

Dear Newtown Gate Townhome Owners,

Hello and Happy Spring! We hope this letter finds you well. In recent years, we have witnessed our community achieve significant appreciation in value, even during the current real estate volatility. In an effort to maintain that appreciation and value going forward, we continually look for ways to improve our wonderful neighborhood.

As you know, our townhomes are over 30 years old now. Some of you have expressed interest in making exterior improvements to your home, such as new siding, garage door replacement, large stones repair around the garage/chimneys, stucco maintenance, etc. We have learned from homeowners that replacements can be difficult to find or, in the case of stucco, for example, the fix is short-lived. You have asked for alternatives.

The Newtown Gate Townhome Owners Association with the advice of Continental Property Management retained FWH Associates, a renowned architectural and engineering design firm in our area. They were challenged to recommend external updates to our homes that would give them a more up-to-date look as opposed to just keep replacing the same look from over 30 years ago. They then provided options that would give our exteriors a more refreshed look – a look that represents current styles and trends yet still blends with our existing style. The proposed recommendations will broaden our choices for external home improvements, help maintain and possibly increase the future value of our properties, and all of this while continuing to maintain a cohesive, beautiful community.

As of May 1, 2023, there will now be several new options on materials as you start to upgrade your townhomes. **NOTE THAT YOU ARE NOT OBLIGATED TO MAKE ANY OF THE EXTERNAL IMPROVEMENTS. HOWEVER, IF YOU ARE MAKING CHANGES, YOU MAY BE INTERESTED IN UTILIZING THE NEW OPTIONS.** The external improvement choices have been broadened to include more options for you. Full details are provided in the attached documents. A brief overview of new potential enhancements to your property are listed here:

EXTERNAL FEATURE	OPTIONS
Garage door	<ul style="list-style-type: none"><li>• Keep your existing door or</li><li>• 2 options - flat or raised panel in the current color</li></ul>
Exterior stone on homes	<ul style="list-style-type: none"><li>• Keep your existing stone, or</li><li>• New color option with more modern look</li></ul>
Siding	<ul style="list-style-type: none"><li>• Keep your existing siding, or</li><li>• Four (4) new specific color choices in the CertainTeed Monogram D4 Vinyl Collection - Reference NOTE below and Color Policy in Section I-I / A3</li></ul>
Front door paint color	<ul style="list-style-type: none"><li>• Three (3) new on-trend color choices * Reference NOTE below</li></ul>
Stucco	<ul style="list-style-type: none"><li>• Keep the same, or</li><li>• New options of white Azek panel inserts or wire-cut brick</li></ul>

We recognize that you may have a number of questions. In the near future, the Newtown Gate Townhome Owners Association and Board members will host two (2) events where samples of all materials will be available along with renderings showing what the improvements would look like on our exact townhomes. An announcement flyer will go out detailing when and where so you will have adequate time to add it to your calendars. **In the interim, if you have any questions or wish to view samples, please email our property manager Carol Oliveira at [c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com) or call her at (215)343-1550.**

**IMPORTANT NOTES:**

- **Rules and Regulations (attached) have been updated as of May 1,2023 to reflect all new options. They are also available on our website at [www.newtowngate.com](http://www.newtowngate.com) under the Townhomes tab.**
- **All external changes and improvements MUST conform to the specific products, colors and guidelines as stated in the updated Rules and Regulations.**
- **Owners MUST submit an Architectural Change Request (ACR) form to Continental Property for Board approval prior to any external improvements per our Rules and Regulations. The form and contact information are available on our website at [www.newtowngate.com](http://www.newtowngate.com) under the Townhomes tab. FAILURE TO GET BOARD APPROVAL PRIOR TO MAKING IMPROVEMENTS WILL RESULT IN A FINE OF \$500.00 PER THE RULES AND REGULATIONS. A homeowner that makes improvements without Board approval may also be subject to additional costs related to the remedy of improvements that have not been approved.**
- **Vinyl Siding – Adjacent townhomes in the same 4-unit building WILL NOT be allowed to use the same color. Reference Section I-I / A3 for policy details and exceptions.**
- **Front Doors - Each homeowner will be consulted on their front door color prior to scheduled painting. Homeowners can, at their own expense, repaint their front door in one of the approved colors prior to scheduled painting.**
- **Finally, keeping your property updated and well-maintained is not only in your own best interest but also benefits your neighbors and the community in general.**

Sincerely,

Board of Directors  
NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION

## FREQUENTLY ASKED QUESTIONS FOR NEW EXTERNAL OPTIONS

**PLEASE NOTE: ALL NEW EXTERIOR CHANGES/UPDATES ARE OPTIONAL.**  
**AS HAS ALWAYS BEEN THE CASE, A NEWTOWN GATE TOWNHOUSE OWNERS ASSOCIATION ARCHITECTURAL OR LANDSCAPE REQUEST MUST BE SUBMITTED AND APPROVED BEFORE WORK CAN BEGIN, AND ALL CONTRACTORS MUST BE LICENSED AND INSURED. THE RULES AND REGULATIONS AND VARIOUS FORMS ARE AVAILABLE ON THE WEBSITE AT [www.newtowngate.com](http://www.newtowngate.com).**

### VINYL SIDING

Am I required to buy vinyl siding from a certain vendor? If so, please provide details.  
Vinyl siding is purchased through you or your contractor and must be CERTAINTEED Monogram D4 Vinyl Siding- Sterling Gray, Charcoal Gray, Oxford Blue and Flagstone. Further details can be found in the rules and regulations online.

Can I buy a different brand vinyl siding?

No. Be sure you or your licensed and insured contractor purchases only CertainTeed Monogram.

Can I purchase a different model of CERTAINTEED siding?

No. For consistency throughout the community, only **CERTAINTEED Monogram D4 Vinyl Siding** can be installed.

Can I update just the front or back of my unit?

No. Replacement vinyl should be for the full unit: front, back, and sides where appropriate. If needed, you should contact the Board for clarification on which portions of siding are yours vs. your neighbors.

What are the vinyl siding size specifications to be followed?

CERTAINTEED Monogram D4 Vinyl Siding.

Can I use my own contractor?

Yes, your contractor must be licensed, insured, and approved by the Board prior to any work start. The fine for failing to get prior approval from the Board is \$500.00.

Do you recommend a contractor?

No, it is your responsibility to select a licensed and insured contractor and submit appropriate forms to the Board before work begins. The Architectural Change Request (ACR) form is available online or from Continental Property Management.

Can a homeowner choose any color, regardless of what their neighbor selected?

There are 4 color choices available as specified in the rules and regulations. **Adjacent units are NOT ALLOWED to use the same color with the exception of Sterling Gray. Requests for exceptions can be presented to the Board based on the configuration of your 4-unit cluster.**

## **STUCCO AND STUCCO REPLACEMENTS**

What exact color (name and number) is stucco supposed to be painted?

Please see rules and regulations for specific paint specifications.

What are the 2 options to replace stucco?

Instead of using stucco which sometimes needs frequent maintenance, two alternate options are available. This affects interior units only. Instead of repairing stucco, you can purchase brick veneer or Azek sheets.

Veneer: Glen Gery Thin Brick Veneer -Aspen White Wirecut

Azek Sheet: White 5/8" Azek Sheet with 5/4x4 Azek trim framing sheets at corners and above and below windows, traditional finish.

Where can I purchase Glen Gery Thin Brick Veneer Aspen White Wirecut?

Please work with your contractor regarding the purchase and installation of brick veneer making sure to follow the guidelines in the Rules and Regulations.

Where can I purchase Azek sheets?

Please work with your contractor regarding the purchase and installation of Azek sheets making sure to follow the guidelines in the Rules and Regulations.

## **GARAGE DOORS**

What are the new options for replacing the current garage door?

There are 2 cosmetic options in the current color:

A flat panel as currently exists, or

A 4x4 raised-panel door.

Details can be found online in the rules and regulations.

What is the current color paint (name and model number) to be used on garage doors?

Details can be found online in the rules and regulations.

Will the Association still paint my current garage door?

Yes, only if its wood.

If I purchase a new door and do not want the Association to paint my new door, how can I notify you?

You will be notified when it is time for the painters to paint your street, and you should notify the Association immediately before work starts.

Where can I purchase the 2 options?

You or your contractor should follow the guidelines for replacement garage doors found in the rules and regulations.

## **EXTERIOR STONE ON HOMES**

How can I replace the stone on my home?

The current stone is unavailable. The new options is:  
Stone Veneer - ELDORADO Shadow Rock Chesapeake Stone Details.  
Details can be found online in the rules and regulations.

What color grout is available to use?

No color added: sand and concrete mixed.  
Mortar to be used for pointing: Type N, S or M cement hydrated mason's lime (if needed), yellow bar sand, water \*NO COLOR ADDED\*

## **FRONT DOOR**

What color paints (name and model number) are available for front door?

Black, red, and dark blue are detailed and can be found online in the rules and regulations.

How will the Association know what color I want for my front door?

You will be notified ahead of time when the painters will be on your street, and you can make your selection at the time of notification.

Can I paint my front door myself?

Yes, you can paint your front door at your own expense in the colors specified online in the rules and regulations.

## **MISCELLANEOUS**

Does my contractor have to be licensed and insured?

Yes, and all exterior work must be pre-approved before work begins and all contractors must be licensed and approved. The fine for failing to get Board approval before work begins is \$500.00.

Any questions can be addressed to:

**PLEASE CONTACT OUR PROPERTY MANAGER CAROL OLIVEIRA AT (215)343-1550  
OR EMAIL HER AT [c.oliveira@cpm975.com](mailto:c.oliveira@cpm975.com).**