

NEWTOWN WOODS

Resident Handbook

Newtown, CT 06470

Board of Directors

President: Valerie DeRubertis - derubv@gmail.com/ 203-304-9680

Vice President: Randi Blackman - Randi.blackman22@gmail.com/ 203-545-8299

Treasurer: Miriam Thomas - mirjoan28@gmail.com/ 321-258-0745

Secretary : Eric Eggan - egganlaw@icloud.com/ 517-290-4623

At Large: Michael Elias - michael.elias04@gmail.com/ 203 581-0445

<http://newtownwoodshoa.com/> User name - nwresident Password - Woods2015

(Newtown Woods HOA Website)

(Only use the above password)

Committees

- **Budget and Finance Committee**

Steve Rosentel – Chairperson: srosentel@gmail.com; 203-270-9084

- **Rules Committee**

Brian Cooney - Chairperson: prubri@gmail.com; 203-304-1781

- **Social Committee**

Angela Pennucci – Chairperson – pennuccimath@yahoo.com; 203-426-7905

Toll Brothers

- For warranty issues go to My Toll Home Care/ homecare.tollbrothers.com

- *For other issues, call Steve Buccieri at The Property Group:*

203-893-4640; cbuccieri@thepropertygroup.net or

Val Derubertis: derubv@gmail.com; 203-304-9680

Useful Contacts

Building 2 Reps

TBA

Building 4 Reps

Laura Murphy, lmur666@aol.com; 914-671-4304

Sue Kennedy, suekennedy178@icloud.com; 203-707-6226

Building 6 Reps

- Pat Brooks: patsyannbr@hotmail.com; 860-324-4275
- Dave Schenkman: dschenkman@gmail.com; 203-671-6680

Building 8 Reps

- Maureen McCaffrey: maureen@mccaffrey.mobi; 845-926-0926
- Tommy McCaffrey: tommy@mccaffrey.mobi; 845-926-0926

Building 10 Reps

- Roz Stowe: phinema@aol.com; 203-491-2444
- Margie Leonard: margiell031@gmail.com; 914-755-4017

Building 12 Reps

- Grace Calvey: gcalvey@yahoo.com; 203-270-4164
- Marilyn Zimmerman: sage3000@hotmail.com; 914-772-6995

Townhome Reps

- Ken Breen: kenbreen007@gmail.com; 203-241-4471
- Alan Martin: armdean@aol.com; 203-426-2729
- Diane Todd: dianetodd@charter.net; 203-304-9579

Property Manager Contact Information

Newtown Woods is managed by The Property Group, Inc.

The Property Manager's Agent for Newtown Woods:

Christopher R. Buccieri - cbuccieri@thepropertygroup.net

- Phone: 203-893-4640

The Property Group of CT, Inc.

25 Crescent Street

Stamford, CT 06906

- Phone: 203-967-8337
- Fax: 203-967-2012
- Emergency Line/after hours – 203-967-6216



www.thepropertygroup.net

[https://www.thepropertygroup.net/Client Resources/Unit-Owner-Login/](https://www.thepropertygroup.net/Client_Resources/Unit-Owner-Login/)

Important Note: Homeowners who wish to report a problem or a concern that does not relate to their own unit (e.g. landscaping, plowing, or issues within the common areas) should initially contact the Property Manager for assistance or guidance. Homeowners addressing problems within their unit (e.g. appliances, plumbing, HVAC, electrical, etc.) should feel free to contact a licensed and insured vendor to arrange for, and pay, for necessary repairs. *You can contact any licensed and insured vendor of your choice. The list on the following page is just a suggestion.*

Vendor Contact Information

*The list of vendors provided below is for general information purposes only. Please be advised that the Newtown Woods HOA and Board of Directors have provided this list as a convenience to our residents. **The provision of this list of vendors does not in any way constitute a required use of these vendors nor does it constitute an endorsement of their services.** The Newtown Woods HOA and its Board of Directors will not be liable for any damages, losses or causes of action of any nature arising from the use of these vendors. **It is the responsibility of the resident to ensure that the vendors are licensed and insured, and to check their references before hiring.***

- Bethel Glass and Shower Door – (203)778-9022: they will install safety bars in the shower for handicap access.
- Cable TV Service: Spectrum – (877)906-9121 <https://www.spectrum.net/>
- Cable TV Service: Frontier – (877)619-6198 <https://frontier.com/>
- Electric Service: Eversource – (800)286-2000 <https://www.eversource.com/content/>
- Electrician: Electrical Connection – (860)667-7652
<http://www.electricalconnectioninc.com/>
- Fireplace: CAFD – (860)621-9313 <http://www.cafd.com/>
Leahy's Fuels - (203)748-3535/ leahys.com
- Gas Service: Eversource – (800)989-0900 <https://www.eversource.com/Content/nh/about/doing-business-with-us/energy-supplier-information/gas-connecticut>
- Heat / AC: A.E. Olsen – (203)264-6571 <http://www.aeolsen.com/>
- Heat / AC: All American – (203)879-4928
- Heat / AC: Carmines - (203)304-7350
- Junk Removal: Joe Prah – (203)948-4745
- Technology Assistance: Finish Line Computer Services
<http://www.finishlinecomputerservices.com/> (203)470-7180
- Transportation: Sweethart Dial-A-Ride – (203)744-4070/ <http://www.hartransit.com/>
- Trash: Oak Ridge Waste – (203)743-0405 <http://oakridgewaste.com/>
- Water Leaks: Coviello Plumbing – (203)573-1422
- Whirlpool Warranty Service: (866)233-8547 <http://www.whirlpool.com/owners/>

Activities - Will resume in the future

Newtown Woods offers something for everyone. Activities include Bocce, Book Club, Swimming, Mahjong, Poker, Water Aerobics, and Yoga. Below you will find those in charge of each activity, plus any applicable rules.

- **BINGO:** Email will be sent by the Social Committee
- **Bocce:** George Cozzolino - Bocce Coordinator/ grcozcom@aol.com
- **Book Club:** Meetings are in the Clubhouse Library
The daytime meeting is the third Monday of the month at 3:30 PM
Need a new Secretary
Roz Stowe: phinema@aol.com (Coordinator)
The evening meeting is the second Wednesday of the month at 7:00 PM
Geri Alpert: gerialpert@gmail.com (Evening coordinator)
- **Bridge:** Meets every Friday at 1:00 PM in the Clubhouse.
Alice Mikan: amikan1940@gmail.com
- **Craft Club:** Meets every Monday at 1:00 PM in the Clubhouse Library.
Learn or help others with various craft projects.
Connie Decker - bobcontour@gmail.com/ Connie Iezzi - cbChetti@aol.com
- **Game Night:** Every Friday night at 7:00 PM in the Clubhouse
- **Holiday Party:** Email will be sent by the Social Committee
- **Luncheons:** Email will be sent by the Social Committee
- **Mahjong:** Please refer to the calendar for times.
- **Poker:** Please refer to the calendar for times.
- **Swimming Pool:** **Pool Captain to be determined**
(List of pool volunteers for testing water is appreciated. The pool captain will ask for volunteers in the Spring.) *Check the website for rules.*
- **Trips:** Email will be sent by the Social Committee
- **Victory Garden/Faith Food Pantry:** Roz Stowe: phinema@aol.com
- **Water Aerobics:** Wednesdays at 3:30 PM in the summer
Marie D'Amico – Instructor: walkcmd2@yahoo.com
- **Yoga:** Tuesday's at 4:30 PM, Wednesday at 8:30 AM and Friday's at 9:15 AM in the Yoga Room; Valerie DeRubertis - Yoga Coord: derubv@gmail.com

Newtown Woods Amenities

Please see the list of rules on the Newtown Woods HOA site.

<http://newtownwoodshoa.com/rules-regulations-maintenance-standards/>

• Clubhouse

Occupants and **up to four of their guests** may use the rooms and facilities in the clubhouse for the purposes for which they are designed. Exercise equipment shall be used in accordance with manufacturer's instructions and at the sole risk of each user, who will hold the Association harmless from any loss or damage due to such use. Clubhouse hours for general use by occupants will be as determined from time to time by the Executive Board and will be posted at the entrance to the clubhouse.

All guests must be accompanied by a resident. Children under the age of 16 may not use the exercise equipment. Children under the age of 16 may not use the pool table.

• Pool

• Fitness Center

• Bocce Courts

• Grills

Emergency Phone Numbers

• EMERGENCY - 911 for Fire, Ambulance & Gas Smell

- Police Department: (203) 270-5841
- Loss of Power: Eversource (800) 286-2000
- Elevator Not Working or Problem in Building: Property Group (203) 203-893-4640
- Gas Smell: 1. Eversource (877) 944-5325
2. Fire Department 911
3. Property Group (203) 967-6216
- Animal Control: (203) 426-6900
- Dispatch Center: (203) 270-4200
- Emergency Management: (203) 270-4222
- Fire Marshal: (203) 270-4370



Important Information

Local newspapers

- The Newtown Bee: weekly local paper - www.newtownbee.com/
- News Times: daily regional paper - www.newstimes.com/

Recycling and trash day

Garbage/recycling day is on Wednesday. Your receptacles are in your garage. Please have your trash bins out by 6:30 A.M. or the night before.

Alarm System Registration Form for Townhomes

Home alarm systems must be registered with the town of Newtown.

https://www.newtown-ct.gov/sites/newtownct/files/uploads/alarm_reg_form_npd.pdf

Department of Police Services
191 South Main Street
Newtown, CT 06470
Phone: (203)270-4254

Post Offices

Closest PO: Hawleyville Post Office

23 Barnabas Rd Ste 5, Newtown, CT 06470

<http://www.postallocations.com/ct/hawleyville/hawleyville>

Main Post Office

5 Commerce Rd, Newtown, CT 06470

If away for a long period of time, don't forget to notify post office and stop newspapers. Make sure someone has a key to your unit and let a resident know your plans

Voting location

Newtown Middle School

11 Queen St, Newtown, CT 06470

Voting District 1

<https://www.newtown-ct.gov/registrar-voters>

Pets

Please clean up after your pet. It is a common courtesy to your neighbors.

Dog registration is in June at the Municipal Center: Town Clerk's Office, 3 Primrose Street, Newtown, CT 06470; 203-270-4210



FAIRFIELD HILLS CAMPUS NEWTOWN, CT

Active & Passive Recreation • Municipal Offices • Cultural & Civic • Commercial Development

The Fairfield Hills campus is owned by the Town of Newtown, Connecticut. Campus redevelopment is ongoing and offers opportunities for private and municipal uses. The location, immediately off Exit 11 of I-84 between CT Routes 25 and 34, provides easy access for businesses and residents alike. Redevelopment of the 185 acre campus is guided by the Fairfield Hills Authority (FHA). Email us at: info@fairfieldhills.org to find out more information.

Newtown, located in northern Fairfield County Connecticut, is a thriving community of more than 26,000 residents. Our well-educated workforce, quality school system and historic character offer your business one of the best locations in New England – now and into the future.

Fairfield Hills Campus

Christal Preszler • christal.preszler@newtown-ct.gov

3 Primrose Street • Newtown

203.270.4282 (phone) • 203.270.4205 (fax)

www.newtown-ct.gov • www.newtown.org • www.FairfieldHills.org

Newtown is a scenic “small town” located in Fairfield County in southwestern Connecticut, about sixty miles from New York City. Newtown is bordered on the south by Easton and Redding, on the north by Bridgewater and Southbury, on the east by Oxford and Monroe, and on the west by Bethel and Brookfield. Newtown is traversed by Interstate 84, U.S. routes 6 and 302 and Connecticut routes 25 and 34. It covers 38,644 acres or 60.38 square miles, making it the fifth largest town, area-wise, in the state. Newtown was established in 1711 and is comprised of the Borough, Sandy Hook, Hawleyville, Botsford and Dodgingtown “neighborhoods”.

Municipal Center Town of Newtown,

3 Primrose Street, Newtown, CT 06470

Hours: Monday - Friday 8:00am to 4:30pm

<https://www.newtown-ct.gov/> • **First Selectman: Daniel Rosenthal**

Newtown Community Center

For seniors, that means programs designed to complement those of our campus neighbor, the Newtown Senior Center. Enjoy our 6- lane lap pool and unique-to-the area “zero entry” pool that’s easy in, easy out – great for water aerobics. There’s also a selection of engaging activities such as evening social events and multi-generational opportunities.

8 Simpson Street, Newtown • 203.270.4349

newtowncommunitycenter.org/

Hours of Operation:

Monday-Friday 6:00am-9:00pm

Saturday 7:00am-7:30pm

Sunday 7:00am-7:00pm

Cost: Senior (60 +) Monthly: \$18

Senior Couple Monthly: \$32 (2 senior individuals in the same household)

Newtown Parks & Recreation

8 Simpson Street, Newtown

www.newtown-ct.gov/parks-recreation

Phone: (203) 270-4340 • Fax: (203) 270-2909

Hours of Operation: Monday - Friday: 8:00 am to 4:30 pm

Newtown Senior Center

8 Simpson Street, Newtown • Phone: (203) 270-4310

<https://www.newtown-ct.gov/senior-center>

Hours of Operation: Monday - Friday: 9:00 am to 4:00 pm

Yearly Fee : \$20 per person

The Cyrenius Booth Library

25 Main Street, Newtown • 203-426-4533

www.chboothlibrary.org/

Check website or call for current hours

Edmond Town Hall

\$3 movies and Live Events

45 Main Street Newtown, CT 06470

Call (203) 426-2475 (for movie recording), Theater Coordinator: (203) 426-0048

<https://www.edmondtownhall.org>

This 1930 Georgian style building, listed on the National Register of Historic Places, houses a 500-seat proscenium theater, a formal banquet room with seating for more than 100, a gymnasium with up to 600 person capacity and various meeting rooms. All spaces are available for rent to host your next meeting, fundraiser, wedding, or other special event.

Additional Movie Theaters

AMC Loews Danbury 16

61 Eagle Rd, Danbury, CT 06810

888-440-4262

<https://www.amctheatres.com/movie-theatres/danbury/amc-danbury-16>

Riverview Cinemas

690 Main St South. Southbury, CT 06488

203-262-8008

<http://riverviewcinemas8.com/>

Danbury Hospital

24 Hospital Ave., Danbury, CT 06810

203-739-7000

<https://www.danburyhospital.org/>

Places of Worship

See Guide to Newtown or The Newtown Bee

[Guide To Newtown 2021 | The Newtown Bee](#)

DID YOU KNOW?

There are many restaurants in the Newtown/Stony Hill areas. Some offer discounts to senior residents (ie-Dunkin Donuts). You just have to ask.

Cheap and not so cheap eats - close by

American

- Barnwood Grill - 5 Queen Street, Newtown (maybe not so cheap)
- Burgerittoville - 57 Church Hill Road, Newtown
- Cover Two - 100 Church Hill Rd, Sandy Hook (bar food)
- Farmhouse - 43 South Main Street, Newtown (not so cheap)
- Figs - 105 Church Hill Road, Sandy Hook
- Five Guys – 255 South Main Street, Newtown
- Foundry Kitchen and Tavern - 1 Glen Road, Sandy Hook
- Market Place - 32 Church Hill Road, Newtown
- Marygolds on Main - 19 Main Street, Newtown
- Michael's Tap Room - 37 Stony Hill Road, Bethel
- Patty's Pantry - 282 South Main St., Newtown
- Prime Pub - 68 Stony Hill Road, Bethel
- Red Rooster Pub - 160 South Main Street, Newtown

Asian

- Empire Szechuan - 89 Stony Hill Road, Bethel
- Fuji J Asian Bistro and Sushi - 68 Stony Hill Road, Bethel
- Fusion 25 - 123 South Main Street, Newtown
- New Main Moon - 23 Barnabas Road, Newtown
- New Wok - 228 South Main Street, Newtown
- Panda Garden - 180 Old Hawleyville Road, Bethel
- Sweet Mango Sushi Bar - 274 South Main Street, Newtown
- Thai Delight - 133 Mt. Pleasant Road, Newtown
- Toro Asian Fusion - 28 Church Hill Road, Newtown

Bakeries

- Crave Custom Cakes and Cookies - 6 Merlin's Lane, Newtown
- Panificio Navona - 32 Church Hill Road, Newtown
- Sugar Magnolia Bakeshop - 266 South Main St., Newtown
- Uncle Matt's Bakery and Cafe - 105 Church Hill Rd., Newtown

Breakfast/Lunch

- Eggs and Company - 71 South Main Street, Newtown
- Panificio Navona - 32 Church Hill Road, Newtown
- Uncle Matt's Bakery and Cafe - 105 Church Hill Rd., Newtown

Breweries

- NewSylum Brewing Co. - 36 Keating Farms Ave, Newtown (Fairfield Hills)
- Reverie Brewing Company - 57 B Church Hill Rd., Newtown

Coffee Houses

- Starbucks - 87 Stony Hill Road, Bethel
- Starbucks - 34 Church Hill Road, Sandy Hook
- Dunkin Donuts - 77 Stony Hill Road, Bethel
- Dunkin Donuts - 6 Queen Street, Newtown
- New Town Cafe - 3 Glen Road, Newtown

Deli's

- Bagel Delight - 30 Church Hill Road, Newtown
- Dodgingtown Market and Deli - 57 Dodgingtown Rd., Newtown
- For Pete's Sake - 73 Stony Hill Rd, Bethel
- Misty Vale Deli and General Store – 51 Berkshire Road, Sandy Hook
- Mitchell Deli - 26 Hawleyville Rd, Newtown
- Newtown Deli and Catering - 79 S Main St, Newtown
- Newtown General Store – 43 Main Street, Newtown
- Subway - 117 B Church Hill Rd, Sandy Hook
- Subway - 75 Stony Hill Rd, Bethel

Diners

- Blue Colony Diner - 66 Church Hill Road, Newtown
- Sandy Hook Family Diner – 98 Church Hill Road, Sandy Hook
- Stony Hill Diner -14 Stony Hill Road, Bethel

Ice Cream

- Dolce Italian Ice and Gelato - 117 Church Hill Rd., Sandy Hook
- Ferris Acres Creamery – Route 302, Newtown
- Holy Cow Ice Cream Shop – 51 Church Hill Road, Newtown

Himalayan

- Jewel of Himalaya - 266 South Main St, Newtown

Indian

- Kolam (Indian cuisine) - 316 South Main Street, Newtown

Italian

- Armando's - 47 Stony Hill Road, Bethel
- Capri Pizza -182 Old Hawleyville Road, Bethel
- Carminuccio Pizza/Grinders - 76 South Main Street, Newtown
- Franco's Pizza - 228 South Main Street, Newtown
- Gino's Pizza Kitchen Parlor - 102 Church Hill Rd.
- Good Old Days - 19 Main Street, Newtown
- Lions Bleecker Street Pizza – 123 South Main Street, Newtown
- My Place - 8 Queen Street Shopping Center, Newtown
- Newtown Pizza Palace - 65 Church Hill Road, Newtown
- Nostrano Italian Eatery - 274 South Main Street, Newtown
- Papa Al's Pizza - 23 Barnabas Road, Newtown
- Pizza Palace - 65 Church Hill Rd, Newtown
- Project Pizza - 75 Church Hill Rd, Newtown
- Sal e Pepe - 97 South Main Street, Newtown (maybe not so cheap)
- Tambascio's Italian Grill - 1 Dodgingtown Road, Newtown
- The Villa - 4 Riverside Road, Sandy Hook
- Village Pizzeria - 23 Stony Hill Road, Bethel

Latin American

- Centrico (Latin American) - 55 Stony Hill Road, Bethel
- Empire of the Incas (Peruvian) - 10 Stony Hill Road, Bethel

Lebanese

- Lebanese Cuisine - 23 Stony Hill Road, Bethel

Mexican

- Burrito Shack - 314 South Main St., Newtown
- Casa Oaxaca - 68 Stony Hill Road, Bethel
- Mexicali Rose - 71 South Main Street, Newtown

Seafood

- Captain Lou's Chowdah House -180 Old Hawleyville Road, Bethel
- Royal Fish and Chips - 75 Stony Hill Road, Bethel
- Lucas Local Oyster Bar - 48 South Main Street, Newtown

Smoothies and Juices

- Boost Bowls - 6 Queen St., Newtown
- Fruits and Roots Cafe - 123 Newtown
- Newtown Nutrition - 71 S Main Street, Newtown
- Robek's - 75 Church Hill Rd., Newtown

Wine Bar

- Nouveau Monde Wine Bar and Bistro - 6 Washington Avenue, Sandy Hook

Winery

- Aquila's Nest Vineyards - 56 Pole Bridge Rd., Sandy Hook

Farmers Markets

- Tuesday Newtown 2-6:30 PM: Fairfield Hills
[Newtown CT Farmers Market \(newtownctfarmersmarket.com\)](http://newtownctfarmersmarket.com)
- Saturday Stony Hill, Bethel May- December 9-1: 67 Stony Hill Rd., Bethel
[Bethel Farmers' Market - Home \(bethelfarmersmarket.org\)](http://bethelfarmersmarket.org)

Grocery Stores

- Big Y - 83 Stony Hill Road, Bethel
- Big Y - 6 Queen Street, Newtown
- Butcher's Best Market - 125 South Main St, Newtown (Specialty)
- Caraluzzi Market - 5 Queen Street, Newtown
- Phinney's - 125 South Main St, Newtown (Specialty)
- Stop and Shop - 228 South Main Street, Newtown
- Villarina Pasta Shop - 20 Church Hill Road, Newtown (Specialty)

Pharmacies

- CVS - 6 Queen Street, Newtown
- Walgreens - 49 South Main Street
- Stop and Shop - 228 South Main Street, Newtown
- Big Y - 83 Stony Hill Road, Bethel

Shopping (just a sampling)

- BD Provisions - 125 S Main St, Newtown
- Danbury Fair Mall - 7 Backus Avenue Danbury www.danburyfairmall.com
- Dollar Store - 83 Stony Hill Road, Bethel
- Target - 7 Stony Hill Road, Bethel
- TJMaxx - 228 South Main Street, Newtown
- Castle Hill Chocolates - 6 Queen Street, Newtown
- Quality Gem - 74 Stony Hill Road, Bethel
- Queen Street Gifts - 3 Queen Street, Newtown
- The Toy Tree - 14 Church Hill Road, Newtown
- Newtown Florist - 111 South Main St., Newtown
- Newtown Color Center - 5 Queen St., Newtown

For more businesses and shopping check out: Business Directory - Newtown EDC
<https://newtown.org/business-directory/>

Newtown Volunteer Opportunities

The Animal Center is a volunteer-staffed charity that is seeking volunteers to provide foster homes for kittens; handy people to build feral cat shelters; and crafty people to make cat beds and cat toys. Contact Monica Roberto at 203-270-0228.

Canine Advocates of Newtown is in need of volunteers over the age of 21 to walk dogs at the Newtown Dog Pound. Volunteers are also needed to put up fliers, assist with publicity, and to help with fundraising projects. Contact Virginia Jess at 203-426-5327.

Newtown Friends of Booth Library have an ongoing need for volunteers to help sort books and prepare for the annual book sale. Call Mari Maki at 203-426-3889.

Newtown Labor Day Parade committee is seeking at least a dozen adults to act as street directors during the September 1 parade. Street directors are assigned to organize divisions in the parade early in the morning and to follow the divisions throughout the parade route. For more information call Kym Stendahl at 203-241-3448.

Newtown Meals on Wheels seeks volunteer drivers to pick up and deliver noontime meals to housebound residents in the area. Call Colleen Honan at 203-426-0714.

Newtown Volunteer Ambulance Corps is seeking volunteers. While emergency medical certification is required to ride the ambulances, noncertified volunteers can assist in various positions. Medic truck drivers are needed and do not need to be certified. Applications can be filled out at the ambulance garage - 6 Washington Sq., Newtown, CT 06470 or call 203-270-4380

Newtown Youth & Family Services assigns youth to help out with a variety of projects around town. To volunteer visit Newtown Youth & Family Services at 17 Church Hill Road or call NYFS at 203-270-4335.

*****See the Newtown Bee's Guide to Newtown for more information
and a list of Clubs and Organizations.***

[Guide To Newtown 2021 | The Newtown Bee](#)

For information about things to do in CT:

[Visit CT | Official Connecticut Office of Tourism \(ctvisit.com\)](#)