



The Newtown Grant Newsletter

Volume 6 Issue 2

March - April 2022

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www.newtowngrant.org



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www.newtowngrant.org

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NEARLY SWIMMING POOL TIME! ARE YOU READY?



The Newtown Grant pool will be opening this Memorial Day Weekend and weekends thereafter. Full weekday opening will be announced upon the determination of the last day of the Council Rock school year.

Last year key fobs (Fob) were issued to residents for scanning and access to the pool.

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NEW COMMUNITY

MANAGER

We are excited to announce that James Kelly has joined the Newtown Grant management group as the new Community Manager.



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REAL ESTATE

Take a look at the recent listings in Newtown Grant.

Thank you to Debra Granite, Realtor Keller Williams Real Estate.



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NEWTOWN GRANT POOL NEWS!



The Newtown Grant pool will be opening this Memorial Day Weekend and weekends thereafter. Full weekday opening will be announced upon the determination of the last day of the Council Rock school year.

Last year key fobs (Fob) were issued to residents for scanning and access to the pool. If you obtained a Fob last year, it remains active so long as you continue to be a resident of Newtown Grant, **therefore a new Fob is not necessary this year.** The Fob of any former residents of Newtown Grant has been deactivated.

If you did not obtain a Fob or you are a new resident of Newtown Grant you will need to obtain a Fob for access to the pool. There is no cost for the initial Fob. Instructions will be forthcoming about when you can visit the clubhouse to obtain your Fob.

Additionally, if you were issued a Fob and you lost, it a new Fob can be issued to you at a cost of \$10. Your old Fob will be deactivated.

Pool guidelines are published on the Newtown Grant website (www.newtowngrant.org). The guidelines and rules will be updated prior to pool opening to assure their accordance with current CDC or Bucks County Department of Health requirements.

You may contact Property Manager Carol Oliveira or Recreation Managers Sergio and George with any questions:

Carol.Oliveira@fsresidential.com

Sergio.Miranda@fsresidential.com

George.Slifer@fsresidential.com

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NEW COMMUNITY MANAGER - JAMES KELLY

We are excited to announce that James Kelly has joined the Newtown Grant management group as the new Community Manager. He has more than 20 years of professional experience and management service and is a welcome addition to the team.

James will manage the following clusters:

- Estates I
- Estates IV
- Heather Wood I
- Ravens View I
- Ravens View II
- Willow Creek/Eagle Trace



Besides being an avid biker and swimmer, he enjoys a multitude of outdoor sports, but most of all he enjoys spending time with his family. He is available in the community management office located in the Club House between 9:00am and 5:00pm or via email at, james.kelly@fsresidential.com.

Carol Oliveira, Property Manager, continues to be the Manager for the Master Association Board and Society Place and can be contacted via email at carol.oliveira@fsresidential.com.

NATIONAL PRESCRIPTION DRUG TAKE BACK DAY

Remember to bring your expired and unused medication to the Newtown Township Police Department on **April 30, 2022 between 10am and 2pm** at 100 Municipal Drive, Newtown, PA 18940 .

The police department will collect and dispose your expired and unused medication safely.



**National Prescription Drug
Take Back Day is
SATURDAY, APRIL 30, 2022
10 am - 2 pm**

FANTASY FOOTBALL WINNERS

1st Place - Anthony Limberakis

2nd Place - Faye Sorhage

3rd Place - Pat Owens

Mario Kart 8 Deluxe Esport Tournament!

Attention Gamers! Newtown Grant Clubhouse is hosting our first *Mario Kart Esports Tournament* for players of all ages to compete against each other in a tournament-style competition!



The Game for this Tournament: *Mario Kart 8 Deluxe*
Must bring your own controller. (compatible with Nintendo Switch)

Free to Enter

Sign up online at www.newtowngrant.org/events

Experience is recommended

Location for Esports Tournament will be at the Newtown Grant Clubhouse.

Date: March 20th, 2022.

Tournament Start Time: 1pm

*****Registration ends on March 16th.*****

START A FAMILY GARDEN

Sure, watching movies and playing games with your kids is fun, but this spring, move your bonding time outdoors. One activity that's just as exciting for toddler as it is for teens is gardening.

Whether you have a sprawling backyard or a windowsill, growing is something every family can do together. Whether it's teaching them about the environment, showing them the practical skills of growing tomatoes, or just getting their hands dirty (what kid doesn't love that?) here how to get your project off the ground. Follow these pro tips.



Garden with Kids No Matter Your Space

Big, lush gardens are great, but small collections of succulents or a leafy house plant on a shelf can be just as pretty - and just as beneficial for your kids' development. "Gardening teaches children patience," says Jenny Hendy, a gardening expert who's written over 20 books on the subject including the award winning, "Kids First Gardening Book: The Ultimate Step-By-Step-Guide." "It teaches boys and girls to nurture things, and to understand that it is wrong to indiscriminately kill insects just because we don't understand them, or because we fear them." Children also learn patience from gardening and benefit in both mental and physical ways from simply being near greenery. An important part of learning about a garden is trial and error, gardening is such an easy, pain free way of learning life lessons; like if the plant dies, we now have great nutrients for our soil."

Start Indoors

It's a good idea to get your kids interested in the process inside before heading outdoors. To do so start by growing a bean in a bag. Plant a lima bean in a sandwich bag by wrapping it in a moist paper towel and sitting it somewhere warm, kids are impatient and not in an abstract phase. They can't tell that roots are there if they can't see them for themselves. The bean in the bag trick will show them all the parts of the lima bean plant before it gets transplanted into soil. Projects like this progress quickly, keeping kids engaged and enthused about gardening instead of losing interest.

Time To Plant

Once your child's plant is ready to move to soil, it'll need a designated place to grow. If it's outside, set aside a plot that your son or daughter will be responsible for in a fun way. If it's inside, tackle a project together to create that space. You can build a planter together .

Pick Your Crop

Deciding what crops or flowers are best for your home garden will depend on the amount of sunlight and space you have available to you. It's also smart to consider how long a given plant will take to grow or flower, especially with results-oriented youngsters in charge. Take a look at the in-soil label that comes with each plant at home and gardening stores for information on how much sun you'll need and how long it'll be before it sprouts. Kids love to pick fruits including tomatoes and berries straight from the plant!



Potted marigolds and poached egg plants (a white and yellow bloom) for window boxes. They flower in only 8-10 weeks from sowing, and some plants require minimal effort with maximum effect - perfect for finicky kids. Zinnias are virtually indestructible, low maintenance and are going to give you flowers all summer.

Extracts from marthastweart.com

**Happy Easter Season to Our Newtown Grant Community
Members!**

Our Easter Egg Hunt Event is back!



Join us April 16th, 2022 to celebrate this Easter Season at the clubhouse!

Our Egg Hunt Event will begin 1pm to 3pm as children from the community find eggs delivered by the Easter Bunny!

We hear there will be special prizes awarded to whoever finds his rare GOLDEN Eggs!

****Register using our website with the Link below!****

www.newtowngrant.org/events

ALEX MANN VISITS HIS 142ND POLICE DEPARTMENT

In February, the Newtown Township Police Department had an educational visit from Alex Mann. Alex has a mission to show his support for law enforcement and spread autism awareness.

The Newtown Township Police Department was the 142nd police department that he visited and not only did Alex meet Chief Hearn and [#OfficerJules](#). Officer Mystic gave Alex a tour of the department's facility and the patrol fleet.

Great job Alex and the Newtown Township Police Department, it looks like a lot of fun and great information/awareness for all involved



Newtown Grant Real Estate January & February 2022



Compliments of
Debra Granite, Realtor®
Keller Williams Real Estate
DIRECT: 215-801-7661
OFFICE: 215-340-5770

There were 5 Newtown Grant settled resales during January and February 2022*

Address	Type	Beds/Baths		Sold Price	Days on Market
		Beds	Baths		
254 Sequoia Drive	Interior Townhome	3	2-1/2	395,000	3
53 Redwood Drive	Interior Townhome	2	2-1/2	385,000	5
1616 Society Place	Condominium	2	2	308,000	5
1005 Society Place	Condominium	2	2	475,000	5
3503 Society Place	Condominium	2	1	270,000	3

*Source, Bright MLS, Newtown Grant settled sales January, 2022 through February 20, 2022
Information deemed reliable; subject to errors, omissions & changes

Active and Under Contract

As of 2/20/2022 there is **one active listing**, a 3 bedroom end unit townhome on Aspen Court with an asking price of \$489,900.

There are 6 homes **under contract**: one single family, 4 bedroom on Amaryllis Lane and one condominium on Society Place. There are also two end unit townhomes (Ebony Court and Spuce Court) and three interior townhomes (Cottonwood Street, Holly Circle and Sequoia Drive).

Real Estate sales in Newtown Grant occur often and listing status and prices change, sometimes daily. Visit the BucksRelo.com link below for current info,

(Active, Pending and Sold Daily Updates)

Click the link below to compare current Listing Details & photos visit 24/7

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

NEWTOWN GRANT SUPER SMASH BROS. ULTIMATE TOURNAMENT

Thank you to everyone in the Newton Grant Community that participated and watched the Smash tournament. We witnessed some fantastic skills from all competitors on the tournament main stage.



Newtown Grant would like to congratulate our first-place competitor **Matthew Mann** in Newtown's first ever Super Smash Bros. Ultimate Tournament! Matthew displayed an impressive performance in every round he advanced to, with amazing movements and combination hits, beating some of the toughest competitors in the tournament to reach the final.

In an exciting 5 game series final, the score ended 3-2 to crown Matthew as Champion. Congratulations to **Lucas Chiaverini** on finishing in second place with a well-deserved final placement spot, as one of the youngest players to compete in the tournament, he swept away players with his strong performance and showed his skills at such a young age. Lucas is a very charismatic person and his father cheered him on from the sidelines!



Another congratulations to **George Slifer** for finishing in third place! George, a recreational staff member, was very excited to have been a part of this experience and gave it his all! George played in a 3rd place spot game series to earn his bronze medallion!



RECIPE TIME

Coconut-Nut Macaroons

YIELD About 2 dozen
TIME 30 minutes

INGREDIENTS

- 1 cup sugar
- 3 cups shredded unsweetened coconut
- ½ cup chopped pistachios
- 3 egg whites, lightly beaten until just foamy
- 1 teaspoon vanilla extract
- Pinch salt



The reward of these classic one-bowl cookies far outweighs the effort of making them. They are so easy – just dump and stir – and you don't need any special equipment. Here, Mark Bittman adds a generous handful of pistachios for crunch and color. They are also gluten-free, and the perfect treat.

PREPARATION

1. Heat oven to 350 degrees. Whisk together egg whites, sugar and vanilla in a large bowl. Add remaining ingredients and mix well with a rubber spatula or your hands.
2. Use a nonstick baking sheet, or line a baking sheet with parchment paper. Wet your hands and make small piles of the mixture, each 1 to 2 tablespoons; place on sheet about an inch apart.
3. Bake until firm to the touch and lightly browning on edges, about 15 minutes. Remove baking sheet and cool on a rack for at least 30 minutes before eating. These keep well in a covered container for up to 3 days.

Adapted from Mark Bittman New York Times

Chocolate Macaroons

YIELD 2 dozen
TIME 50 minutes

INGREDIENTS

- 1 ⅔ cups almonds (8 ounces)
- 3 egg whites
- 1 cup sugar
- 3 ounces semisweet chocolate, melted and cooled to room temperature
- 7 ounces sweetened shredded coconut

PREPARATION

1. Preheat oven to 350 degrees. Line 2 cookie sheets with parchment paper.
2. Grind the almonds in a food processor, and set aside. In a large bowl beat egg whites until stiff. Alternately fold in the sugar and ground almonds; then gently fold in the melted chocolate and the coconut. Drop from a teaspoon onto cookie sheets, leaving 1/2 inch between macaroons. Bake 20 minutes, or until light golden brown.

Adapted from Doris Schechter New York Times

GREEN CORNER: CARDBOARD WEED BLOCK

By Sherri A. Affrunti

Looking for an economic and environmentally-friendly way to block weeds in your garden? Try recycling cardboard!

Cardboard sheets can be used under a layer of mulch or rocks to stop upward growth of unwanted weeds. Cardboard serves as an effective barrier to keep unwanted weeds from sprouting or growing. Over time, the cardboard will biodegrade and feed the soil below it with organic matter.



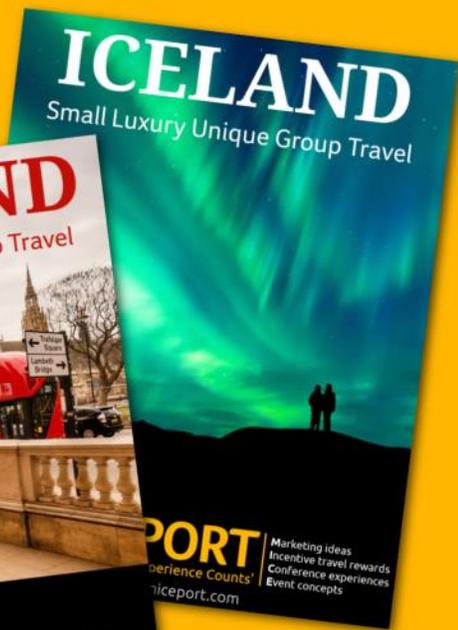
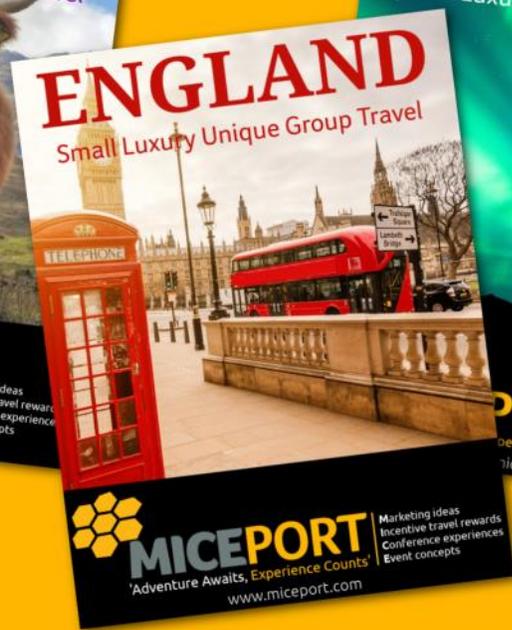
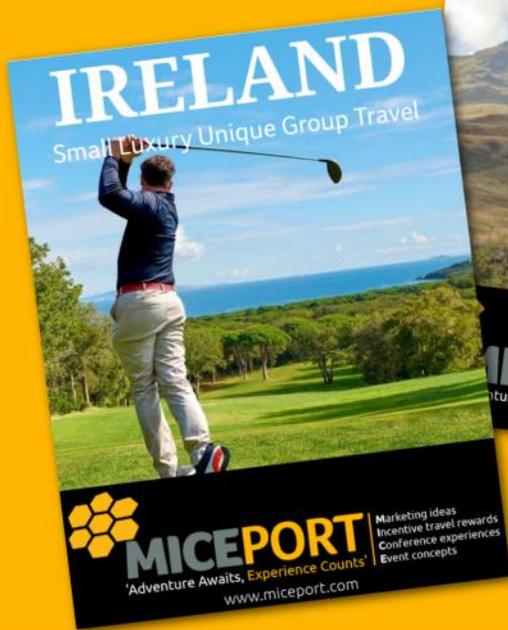
It is recommended to start early in the season, laying the cardboard in a sufficiently thick (but not too thick!) layer under your new season's mulch. Use plain cardboard, because printer ink can be toxic and problematic for plants, and two to three stacked sheets (as opposed to five or six) is optimal. As the cardboard moistens through natural processes (including rain), it will begin to break down. Provided you use clean cardboard without a lot of ink on it, the cardboard will boost the soil's nutrient content as it biodegrades. You can position the cardboard around areas where plants you want to grow are located, or cut a hole through it to place new plants into cut-out opening(s). And, you should remove all staples and tape before use.

Be careful not to put down too thick of a cardboard layer, especially against your home's exterior or in areas where tender plants are located. Too thick a layer may harbor the growth of plants, and too much against your home's structure might unintentionally invite pests such as termites and moles to nest underneath. Be sure to anchor your cardboard (placing mulch or rocks on top works well), so that it does not become dislodged or blow away before it is moistened.



When well-planned and well-maintained, cardboard sheets can serve as an excellent alternative to plastic weed barriers as well as an excellent alternative to herbicides. With an appropriate layer thickness, you can help your garden without the use of chemicals and ultimately save time from weeding by hand or dealing with expensive weed block. Typically, an appropriate layer of cardboard may last for two or three seasons.

Happy gardening!




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BANQUET ROOM RENTAL!

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 our Recreation Managers Sergio and George at the emails below:

sergio.miranda@fsresidential.com, george.slifer@fsresidential.com



The Jack Repcheck Softball League



Registration for the 2022 softball season is open!
Please sign up and pay online! (www.newtowngrant.org/softball)
or mail the online form to the Clubhouse.

WE ARE WELCOMING NEW PLAYERS!! THIS IS A CO-ED LEAGUE!

ALL AGES 18 AND OVER!

The season starts on April 18th. Registration is \$62.00.

+\$10 late fee starting April 18th.

Let us know if you are new to the softball league!

Games are scheduled Monday through Thursday. Holidays off.

All games are played on the Newtown Grant field.

Register Here www.newtowngrant.org/events



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