

Volume 9 Issue 2 March April 2025

Newtown Grant
Homeowners Association

The Newtown Grant Newsletter

www.newtowngrant.org



Inside this edition:

Newtown Grant Outdoor Pool, New Tennis Courts Coming Soon, March-April Book Club, Mailbox Maintenance, Illegal Trash Disposal, Home Improvement Projects, Daylights Savings, Clubhouse Closed for Easter Sunday, April 2025 AARP Driver Safety Class-and so much more



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

Email Addresses

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

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- facebook.com/NewtownGrantHOA

View All Our Events Page at:

www.newtowngrant.org/events.

Also make sure to sign up for our newsletter either via our Website at www.newtowngrant.org

Blog

- www.newtowngrant.org/blog



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ALWAYS COMPLIMENTARY:

- **Concierge Pickup & Delivery**
- Wash & Vacuum with Service
- Round-trip Courtesy Shuttle
- Lifetime PA State Safety Inspection for every vehicle in your household

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 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

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

Trash Bin Cleaning



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

Prices are for 2 trash cans cleaned

Trash Can Before

Trash Can After



JOIN US SATURDAY, APRIL 5TH

(RAIN DATE SUNDAY, APRIL 6TH) AT THE CLUBHOUSE!

2025 SPRING FLING and EASTER EGG HUNT



OUR SPRING FLING AND EASTER EGG HUNT EVENT WILL BE FROM 1PM TO 3PM.

IN ADDITIONAL TO OUR ANNUAL EASTER EGG HUNT, WE WILL ALSO HAVE FACE PAINTING, A BALLOON ANIMAL ARTIST AND A BOUNCE HOUSE FOR THE KIDS (SUBJECT TO CHANGE) ALL LOCATED AT THE CLUBHOUSE.

EASTER EGG HUNT GROUP SCHEDULE AND LOCATIONS:

**1:00-1:15PM
CHILDREN UP TO 3 YEARS
OF AGE @
RECREATION UPPER
PARKING LOT FIELD BY
DAYCARE
(STICKERS, BUBBLES AND
NOVELTY TOYS WILL
REPLACE CANDY)**

**1:30-1:45PM
CHILDREN AGES 3-5 @
PLAYGROUND**

**2:30-2:45PM
CHILDREN 9-12 @
SOFTBALL FIELD**

**2:00-2:15PM CHILDREN
BETWEEN 6-8 @
RECREATION UPPER
PARKING LOT FIELD BY
DAYCARE**

AT NEWTOWN GRANT CLUBHOUSE

1 PM - 3 PM Free Entry For All

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www.newtowngrant.org/easteregg hunt**



HOME IMPROVEMENT PROJECTS

Spring is in the air...many people take this time to get started on home improvement projects they've been contemplating. With that in mind, here is some information to help assure that your home improvement project runs smoothly...



- Don't forget to please check your clusters Environmental Review Board (ERB) Rules and Regulations first and to please submit ERB Request Forms to your designated cluster association property manager for such exterior structural work that requires it. Each cluster association owner can find their respective cluster ERB guidelines as well as contact information for their property manager on the Newtown Grant Website which is: <https://www.newtowngrant.org/>
- When choosing a contractor, make sure they are registered with the State of Pennsylvania, and they provide you with their HIC (Home Improvement Contractor) number. You can check to see if a contractor is registered by going on the following website: <http://hicsearch.attorneygeneral.gov>
- It's also a good idea to check with other agencies such as the Better Business Bureau and Department of Consumer Protection before choosing a contractor.
- Make sure all required approvals and permits have been secured before you or your contractor begins work. Information and forms can be found on Newtown Township's website www.newtownpa.gov or you can contact the Newtown Township Codes & Zoning Office for assistance. Don't forget, any exterior structural work that requires ERB submission can not start until you have received permission from your cluster association board and respective property manager.
- If your project requires digging, you or your contractor must contact PA One Call (www.pa1call.org or dial 8-1-1) at least 3 to 10 business days before you dig – IT'S THE LAW. PA One Call will contact the utility companies to mark their lines with paint, flags or stakes. It's important you see marked lines on your property before digging takes place so no accidents occur...keep in mind that careless digging could result in serious personal injury, environmental damage and costly delays.
- Finally, you should always make sure that all the proper inspections are completed including a final inspection before you pay your contractor the remaining balance due upon the job's completion. If you're unsure what inspections have been completed, you can contact the Newtown Township Codes & Zoning Office for this information at 215-968-2800 extension 242 or 265.

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DAYLIGHT SAVINGS

Don't forget to Spring Forward your clocks one hour starting on Sunday, March 9th. The sun will be coming out later which means it will get darker out later!



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

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

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

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

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

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



Dog Park at Core Creek Park:

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

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

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

Newtown Grant Pet (Dog) Waste Policies:

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



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



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NON-SUMMER SEASON CLUBHOUSE HOURS

Our non-summer season clubhouse hours are as follows:

Monday – Thursday: 8:30am-4:30pm
Friday: 8:30am – 8:00pm
Saturday: 12:00pm – 8:00pm
Sunday: 12:00pm – 7:00pm

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



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COMMERCIAL VEHICLE PARKING NOT PERMITTED:

Per Newtown Grant Master Board Rules and Regulations:

All vehicles must be properly licensed and registered. Vehicles may not be disabled, leaking fluids, and must not be in an obvious state of disrepair. Only private passenger type sedans, coupes, vans, sport utility vehicles, pickup trucks and two wheel power vehicles are allowed to park in Newtown Grant, unless garaged in the Unit. No recreational vehicles (including but not limited to campers, or any kind, motor homes, boats or other recreational equipment), nor commercial vehicles (regardless of whether licensed or registered as a commercial vehicle) may be parked in Newtown Grant, unless garaged in the Unit.

Vans, as well as other enclosed vehicles must have windows on all four sides. Vans and other enclosed vehicles must have windows in the front and back on the passenger and driver's side. Blank metal sides or panel sides are not permitted. No vehicle may have a commercial appearance, including but not limited to ladder, tool and equipment racks or visible advertising or lettering. Dump trucks, vehicles having a double rear axle, fifth wheels, and other vehicles of similar nature are specifically prohibited anywhere in Newtown Grant unless garaged.



Commercial vehicles are permitted to park temporarily (but not overnight) in Newtown Grant in connection with service or repair to a Unit or the Common Element



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ROB'S REVIEW

Drive Carefully – Friendly reminder to please obey the speed limit signs in Newtown Grant which is 25 MPH and Jonquil Drive and fifteen (15) miles per hour on all other streets. All STOP signs at intersections MUST be observed. This is enforced by Newtown Township Police Department.



Game Room & Clubhouse – Game Room is available weekends only. Game Room features a Ping Pong Table, Foosball Table, Billiards Table and Dart Board! A valid identification card is required to provide to the recreation staff to access the Game Room during the hours of 4:00-8:00pm on Fridays, 12:00-8:00pm Saturdays and 12:00-7:00pm Sundays.

Lending Library – Check out our new Lending Library located in the clubhouse lobby. This is a “leave a book, take a book” library that is available when the clubhouse is open.



Visit Our Website - Visit our Website! - Please visit our website at www.newtowngrant.org for information on the Clubhouse and the Community. You can find info on all the clusters within Newtown Grant. You can also see management contact info for FirstService Residential, CAMCO and Continental Property Management. If you need immediate attention you can contact our FirstService Customer Care Center at 800-870-0010.

Environmental Review Board (ERB) Reminders for Exterior Home Improvements – As the spring and summer months approach, as a friendly reminder, to please double check with your respective clusters regarding what exterior home improvements require an Environmental Review Board (ERB) to be submitted for board approval prior to scheduling. To view your clusters ERB guidelines, please check out the Newtown Grant website at www.newtowngrant.org, then click on the Master Board & Clusters tab and then your respective cluster. ERB guidelines and forms can be found on the right hand side of the screen. For any questions or additional information, please contact your associated cluster property manager for assistance.



Newtown Grant Trash Can Policy: Per Newtown Grant Master Board Rules and Regulations.

Trash and/or trash cans:

- 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 be 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 7:00 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 initiates an immediate and un-waivable fine of \$50 per bag/box left on the ground and not deposited in trash bins. This fine escalates with each infraction.

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POOL SEASON IS AROUND THE CORNER!

The Newtown Grant Outdoor Pool will be opening on Memorial Day Weekend starting on Saturday, May 24th (please see pool rules for posted hours of operation) and weekends thereafter. The full weekday opening starts on Wednesday, June 18th. Last year key fobs (Fob) were issued to residents for scanning and access to the pool.

If you obtained a Fob in prior years, and do not have an outstanding balance on your homeowner association account, the Fob remains active so long as you continue to be a resident of Newtown Grant and do not have an outstanding balance. If you do have an outstanding balance, your Fob has been deactivated and will be reactivated once your account balance has been paid. Key Fobs of any former residents of Newtown Grant have also been deactivated.



If you do not have a Pool Fob you will need to obtain a Fob for access to the pool providing your homeowner account is in good standing with a zero balance and you can show proof of identification and residency within Newtown Grant. There is no cost for the initial Fob. Key Fob's can be obtained at the Recreation Manager's Office located on the 1st floor of the clubhouse on Fridays from 4:00-8:00pm, Saturdays from 12:00pm-8:00pm and Sundays from 12:00-7:00pm.

Additionally, if you were issued a Fob that you lost, 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 Rob DeGeorge (Rob.DeGeorge@fsresidential.com) or 215-968-3789 x 2) or the Recreation Office (215-968-3789 x 1) with any questions.



Circle of Friends Preschool

is now enrolling for the 2025-26 School Year

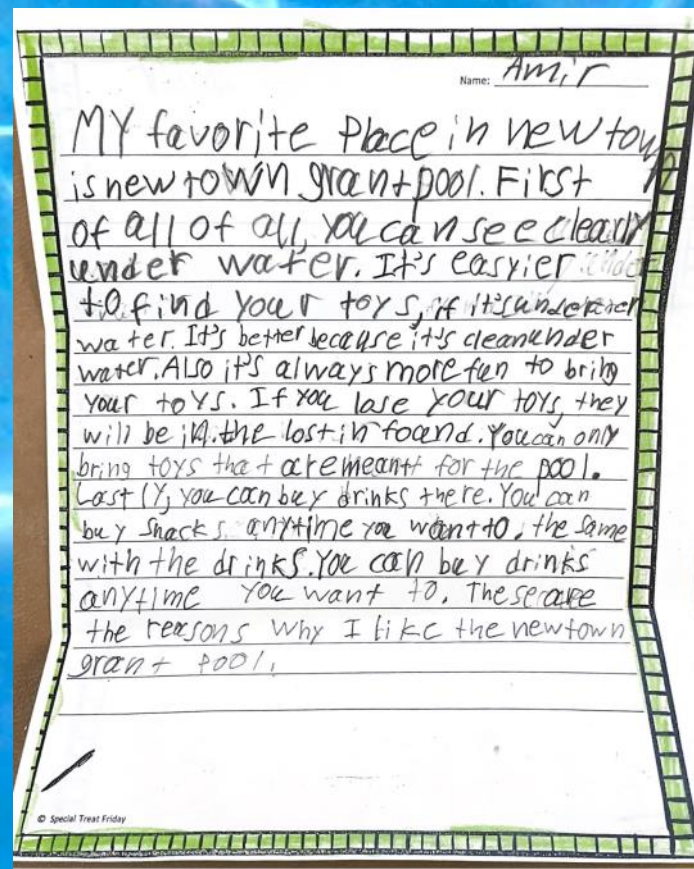
They have:

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- AM and PM 4s
- AM and PM 3s
- AM Drop Off 2s
- Team Toddler (Toddlers with a grown-up)

For information Call 215-598-9445 or Visit

www.CoFPreschoolNewtown.org

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



NEW TENNIS COURTS COMING 2025

Please be advised that starting this upcoming **Monday, March 3rd**, the Newtown Grant Tennis Courts will be **closed** until further notice as all four courts are scheduled to undergo reconstruction replacement. Four brand new tennis courts along with a new tennis court fence will be coming late spring/early summer of 2025. We apologize for the inconvenience to our tennis players; however, we are excited and looking forward to the new courts!



NEWTOWN GRANT HOMEOWNERS ASSOCIATION BOOK CLUB

Newtown Grant Homeowners Association Book Club will be meeting on **Tuesday, March 11th** and **Tuesday, April 8th at 7:30 pm.** at the Newtown Grant Recreation Clubhouse.

On March 11th, we will be discussing the book "The Maid" by Jenni L. Walsh.

On April 8th, the book in discussion has yet to be determined.

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



APRIL CLUBHOUSE CLOSURE HOURS:

Sunday, April 20th: Clubhouse CLOSED

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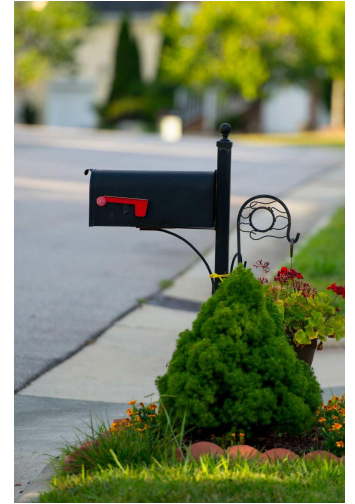
444 S. State St. Newtown, PA 18940

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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 pertains 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.

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Registration for the 2025 Season is Open
Please Sign up and pay online at
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Season Starts:
MONDAY, APRIL 21, 2025

Registration is \$65

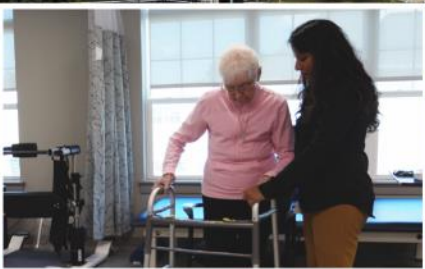
- Let us know if you are new to the softball league.
- All games are played on the Newtown Grant Field.
- Games are scheduled Monday through Thursday.



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www.newtowngrant.org/softball

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THERE'S A CLASSROOM COURSE IN YOUR NEIGHBORHOOD!

Date & Time:

Session 1: 04/23/2025 9:00 am - 1:00 pm

Session 2: 04/30/2025 9:00 am - 1:00 pm

Must attend both sessions to receive certificate.

Location:

Newtown Grant Homeowners Assn
Newtown Grant Recreation Center
360 EAGLE RD
NEWTOWN, PA 18940-1209

Register Now:

215-968-3789 x 2

Please register online at newtowngrant.org

Pennsylvania Residents only!
Bring your driver's license, and AARP membership card, if a member. NOTE: Please arrive 15 minutes prior to class. Anyone arriving after 9:00am will not be admitted into class.

CLASSROOM COURSE

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