the environment, working as a simple and effective way to reduce urban heat islands (pavement and buildings in commercial areas cause higher temperatures by absorbing the sun's heat).

D: Trees can serve as a windbreak. The more compact the foliage on the group of trees the more effective the windbreak.

E: Trees intercept water, store some of it and reduce stormwater runoff.

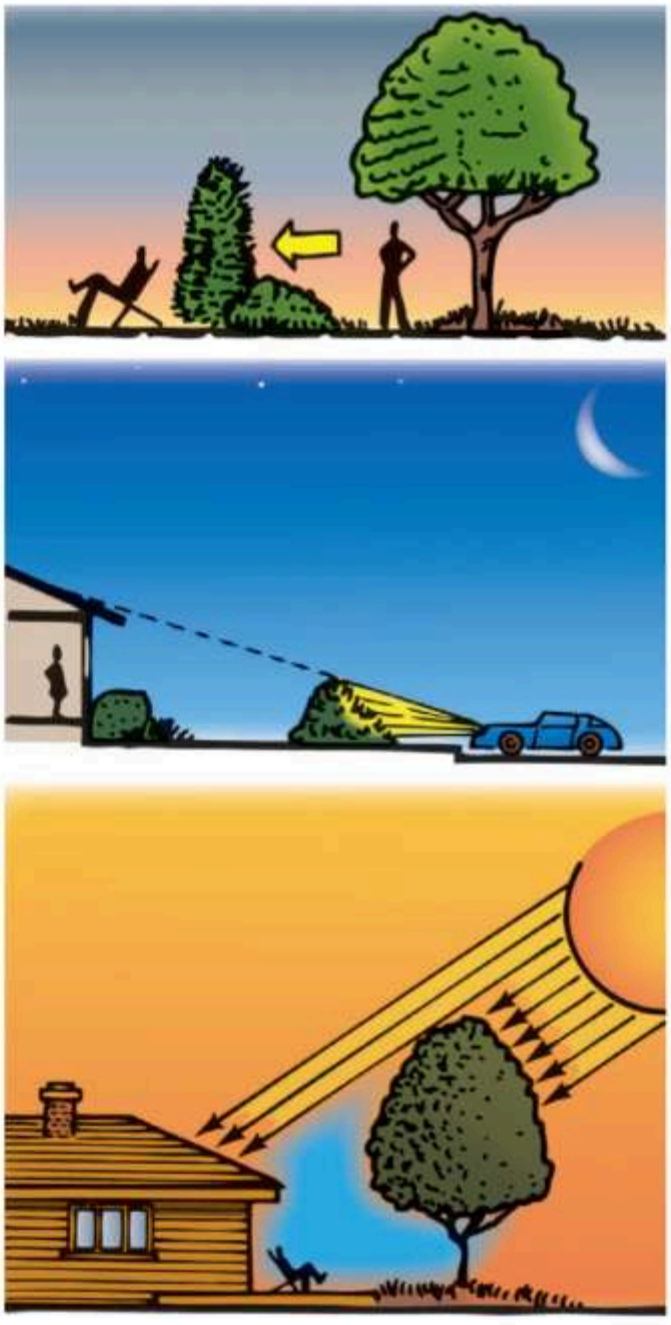
Trees Require an Investment

Trees provide numerous aesthetic and economic benefits, but can have costs. The costs associated with large tree removal and replanting with a smaller tree can be significant. In addition, the economic and environmental benefits produced by a young replacement tree are minimal when compared to those of a mature specimen.

Extending the functional lifespan of large, mature trees with routine maintenance can delay these expenses and maximize returns.

An informed home owner can be responsible for many tree maintenance practices. Corrective pruning and mulching gives young trees a good start. Shade trees, however, quickly grow to a size that may require the services of an arborist.

Your local garden center, university extension agent, community forester, or consulting arborist can answer questions about tree maintenance, suggest treatments, or recommend qualified arborists. ISA Certified Arborists® have the knowledge and equipment needed to prune, treat, fertilize, and otherwise maintain a large tree.



Selecting the right form (shape) to complement the desired function can significantly reduce maintenance costs and increase the tree's value in the landscape.

What Is a Certified Arborist?

ISA Certified Arborists are individuals who have proven a level of knowledge in the art and science of tree care through experience and by passing a comprehensive examination developed by some of the nation's leading experts on tree care.
ISA Certified Arborists must also continue their education to maintain their certification. Therefore, they are more likely to be up to date on the latest techniques in arboriculture.

Finding an Arborist

Visit TreesAreGood.org for free tools:

- The "Find an Arborist" tool can help you locate an arborist in your area.
- The "Verify a Credential" tool enables you to confirm whether an arborist has an ISA credential.

Be an Informed Consumer

One of the best methods to use in choosing an arborist is to educate yourself about some of the basic principles of tree care. Visit TreesAreGood.org to read and download all brochures in this series.

www.isa-arbor.com • www.treesaregood.org

©2021 International Society of Arboriculture. (v02.2021)
Through research, technology, and education, the International Society of Arboriculture promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.

May 13, 2021 Newtown Township Recommended Shade Tree Commission Tree List - (PA Hardiness Zone: 5b to 7a)

Common Name	Botanical Name	Native to U.S.	Size	Height (ft)	Conditions	Notes
Small						
American Dogwood	*Cornus florida*	Yes	Small	15 to 30		Lovely spring flowers
American Hophornbeam (iron wood)	*Ostrya virginiana*	Yes	Small	20 to 40		Known for hard dense wood
American Hornbeam	*Carpinus caroliniana*	Yes	Small	20 to 30	Moist to Wet Areas	Taut muscly bark
Cockspur Hawthorn	*Crataegus crus-galli*	Yes	Small	20 to 30	heat and draught tolerant	Great fall color and fruit; good screen plant but thorny
Downy Serviceberry	*Amelanchier canadensis*	Yes	Small	to 25		Early bloom; good for birds
Eastern Redbud	*Cercis canadensis*	Yes	Small	20 to 30		Lovely spring flowers
Flowering Crabapple	*Malus spp*	Yes	Small	15 to 25		Flowers and edible fruits; good for birds
Foster's Hybrid Hollies	*Ilex x attenuata*	Yes	Small	20 to 30		
Fringetree	*Chionanthus virginicus*	Yes	Small	to 35		Fragrant flowers
Japanese Maple	*Acer palmatum*	No	Small	to 30		Great leaves, texture, and habitat
Pagoda Dogwood	*Cornus alternifolia*	Yes	Small	15 to 25		Interesting growth habitat and flowers
Paperbark Maple	*Acer griseum*	No	Small	to 30		Interesting bark; great fall color
Longstalk Holly	*Ilex pedunculosa*	No	Small	to 20		Evergreen
Shadbush	*Amelanchier canadensis*	Yes	Small	~ 15		Flowers and edible fruit; good for birds
Sweetbay Magnolia	*Magnolia virginiana*	Yes	Small	10 to 20	Wet Areas	Semi-evergreen; fragrant summer flowers
Medium						
American Holly	*Ilex opaca*	Yes	Medium	40 to 50		Evergreen, fruits on females
Cherry Birch	*Betula lenta*	Yes	Medium	40 to 55		Smells like birch beer
Eastern Redcedar	*Juniperus virginiana*	Yes	Medium	40 to 50		
Hackberry	*Celtis occidentalis*	Yes	Medium	40 to 60	Wet Areas	Lovely tree
Japanese Stewartia	*Stewartia pseudocamellia*	No	Medium	50 to 60		Interesting bark, fall color
Kobus magnolia	*Magnolia kobus*	No	Medium	to 30		white flowers
Sassafras	*Sassafras albidum*	Yes	Medium	30 to 60		Colonizes (spreads)
Sour gum or Black Tupelo	*Nyssa sylvatica*	Yes	Medium	30 to 50	Wet Areas	Great fall color
Sourwood	*Oxydendrum arboreum*	Yes	Medium	30 to 60		Flowers, great fall color
Winter flowering cherry	*Prunus subhirtella 'Autumnalis'*	No	Medium	40 to 50		Blooms spring and fall
Large						
American Beech	*Fagus grandifolia*	Yes	Large	75 to 100		Perfer a forest setting
American cherry	*Prunus serotina*	Yes	Large	50 to 80		fruit for wildlife
American Elm hybrids	*Ulmus americana*	Yes	Large	60 to 80	Wet/Moist	Caution: dutch elm disease, great structure
American Linden or Basswood	*Tilia americana*	Yes	Large	60 to 80		Fragrant flowers attract bees
American Sycamore	*Platanus occidentalis*	Yes	Large	80 to 120	Wet Areas	Great bark, bit messy
Bald Cypress	*Taxodium distichum*	Yes	Large	50 to 70	Wet Areas	Good for erosion control but knees present trip and moving hazards; deciduous conifer
Cucumber Magnolia	*Magnolia acuminata*	Yes	Large	50 to 80		Large flowers
Catalpa	*Catalpa sp.*	Yes	Medium	40-60		
Gingko 'Sentry'	*Gingko biloba 'Sentry'*	No	Large	60-100		
Dawn Redwood	*Metasequoia glyptostroboides*	no	Large	70 to 100	Wet	Deciduous; fall color, great habitat
Mountain Silverbell	*Halesia monticola*	Yes	Large	to 100		Interesting bark and flowers
River Birch	*Betula nigra*	Yes	Large	40 to 70	Wet Areas	amazing bark, but messy
Southern Magnolia	*Magnolia grandiflora*	Yes	Large	to 90		Evergreen, large white fragrant flowers
Sweet Gum	*Liquidambar styraciflua 'Rotundiloba'*	Yes	Large	60 to75	moist wet areas	good fall color
Swamp White Oak	*Quercus bicolor*	Yes	Large	60-100		
Tulip Tree	*Liriodendron tulipifera*	Yes	Large	to 160	Wet Areas	PA Native forest tree
White Oak	*Quercus alba*	Yes	Large	80 to 100		Fall color
Willow Oak	*Quercus phellos*	Yes	Large	60 to 100		Tiny leaves
Evergreens						
Nootka Cypress	*Chamaecyparis nootkatensis*	Yes	Small	up to 100		
Atlantic White Cedar	Chamaecyparis thyoides	Yes	Medium	40 to 50	Wet	
Japanese cryptomeria	*Cryptomeria japonica*	No	Medium	50 to 60		Deer resistant; different winter coloration
Limber Pine	*Pinus flexilis*	Yes	Medium	30 to 65		
Short leaf Pine	*Pinus echinata*	Yes	Medium	50 to 60		
California incense cedar	*Calocedrus decurrens*	Yes	Large	70 to 110		
Eastern White Pine cultivar Fastigiata	*Pinus strobus*	Yes	Large	30 to 100		similar to white pine but smaller and more columnar
American Holly	*Ilex opaca*	Yes	Large	15-30		
Ilex 'Nellie R. Stevens' Holly	*Ilex x. 'Nellie R. Stevens'*	No	Medium	15-25		
Black Hills Spruce	*Picea glauca*	No	Medium	30-40		
Norway Spruce	*Picea abies*	No	Large	40-60		
Oriental Spruce	*Picea orientalis*	No	Large	60-100		

Cultivars and substitutions to be discussed by the Shade Tree Commission

Penn State Extension Invasive List:
https://plantscience.psu.edu/research/projects/weed-and-weed-management/publications/invasive-species-quicksheets

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.

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.



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 y**our 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



The 25 Philly Suburbs Where Your Housing Dollar Goes The Furthest

Whatcommunitiesin thewiderregion give homeowners thebest bangfortheirbuck?
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
Skippack – 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.

Pickleball Court Key Access and Court Reservation System



Please be advised that the Newtown Grant Pickleball Courtkey access control system and court reservation system is officially online. Newtown Grant Residents who wish to utilize thecourts will first need to reserve a court and associated court timevia 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, to eliminate usage of the courts from outside groups, access to the Pickleball Courts will be granted only with a key card (like the outdoor pool). If you already have a 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 receival of your lease agreement has been confirmed and a renter's 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 at the Recreation Managers Office between the hours of 4:00-8:00pm Friday and 12:00pm-7:00pm Saturday and Sunday

Tennis Court Key Access System



Access to the Newtown Grant Tennis Courts is now via a key card (like the Outdoor Pool andPickleball Court). If you already have a key access card for the outdoor pool and/or pickleball courts, no action is needed as all active key cards will be given access to the tennis 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 outdoor 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 receival of your lease agreement has been confirmed and a renter's profile created, you then may proceed with confirming identification and residency.)

Please be advised that any resident who misuses the tennis 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) you will be at risk of losing key access card privileges to all three recreation amenities and may be subjected to a monetary association issued fine.



Key cards are issued with the Recreation Staff at the Recreation Managers Office between the hours of 4:00-8:00pm on Friday and 12:00pm-7:00pm Saturday and Sunday.

Newtown Grant Ebike and Usage Public Service Announcement



Please be advise we are seeing a significant increase in the use of e-bikes, dirt bikes, and ATVs throughout the community. We would like to remind all residents—and especially parents—to ensure these vehicles are operated safely, legally, and respectfully.

Recently, management has received multiple reports of riders traveling unpredictably in and out of roadways, cutting through common areas, and riding across recreational amenities. These activities create serious safety concerns and have resulted in damage to association property.

Safety Is Our Priority

Our community experiences a high volume of vehicle traffic each day, including delivery trucks, contractors, service vehicles, and other large commercial vehicles. These drivers often have substantial blind spots and limited visibility. Children and teens riding quickly, turning unexpectedly, or traveling outside designated areas may be difficult for drivers to see, creating potentially dangerous situations.

Community Rules and Legal Guidelines

To help protect residents and preserve community property, please observe the following rules:

E-Bikes

- Must remain on community roads, sidewalks, or designated bicycle paths where permitted.
- Are prohibited from all recreational amenities, including tennis and pickleball courts, basketball courts, playgrounds, softball fields, and volleyball courts.
- Are not permitted on landscaped common areas, drainage basins, or other turf areas maintained by the Association.

Dirt Bikes and ATVs

- Are not street legal and are strictly prohibited anywhere within Newtown Grant.
- May only be operated on designated trails or private property with the express permission of the property owner.
- Newtown Grant does not authorize the operation of dirt bikes, ATVs, or similar motorized vehicles on any Association-owned property.

Age Guidelines

- Please review the attached Pennsylvania micromobility guidelines regarding age requirements and supervision recommendations for e-bike operation.

Enforcement and Violations

Operation of motorized vehicles on Association common areas or recreational facilities may result in:

1. Association fines.
2. Immediate suspension of recreational privileges.
3. Responsibility for all costs associated with repairing property damage caused by the violation.

Residents who observe unsafe operation of motorized vehicles on public roads or sidewalks may contact the Newtown Township Police Department directly.

We ask all families to discuss these rules with their children and guests to ensure they are understood and followed. Thank you for your cooperation in helping keep Newtown Grant safe, welcoming, and well-maintained for everyone.

pennsylvania

PA MICROMOBILITY FACT SHEET

DESCRIPTION	MIN AGE	LICENSE	REGISTRATION	INSURANCE	HELMET	PASSENGER	LIGHTS	MAX CAPABLE SPEED	RIDE ON SIDEWALK	RIDE ON BIKE LANE	POSSIBLE DUI	PA VEHICLE CODE
ELECTRIC SCOOTER 	-	-	-	-	-	-	-	-	-	-	Yes	§ 102
Can operate only on private property. Electric scooters, like electric skateboards and electric unicycles, cannot be legally operated on public roadways.												
MOTORIZED PEDALCYCLE 	16	C	Yes	Yes	Yes, under 21	Yes	Yes	25	No	No	Yes	§ 102, § 3523(e), § 1714
Has operable pedals. Design speed of no more than 25 mph. Gas - motor rated 1.5 brake horsepower or less, has an automatic transmission. Electric - powered by an electric battery.												
MOTOR SCOOTER 	16	Class M/Class if >50 cc, Class C if <50cc	Yes	Yes	Yes, under 21	Yes	Yes	Up to 5 brake horsepower	No	No	Yes	§ 102, § 3525
Is a motor-driven cycle. Motor shall not exceed five brake horsepower.												
SEGWAY 	-	No	No	No	Yes, under 12	No	Yes	-	Yes	No	Yes	§ 102, § 3581-3583, § 3703 (c)
Is an electric personal assistive mobility device. An electric, self-balancing, two-nontandem-wheeled device. Lighting must be used when operating between sunset and sunrise. A Segway is allowed on sidewalks unless a municipality prohibits it.												
E-BIKE 	16	No	No	No	No	Yes	Yes	20	Yes, not in business district	Yes	Yes	§ 102, § 3514
Is a pedalcycle with electric assist. Weighs less than 100 pounds. Motor not more than 750 watts. Has operable pedals. Not capable going faster than 20 mph on a level surface when powered by the motor source only. Lighting must be used when operating between sunset and sunrise.												
BICYCLE 	-	No	No	No	Yes, under 12	Yes	Yes	-	Yes, not in business district	Yes	Yes	§ 102, § 3501 et seq., § 3802, § 1547
Is a pedalcycle. Is moved solely by human-powered pedals. Lighting must be used when operating between sunset and sunrise.												

For more information visit penndot.gov

May 2021

IN SUMMARY:

WHAT IS LEGAL?

In PA, an electric bike or e-bike is considered a "pedalcycle with electric assist" and must meet certain criteria:

- Rider is a minimum age of 16;
- Must have operable pedals;
- Electric motor under 750 watts;
- Max speed of 20mph;
- Weigh no more than 100 lbs.

This is an example of an e-bike:



WHAT IS NOT LEGAL?

Regardless of what you call it or the type of tires it has, an e-ride bike, e-ride dirt bike, or e-ride moto bike are mostly advertised and stamped by the manufacturer as "off-road use only." This effectively confirms it is illegal to be operated in public areas such as the roadway, highway, bike lane, sidewalk or trail. *This also applies if the vehicle is gas powered.*

These are examples of an e-ride:



LOCAL POLICE DEPARTMENTS

NEWTOWN BOROUGH POLICE
22 Liberty Street
Newtown, PA 18940
215-860-7535
www.boroughofnewtown.com

NEWTOWN TOWNSHIP POLICE
100 Municipal Drive
Newtown, PA 18940
215-579-1000
www.newtownpa.gov

NORTHAMPTON TWP POLICE
111 Township Road
Richboro, PA 18954
215-322-6111
www.northamptontownship.com

UPPER MAKEFIELD TWP POLICE
1076 Eagle Road
Newtown, PA 18940
215-968-3020
www.uppermakefield.org

HYPERLINKS TO MORE INFO

Searchable:
ESSENTIAL PA E-BIKE LAWS
https://thecyclistchoice.com/resources/pennsylvania-ebike-laws/

Searchable:
PA MICROMOBILITY FACT SHEET
https://www.pa.gov/content/dam/copapwp-pagov/en/penndot/documents/travelinpa/active-transportation/documents/low_speed_fact_sheet_2021_final.pdf

FACTS TO KNOW ABOUT ELECTRIC BIKES



- PEDALCYCLE (E-BIKE)
- E-RIDE or E-DIRT BIKE

Electric Scooters, E-bikes, E-ride bike, E-ride dirt bikes, or similar electric powered vehicles have become a more popular way get around, but their legal status can be confusing for parents or riders.

Because of this popularity, riders are facing increasing injuries & legal consequences due to crashes and/or violations of traffic laws.

To help, this brochure contains a breakdown of where you can and can't legally ride your electric vehicles. *Also, there are two links included that will provide additional information.*

Pennsylvania law is quite strict when it comes to these electric bikes on public roads including walking/bike paths. The Commonwealth considers them a vehicle, meaning they are not exempt from titling & registration requirements including safety equipment standards and inspection.

Regardless of the rider's age, most of the e-ride bikes or e-dirt bikes do not have the necessary equipment (such as lights, turn signals & mirrors) to meet these requirements; effectively making them illegal to ride on the roadway.

The only place that most like e-ride bikes can be operated legally is on private property with appropriate permission.

If you are stopped by the police or their investigation confirms you were operating an illegal vehicle on a roadway, highway, bike lane, sidewalk or trail, you should expect:

- Each event will result in separate and/or compounding charges.
- Traffic citation(s) with significant fines that may affect the rider's driving privileges (even if you don't have your license yet) including points.
- Mandated court appearances to answer to the charges.
- The vehicle to be impounded; this will incur associated fees for towing and storage that need to be satisfied before return is considered. Storage could be for the length of the judicial process.
- The parent(s) will have to come pick the rider up from the scene or police headquarters.
- Depending on the vehicle and/or violation, there is a possibility of vehicle forfeiture.
- As a parent, you may be subject to the same charges (including penalties) as your child for allowing the violations to occur.
- Since the vehicle is uninsured, the rider will be financially responsible for restitution for damages you have caused. This includes another vehicle after a crash.

PA VEHICLE CODE VIOLATIONS

§1301	REQUIRED REGISTRATION: No person shall drive or permit to be driven any vehicle on a highway that is not registered & titled. SUMMARY CITATION (Traffic)
§1501	REQUIRED LICENSE: No person shall drive any vehicle on a highway that is not properly licensed to do so. SUMMARY CITATION (Traffic)
§1575	PERMITTING A VIOLATION: No person shall authorize or permit a motor vehicle owned by them to be driven in violation of this provision. **This charge would match the rider's violation and can be issued to the parent.**
§1786	REQUIRED INSURANCE: No person shall drive any vehicle on a highway that is not properly insured. CITATION (Traffic) & SUSPENSION
§3717	TRESPASSING: No person shall knowingly operate a vehicle on private property without permission. *If on school property, the act could include internal sanctions such as suspension.* CITATION (Traffic) & SUSPENSION
§3722	OFF-ROAD VEHICLES: No person shall operate an off-road vehicle, ATV or dirt bike in public areas including on a highway, sidewalk, walking/bike trail, or bike lane. CITATION (Traffic) & FORFEITURE
§3733	FLEEING TO ELUDE POLICE: Any person who fails to bring the vehicle to a stop or otherwise flees a police officer. MISDEMEANOR (Criminal)

Plus, violations such as stop signs, red lights, speed limits, pedestrian crossing and required equipment (lights, signals, helmets, etc…).

KNOW THE LAW

First Aid Kit

Be prepared for life's unexpected moments with this First Aid Essentials Guide, created in partnership with Newtown Ambulance for Newtown Grant residents.

This quick-reference leaflet highlights the key supplies every household should keep on hand to handle minor injuries, ease discomfort, and provide immediate care until professional help arrives.

Use the list below to stock or update your home first aid kit and help keep your family safe and ready.

- Assorted band aids
- Ace bandages (2)
- Insect bike swaps
- Alcohol prep pads
- Ice pack
- Hot pack
- Scissors
- Tape
- Sterile water for irrigation
- Sam splint
- Twizzers
- Assorted Gauze pads
- Antihistamine
- Antiseptic wipes
- Hydrogen peroxide
- Triangular bandage
- Antibiotic ointment













Newtown Grant
Homeowners Association

NEWTOWN EMERGENCY MEDICAL SERVICES

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.

Newtown Grant Solicitation Update



Please be advised that effective immediately, NewtownTownship hasupdated 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.

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 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.

NEWTOWN GRANT RECREATION AREA FIREWORKS PROHIBITION:

Please be advised that fireworks are not permitted to be displayed anywhere within the Newtown Grant Recreation Area at any time. Individuals who attempt to display fireworks in the Recreation Area will be subjected to fines and citations both by Newtown Grant Master Assocation and Newtown Township.

Which fireworks are residents allowed to purchase and use?

Consumers can purchase and use “Class C”or“consumer-grade” fireworks such as firecrackers, Roman candles, bottle rockets, and similar fireworks that contain a maximum of 50 milligrams of explosive material.

“Display fireworks” are only to be used by professionals with a permit from the municipality where the display will take place. Display fireworks include salutes that contain more than two grains or 130 milligrams of explosive materials and professional-grade aerial shells containing more than 60 grams of pyrotechnic compositions.

Who can purchase fireworks?

Anyone over the age of 18years can purchase, possess and use consumer fireworks. Consumer fireworks do not include “ground and hand-held sparkling devices”, “novelties” and “toy caps,” which are permitted at all times throughout the Commonwealth..

What are the restrictions on their use?

- Cannot be ignited or discharged on publicorprivatepropertywithoutexpresspermissionofthe property owner
- Cannot be directed at another person
- Cannot be discharged from or directed at a building or vehicle
- Cannot be discharged within 150 feet of a building or vehicle regardless if the building or vehicle is owned by the user of the consumer fireworks
- Cannot be discharged while the person is under the influence of alcohol, a controlled substance or another drug
- Municipalities may restrict use of consumer fireworks between 10 p.m. and 10 a.m. except:
  - July 2, 3, 4 and Dec. 31 when they may be used until 1 a.m.
  - If July 4 falls on a Tuesday, Wednesday, or Thursday they may be used until 1 a.m. on the immediately preceding and following Friday and Saturday

The following may take, remove or cause to be removed all stocks of consumer or display fireworks sold, used, stored, or held in violation of this law:

- PSP
- Act 120 certified municipal police officers
- a sheriff or sheriff’s deputy
- A member of a Pennsylvania bomb squad accredited by the FBI and certified in hazardous devices training

Check with your local municipality for applicable local ordinances.

PROTECT YOURSELF FROM CURRENT SCAMS AND FRAUDS

The Newtown Township Police Department wants to alert the community about various scams and frauds that are currently circulating. These scams can result in financial loss and identity theft if you're not careful. Stay informed and take necessary precautions to avoid falling victim to these schemes.

HERE'S WHAT YOU NEED TO KNOW:

BITCOIN PAYMENT SCAMS

Be cautious of scams that demand payment in Bitcoin or other cryptocurrencies. Legitimate businesses and government agencies will never ask for payment in this manner. If you're unsure about a payment request, verify the authenticity of the request with the company or agency directly.

COURIER SCAMS

Beware of scammers who claim to be couriers or delivery personnel asking to pick up cash or packages from your home. This is a common tactic used to steal your money or personal belongings. Never give cash or valuables to someone you don't know, and always verify the identity of couriers or delivery personnel before handing over any items.

PHISHING SCAMS

Scammers are using fake emails, texts, and calls to trick people into revealing sensitive information such as passwords, credit card numbers, and social security numbers. Be cautious of urgent or threatening messages claiming your account will be closed or compromised if you don't respond immediately.

ONLINE MARKETPLACE FRAUD

Scammers are using online marketplaces to sell fake or non-existent products. Be wary of deals that seem too good to be true, sellers with low ratings or no feedback and requests for payment via wire transfer or prepaid debit cards.

PHONE SCAMS

Scammers are using phone calls to trick people into revealing personal information or sending money. Be aware of calls from unknown numbers claiming to be from government agencies or financial institutions. Scammers use threats or intimidation tactics to get you to comply. Never provide personal information or send money to unknown callers.

OTHER SCAMS TO WATCH OUT FOR

Some other scams to be aware of include online romance scams that ask for money or gifts and investment scams that promise high returns with little or no risk.



HOW TO AVOID FALLING VICTIM

To protect yourself from these scams, remember:

- **Stay informed** about the latest scams and frauds.
- **Be cautious** of unsolicited messages or calls.
- **Verify** the authenticity of messages, calls, and sellers.
- **Use** strong passwords and keep them confidential.
- **Monitor** your accounts and credit reports regularly.

IF YOU BELIEVE YOU'VE FALLEN VICTIM TO A SCAM OR FRAUD,

report it to the Newtown Township Police Department immediately.

Remember, it's always better to be safe than sorry!

STAY INFORMED, STAY VIGILANT, AND STAY SAFE!

Rob's Review

Community updates, amenities & reminders

COMMUNITY LIFE & REMINDERS

Drive Carefully

Please obey posted speed limits: **25 MPH on all Newtown Grant roads** per Newtown Township, and **15 MPH on Recreation Drive**. All **STOP** signs at intersections **MUST** be observed. These rules are enforced by the **Newtown Township Police Department**.

Game Room & Clubhouse

FRIDAY	SATURDAY	SUNDAY
4:00–8:00 PM	12:00–8:00 PM	12:00–7:00 PM

The Game Room features a **ping pong table, foosball table, billiards table** and **dart board**.

Lending Library

Visit the new **"leave a book, take a book"** Lending Library in the clubhouse lobby, available to Newtown residents during these hours:

MON–THU	FRIDAY	SAT & SUN
9:00 AM–4:00 PM	9:00 AM–8:00 PM	12:00–7:00 PM

Visit Our Website

Visit **www.newtowngrant.org** for information about the Clubhouse and community, details on **all Newtown Grant clusters**, and management contacts for **FirstService Residential, CAMCO** and **Continental Property Management**.

Newtown Grant Trash Can Policy

Per Newtown Grant Master Board Rules and Regulations:

a. Trash bins and/or trash bags shall not be permitted to stand along the outside wall of any building.

b. All non-recyclable trash shall be in **bags tied closed** and placed in trash bins with a **top closure**.

c. Trash bins and recyclable containers shall not be placed outside until the evening before scheduled trash pick-up, **no earlier than 5:00 PM**.

d. Trash bins and recyclable containers shall be removed from the street and returned inside as soon as possible, but **no later than 9:00 PM** on pick-up day.

e. Society Place Condominiums use dumpsters. An **immediate, un-waivable $50 fine per bag/box** applies to items left on the ground rather than placed in trash bins; the fine **escalates with each infraction**.

PROPERTY RULES & GUIDELINES

Exterior Home Improvements (ERB)

As spring and summer approach, check with your respective cluster **before scheduling exterior home improvements** to learn which projects require an **Environmental Review Board (ERB)** submission and board approval.

At **www.newtowngrant.org**, select **Master Board & Clusters**, then your cluster. ERB guidelines and forms appear on the **right-hand side** of the screen. For questions or additional information, contact your associated **cluster property manager**.

Clubhouse & Pet Waste Trash Cans

The **clubhouse trash enclosure** and association-wide **pet waste trash cans** are **NOT** for private household trash. The association has seen an increase in household trash being disposed of in these receptacles.

Pet waste cans are **smaller-gallon containers emptied twice a week**. Household trash bags cause them to overflow. Each household must arrange for proper disposal through a **privately selected trash hauler**.

AUTOMATIC FINE **$350.00**

For illegally disposing household trash in either location.

Commercial Vehicle Parking

Per Newtown Grant Master Board Rules and Regulations, **all vehicles must be properly licensed and registered**. Vehicles must not be disabled, leaking fluids or in obvious disrepair.

Only **private passenger-type sedans, coupes, vans, sport utility vehicles, pickup trucks and two-wheel power vehicles** may park in Newtown Grant unless garaged in the Unit.

Recreational vehicles (including campers of any kind, motor homes, boats or other recreational equipment) and **commercial vehicles** (whether or not licensed or registered as commercial) are prohibited unless garaged in the Unit.

Vans and other enclosed vehicles must have **windows on all four sides**, front and back on both passenger and driver sides. **Blank metal or panel sides** are not permitted.

Vehicles may not have a **commercial appearance**, including ladder, tool or equipment racks, visible advertising or lettering. **Dump trucks, double-rear-axle vehicles, fifth wheels** and similar vehicles are prohibited anywhere in Newtown Grant unless garaged.

Commercial vehicles may park **temporarily, but not overnight**, while providing service or repair to a Unit or Common Element.

Newtown Grant Ranked 20th
As Most Expensive Neighborhoods for Housing in Pennsylvania

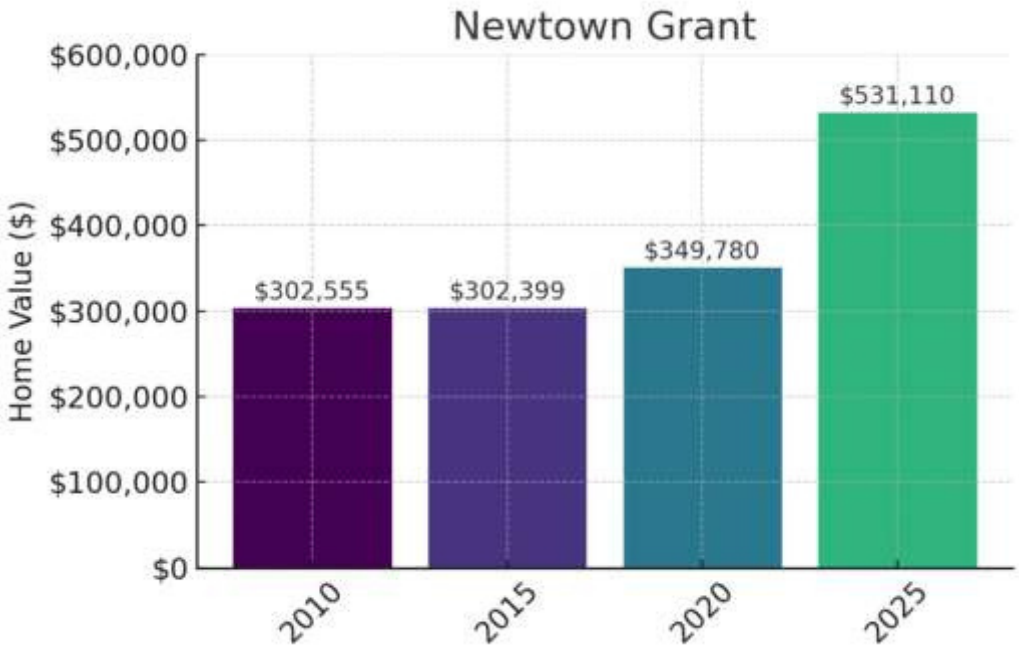
Pennsylvania's real estate market reveals fascinating investment patterns that defy conventional wisdom. Per Home Stratosphere, after analyzing 15 years of data via Zillow across thousands of neighborhoods shows not just where wealth concentrates, but how dramatically fortunes have shifted since the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

A MESSAGE FROM THE CHIEF



Dear **Newtown Resident**,

In 2027, Newtown EMS proudly celebrates 75 years of service! Founded in 1952 as the Newtown American Legion Ambulance Squad, we are the third-oldest EMS service in Bucks County.

Today, we serve Newtown Township, Newtown Borough, and surrounding communities, covering 31 square miles with five ambulances and additional emergency response vehicles.

Our continued success depends on community support. Municipal funding and insurance reimbursements do not fully cover the cost of essential equipment and improvements.

Your 2027 subscription helps support:

- **New Ambulance**: $296,000;
- **Stretcher** $40,000;
- **Facility Improvements**;
- **Cardiac Monitors**;
- **Essential safety equipment**.

I ask for your continued support through our annual subscription drive.

Help us serve our community for another 75 years!

Yours in good health,

Evan N. Resnikoff

Evan N. Resnikoff, M.S. NRP
Chief of Operations
215-968-3500, ext. 114

2651 S Eagle Rd,
Newtown, PA 18940

Main Phone:
(215)-968-3500 x2

EMERGENCY 911

Scan To Subscribe

@NewtownAmbulanceSquad

Visit us at:
www.newtownems.org

"We intentionally invest and protect our team so that the caliber of services we provide enhances the reputation we've built within the community of our patients, public, and profession."

NEWTOWN EMS

Serving Newtown for 75 Years



2027

ANNUAL SUBSCRIPTION PROGRAM

Emergency Ambulance Service for Newtown. Provided by Newtown EMS

PEOPLE **COMMUNITY** **READY 24/7**

WHAT IS AN EMS SUBSCRIPTION?

Worried About the Cost of Calling an Ambulance?

In an emergency, the cost of an ambulance should be the last thing on your mind. A Newtown EMS subscription helps protect you from unexpected ambulance expenses.

Protect yourself for as little as $45 a year. Go to our website for FAQs.
www.newtownems.org/subscription

HOW DOES AN EMS SUBSCRIPTION WORK?

- Ambulance Transportation
- Newtown EMS Bills Your Insurance
- Insurance May Not Pay the Full Bill
- Your EMS Subscription Covers the Eligible Remaining Balance

Our billing company may contact you for insurance information or to request you to forward the insurance check to us.

Lift Assist: Subscribers are eligible for up to 3 free lift assists per membership year.

Includes high-deductible health plans.

Terms and Conditions of the Subscription Drive
Subscriptions received on or before 1/1/2027 will be in effect from 1/1/2027 through 12/31/2027. Subscriptions received after 1/1/2027 will be in effect from the date of the transaction through 12/31/2027. In some cases, this may be considered a tax deduction as we are a 501(c)(3) non-profit charitable organization. Check with your tax preparer for more information.

EMERGENCY CARE IS PROVIDED REGARDLESS OF SUBSCRIPTION STATUS

2027 MAIL-IN RESPONSE FORM

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

- ☐ **Household $75**
- ☐ **Individual $60**
- ☐ **Two Seniors 65+ $55**
- ☐ **Single Senior 65+ $45**

Additional Donation: _____

Total Enclosed: _____

MAKE CHECK PAYABLE TO NEWTOWN EMS

Return this form in the enclosed reply envelope.

NEWTOWN EMS SUBSCRIPTION CARD

Effective through December 31, 2027

Name: _____

Subscription Type: _____

CHOOSE YOUR EMS SUBSCRIPTION

HOUSEHOLD	INDIVIDUAL
$75	**$60**
Family at one address	One resident

TWO SENIORS 65+	SINGLE SENIORS 65+
$55	**$45**
Spouse or Partner	One Resident

THREE EASY WAYS TO SUBSCRIBE

ONLINE
newtownems.org/subscription

BY MAIL
Complete the form and return it with the enclosed envelope

BY PHONE
Call 215-968-3500x2

WHY SUBSCRIBE?

- Reduce/eliminate out-of-pocket costs;
- Cover co-pays, deductibles, denied charges;
- No Insurance? You're still covered;
- We rely on subscriptions & donations to operate as a non-profit 501(c)(3);
- Peace of mind;
- Coverage for your household.

Newtown Grant

Annual Newtown Grant Garage/Yard Sale & Goodwill Donation Drive

Saturday, September 19th



















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American Red Cross

GIVE SOMETHING

That Means Something

Blood Drive
Newtown Grant

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

Monday, December 7, 2026
2:00 p.m. to 7:00 p.m.

Please call **1-800-RED CROSS** (1-800-733-2767) or visit **RedCrossBlood.org** and enter: **Newtown Grant** to schedule an appointment.

Maximize your blood donation. Help more patients.
If you are an eligible type O, B- or A- donor, consider making a Power Red donation. Red blood cells are the most commonly transfused blood component.

Streamline your donation experience and save up to 15 minutes
by visiting **RedCrossBlood.org/RapidPass** to complete your pre-donation reading and health history questions on the day of your appointment.

Schedule your blood donation appointment today!
1-800-RED CROSS | RedCrossBlood.org | Download the Blood Donor App

Banquet Room Rental

Did you know that you can rent out theClubHouseBanquetRoom? Thisisa 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

- 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.

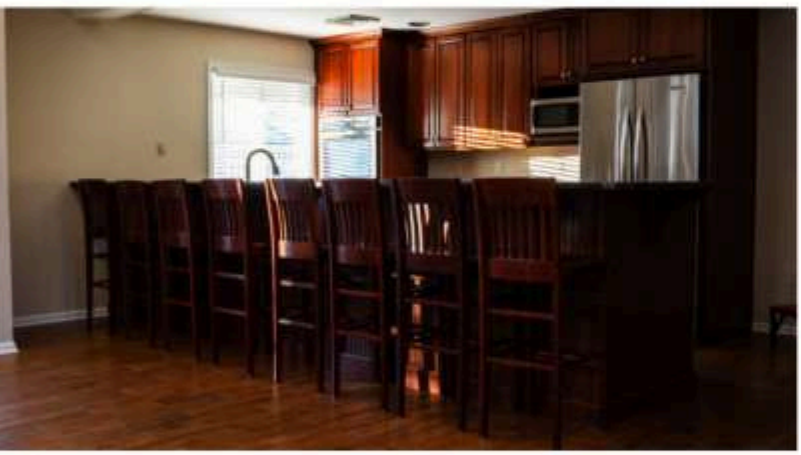
For all event planning questions and scheduling please contact the Community Manager at Newtown Grant Clubhouseoremailrob.degeorge@fsresidential.com













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

A Fresh Season, A Fresh Perspective

As summer winds down and fall approaches, many homeowners find themselves looking around the house with fresh eyes. It's the season for clearing out clutter, getting organized, and creating spaces that work better for everyday living.

Sometimes, simply removing what's no longer needed reveals opportunities you hadn't noticed before. A kitchen that lacks storage, a laundry room that could be more functional, or a home office that's outgrown your needs may be ready for a thoughtful update. At Simply Cabinetry of Newtown, we believe beautiful cabinetry is about more than appearance—it's about creating spaces that make life easier. Whether you're planning a complete renovation or looking for custom storage solutions, the right design can improve both the function and style of your home.

Every project begins with listening to how you live and what matters most to your family. From kitchens and bathrooms to mudrooms, laundry rooms, and home offices, our team is dedicated to designing spaces that are as practical as they are beautiful.

This season, take a fresh look at your home. You may discover that the biggest improvement isn't adding more space—it's making better use of the space you already have.

At Simply Cabinetry of Newtown, we're here to help you bring that vision to life



Volume 10 Issue 5 September - October 2026

Newtown Grant Homeowners Association

The Newtown Grant Newsletter

www.newtowngrant.org

Thank You TO OUR LOCAL BUSINESSES

who support our community and the Newtown Grant Newsletter.

Your support strengthens our neighborhood.

Together, we build a vibrant and connected community.

We appreciate your partnership and generosity!

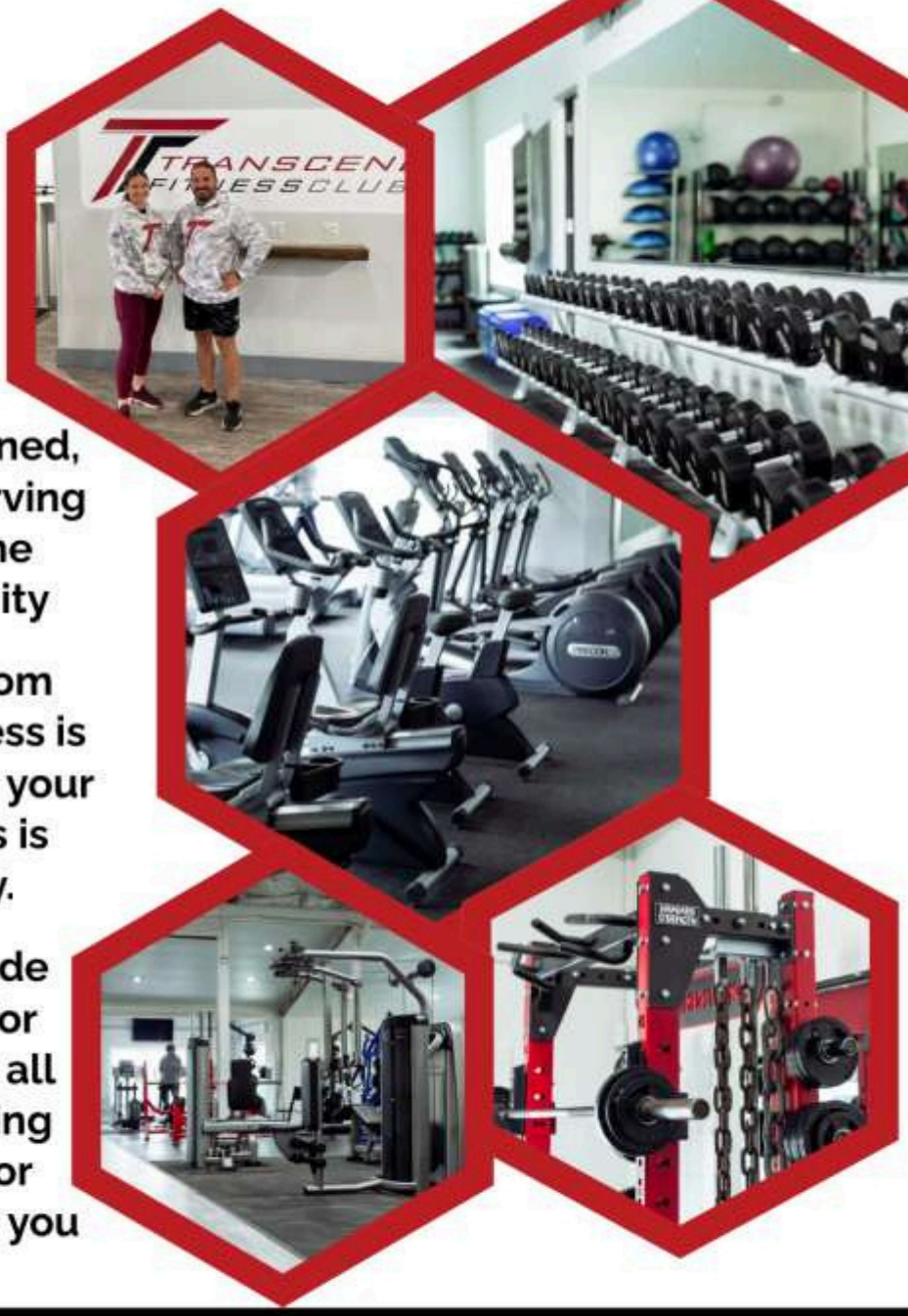


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Tips&Talk

from your Neighborhood Roofer

A. Brooks Construction, Inc.

KANGA ROOF — WE HOP TO IT

Autumn Leaves & Cozy Homes: Prepare for Winter

November is here, bringing cooler temperatures, cozy gatherings, and the holiday season. As we prepare for Thanksgiving and the colder months ahead, it's also a great time to make sure your home is ready for winter. Before winter weather arrives, take a few minutes to check your home's exterior. Clear leaves and debris from gutters, inspect your roof for damaged or missing shingles, and make sure downspouts are directing water safely away from your home. Taking care of these small maintenance items now can help prevent bigger problems when winter weather arrives. Wishing everyone a happy Thanksgiving filled with good food, family, and plenty of things to be thankful for!

Important Offers

Not sure how your home's exterior is holding up? Call today to schedule a FREE Home Exterior Inspection and let our experts assess your roof, siding, gutters, and more.



TURKEY CHEESE BALL

Ingredients:

- 8 oz cream cheese
- 1 cup shredded cheddar
- Crackers
- Pretzels
- Candy Eyes

Directions:

- Mix cream cheese and cheddar. Shape into a ball and chill for 30 minutes. Add pretzel sticks as "feathers" and candy eyes. Serve with crackers!

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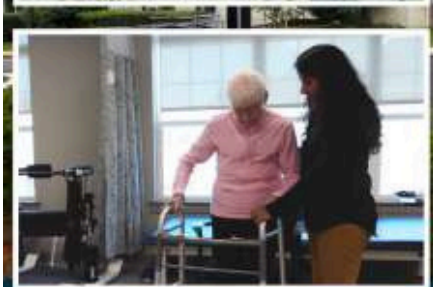
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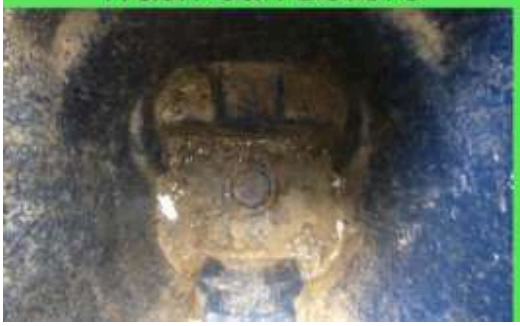
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Dear Newtown Grant Neighbors,

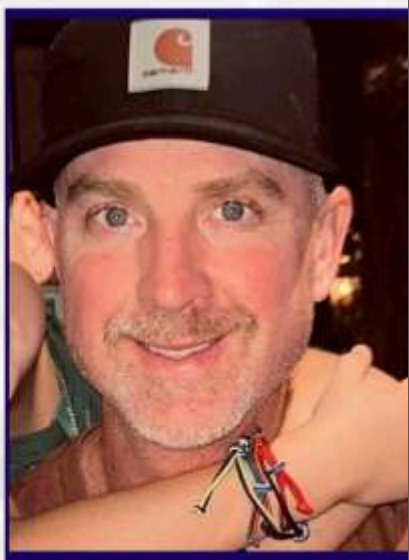
As a proud resident and your local plumbing expert, I'm Jeff Westerman, with over 25 years of hands-on experience serving residential needs right here in Bucks County. Fully registered, contractors insured, and holding a valid HIC license, I bring peace of mind to every job—no surprises, just quality work you can trust.

Specializing in residential plumbing, my focus is on keeping your home running smoothly with expert services tailored to your everyday needs. From repairs and maintenance to upgrades and installations, I handle it all with precision, using high-quality materials that enhance your home's comfort, efficiency, and value. No job is too small—I prioritize clean, efficient work with minimal disruption to your daily life.

Why choose me?

- 25+ years of proven expertise in Bucks County homes like yours.
- Prompt, professional service with upfront pricing and no hidden fees.
- Committed to your satisfaction—I'm not done until you're happy.

Contact me today for a free consultation or estimate!



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