

WINTER2024



# LOWER MAKEFIELD TOWNSHIP

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**TOWNSHIP OFFICE: 1100 Edgewood Rd, Yardley, PA 19067**

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# TOWNSHIP DIRECTORY

1100 Edgewood Road, Yardley, PA 19067  
Phone: 267-274-1100 • Website: [www.lmt.org](http://www.lmt.org)

## BOARD OF SUPERVISORS



**John B. Lewis**, Chair  
267-274-1143  
Email: [jlewis@lmt.org](mailto:jlewis@lmt.org)



**Daniel R. Grenier**, Vice Chair  
267-274-1191  
Email: [dgrenier@lmt.org](mailto:dgrenier@lmt.org)



**Suzanne S. Blundi**, Secretary  
267-274-1145  
Email: [sblundi@lmt.org](mailto:sblundi@lmt.org)



**Matt Ross**, Treasurer  
267-274-1146  
Email: [mross@lmt.org](mailto:mross@lmt.org)



**James McCartney**, Supervisor  
267-274-1147  
Email: [jmccartney@lmt.org](mailto:jmccartney@lmt.org)

## TOWNSHIP DEPARTMENTS

Lower Makefield Township is dedicated to the well-being of our residents. To focus on the health of the public and our employees, we encourage residents to call or email the Township before coming to our buildings. Your questions can be answered on the phone and much of our permitting and registration can be done electronically. Citizens can submit any requests, questions, observations or concerns on issues directly related to Lower Makefield Township through the Online Permitting & Citizen Requests portal. <https://townshiplowermakefieldpa.viewpointcloud.com/>

### POLICE

- Questions and concerns, of a non-emergency nature, can be addressed by calling (215) 493-4055 between 8:30 A.M. – 4:30 P.M. We can also give insights on email and other digital means of obtaining information as opposed to coming into the offices.
- For all non-emergency issues, that require a police officer, please call non-emergency dispatch at (215) 493-4011.
- For all emergencies please dial 911.

### PARKS AND RECREATION

- Park related permits, pavilion rentals, discount tickets, and class registration questions can be addressed by calling 267-274-1110.
- Registrations can be completed at <https://registercommunitypass.net/LowerMakefield>.
- Dog Park questions can be addressed by calling 267-274-1105 or by emailing [dogpark@lmt.org](mailto:dogpark@lmt.org).
- Pool related questions can be addressed by calling 267-274-1105 or by emailing [communitypool@lmt.org](mailto:communitypool@lmt.org).
- Pickleball related questions can be addressed by calling 267-789 0806 or by emailing Bonnie at [bonnieg@lmt.org](mailto:bonnieg@lmt.org)

### PUBLIC WORKS

- If you have a concern or question, please call the main Public Works number at 267-274-1130 or by emailing [susanr@lmt.org](mailto:susanr@lmt.org) with cc to [derekr@lmt.org](mailto:derekr@lmt.org).
- Right of Way/Road Occupancy permits must be submitted in the Online Permitting & Citizen Requests portal: <https://townshiplowermakefieldpa.viewpointcloud.com/>

### CODES AND ZONING

- Building, Moving, Sewer Lateral Inspection, Use & Occupancy (for non-residential properties) & other Township permits must be submitted in the Online Permitting & Citizen Requests portal: <https://townshiplowermakefieldpa.viewpointcloud.com/>
- Questions regarding anything related to Building Permits can be made via phone call to 267-274-1126.
- Questions regarding Zoning/Planning issues or other permits can be made via phone call to 267-274-1123 or via email at [jimm@lmt.org](mailto:jimm@lmt.org).

## Thank You

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## GIVING BACK TO YOUR COMMUNITY: HOW YOU CAN GET INVOLVED

Are you looking for a meaningful way to contribute to your community? Lower Makefield Township is calling for volunteers to join several of its Boards and Commissions. This is an excellent opportunity to use your skills, passion, and free time to positively impact your town.

Volunteering for one of these committees allows you to be part of the decision-making process shaping Lower Makefield's future. Whether you're passionate about environmental sustainability, local traffic concerns, or improving recreational spaces, there's a place for you to contribute.

Here are some of the committees currently seeking volunteers:

- **Citizens Traffic Committee** Help address traffic safety and community concerns.
- **Disability Advisory Board** Advocate for residents with disabilities and ensure accessibility in public spaces.
- **Electricity Reliability Committee** Work to improve the reliability and quality of electricity service in the Township.
- **Electronic Media Advisory Committee** Assist with the Township's use of technology and communication platforms.
- **Environmental Advisory Council (EAC)** Contribute to environmental conservation initiatives and sustainability projects.

- **Golf Committee** Promote and enhance golfing opportunities at Makefield Highlands Golf Course.
- **Historical Architectural Review Board (H.A.R.B.)** Open to real estate brokers, this committee reviews historical building changes and preservation.
- **Park & Recreation Advisory Board** Help shape and maintain the township's parks, sports, and recreation programs.
- **Trenton Mercer Airport Review Panel** Address and review concerns related to the airport's operations and community impact.

If you're ready to make a difference, please email your letter of interest and resume to [admin@lmt.org](mailto:admin@lmt.org). Your unique skills and dedication could be what the township needs to continue thriving.

Volunteering with these committees is a rewarding way to give back and an excellent opportunity to meet like-minded neighbors and work together for a better community. Your involvement can spark change, improve services, and strengthen the connection between local government and the people it serves.

Now is your chance to get involved and make a difference!

For more information, visit Lower Makefield Township's website or contact the township administration directly.

### Township and 9/11 Foundation Partner to Preserve Garden of Reflection Through Remembrance Fund Endowment.

The Lower Makefield Township Board of Supervisors recently finalized an agreement with the 9/11 Memorial Garden of Reflection community non-profit, commonly known as The Garden, marking a significant step toward the ongoing preservation of our community's 9/11 memorial. This agreement comes after the organization reached its \$2 million fundraising goal for the "Remembrance Fund," an endowment dedicated to the perpetual care of The Garden of Reflection.

As part of this new partnership, The Garden will reimburse the Township up to \$40,000 annually for the landscape maintenance of the memorial. This arrangement will reduce the Township's maintenance costs for the memorial and help ensure the continued improvement of Memorial Park, where The Garden is located.

#### The Garden of Reflection

Established in the years following the 10th anniversary of the 9/11 attacks, the "Remembrance Fund" endowment was created by the 9-11 Memorial Garden of Reflection, Inc., a community based non-profit organization. The fund was designed to provide a reliable source of income to cover the ongoing maintenance and operation of The Garden.

Through annual events like the Memorial Golf Classic and a 5K Run, along with other fundraising initiatives, The Garden has worked diligently to reach its \$2 million goal. These funds, now professionally invested for long-term capital appreciation, will generate the earnings necessary to sustain The Garden in perpetuity, without touching the principal balance.

The future sustainability of The Garden is crucial, as it serves as a place of reflection and healing for many who visit. Whether coming

to remember the victims of 9/11 or to find solace in their own lives, visitors from near and far find comfort in The Garden's tranquil beauty. The memorial is not only a tribute to the thousands who lost their lives on September 11, 2001, but also a beacon of hope for generations to come.

Donors who contribute \$2,500 or more to the Remembrance Fund will have their names etched on plaques as a permanent testament to their support. These donations honor the memory of those who perished on 9/11 and ensure that the memorial's significance endures for future generations.

As a registered 501(c)(3) non-profit organization, all donations to the 9-11 Memorial Garden of Reflection, Inc. are tax-deductible to the fullest extent allowed by law. The funds raised help achieve the goal of a self-sustaining memorial, preserving The Garden of Reflection as the lasting tribute it was always meant to be.

The efforts of countless volunteers have made this initiative possible. With no paid staff, The Garden relies entirely on the time and dedication of community members passionate about preserving this historic memorial. Thanks to these volunteers, 100% of every tax-deductible donation goes directly to the Remembrance Fund, ensuring that The Garden remains a place of reflection, hope, and healing.

As this partnership between the Township and The Garden moves forward, the commitment to protecting and honoring the memory of the 9/11 victims remains unwavering. The Remembrance Fund endowment will allow future generations to experience the same peace and remembrance that The Garden offers today.

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# Penn Medicine

## FIRE SERVICES

Many hallmarks of the holiday season, including Christmas trees, holiday decorations, and festive meals, present potential fire hazards that contribute to an annual increase in U.S. home fires at this time of year. Christmas Day and Christmas Eve are among the leading days of the year for home fires. Candle fires peak in December and January with 11 percent of candle fires in each of these months. Christmas is the peak day for candle fires. Each year between 2019-2022, an average of 7,400 home candle fires were reported each year.

Most of the U.S. is at risk for winter storms, which can cause dangerous and sometimes life-threatening conditions. Blinding wind-driven snow, extreme cold, icy road conditions, downed trees, and power lines can all wreak havoc on our daily schedules. Home fires occur more in the winter than in any other season, and heating equipment is involved in one of every six reported home fires and one in every five home fire deaths.

### Christmas Tree Safety

- Choose a tree with fresh, green needles that do not fall off when touched.
- Make sure the tree is at least 3 feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.
- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use. Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.

### Space Heaters

- Purchase a heater with the seal of a qualified testing laboratory.
- Keep the heater at least 3 feet away from anything that can burn, including people.
- 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.
- Keep children away from the space heater.
- Plug the heater directly into the wall outlet. Never use an extension cord.
- Space heaters should be turned off and unplugged when you leave the room or go to bed.

Any fire-related questions or concerns (non-emergency), please don't hesitate to reach out to the Fire Service Director at [firesafety@lmt.org](mailto:firesafety@lmt.org) or 267-274-1127.

The fire company is always looking for residents in the community who might be interested in joining, visit our website ([www.yardleymakefieldfire.com](http://www.yardleymakefieldfire.com)) for more information. Whatever skill set you have, there is a place for you in the company!



# Holiday Tree Safety Tips

Ensure a merry and bright holiday season by safely maintaining your tree with the following tips.

- Keep away from heat:** Make sure your tree is at least three feet away from any heat source, like an air duct, fireplace or space heater.
- Examine cords:** Examine extension cords and lights for signs of damage. Frayed electric cords should be discarded.
- Inspect lights:** Carefully inspect all electrical decorations before you use them. Cracked or damaged sockets and/or loose or exposed wires can cause serious shock or start a fire.
- Trim the stump:** Trim the tree's stump by at least two inches on freshly cut trees. Allow it to absorb water for 24 hours before bringing it inside.
- Keep it watered:** Fill the water reservoir daily and check the condition of the trunk bark and branches for moisture. Shedding or dry needles could mean the tree is drying out, increasing overall fire risks.

Source: National Fire Protection Association



# PUBLIC WORKS

## LEAF PICKUP INFORMATION 2025

Leaf pickup for Round One will begin the week of November 6th, 2025. Go to <https://www.lmt.org/media/3610/leaf-collection-zones-map.pdf> to view a map of the entire Township divided into Zones 1 – 26. Please have your leaves out a few days early in case we are ahead of schedule. Leaves will be collected in inclement weather, though severe conditions may slow the process and cause delays.

### Important guidelines:

• Leaves cannot be collected if there are sticks, twigs, branches, grasses, or wood mixed in, as these materials damage the collection equipment. Piles with these materials will not be picked up.

### Reminders:

- Rake leaves to within 3 feet of the curb or edge of the roadway.
- Do not rake leaves onto the road. Leaves in the road may create hazards for drivers and clog stormwater inlets during rain events.
- Do not cover storm inlets with leaf piles, as this can lead to flooding and damage to the storm drain system.
- Keep piles away from trees, mailboxes, and parked cars to ensure the collection equipment can reach them.
- Avoid parking on the street to prevent delays or missed pickups.

Thank you for your cooperation. For any questions or concerns, please get in touch with Public Works at 267-274-1130. For a full schedule follow our website: Leaf Collection | Lower Makefield Township ([lmt.org](http://lmt.org))

# COMMUNITY DEVELOPMENT

## Community Initiative Award

PA State Historic Preservation Office recognized the Lower Makefield Township Historical Commission with a Community Initiative Award for its efforts to preserve the Slate Hill Cemetery & engage residents in their shared history.



You can read more about the cemetery at: <https://pahistoricpreservation.com/celebrating-the-slate-hill-cemetery>

Lower Makefield Township was awarded 2 grants from the Pennsylvania Historical & Museum Commission thanks to the efforts of our Historical Commission.

\$33,250 Keystone Historic Preservation Grant for Slate Hill Cemetery Restoration & Interpretation Project.

Phase 1: Fall 2024 - repair & preserve 22 markers on the “Public” or “Segregated” side of the cemetery. This side of the cemetery is sadly undocumented. This project will allow us to confirm who is buried there and where, as well as give them the acknowledgement and respect due.

Phase 2: Spring 2025 - repair & preserve 57 markers throughout the original quaker side of the cemetery- dating back to 1690.

\$25,000 Certified Local Government grant to conduct a historic resource survey for the Township along with a story map of findings. This project will update the last survey done in 2007 and make the information more accessible to the public.



## Stormwater Management Ordinance Update

Lower Makefield Township has contracted with HRG to create a modernized stormwater management ordinance that contains sections that address stormwater quality, stormwater quantity management, best management practices, and construction standards. The Township

hopes to adopt an ordinance by the end of the year to mitigate the adverse impacts of unmanaged stormwater on overall quality of life and enhance community resiliency in the face of more frequent, intense storm events.

## Flood Insurance Brochures & Publications

Flood Insurance and stormwater management brochures are available in the lobby of the Township offices at 1100 Edgewood Road, Yardley, PA 19067.

The Bucks County Free Library Yardley-Makefield Branch now has the following FEMA Publications regarding Flood Protection available at the Front Desk and at the Township offices for viewing/borrowing (links also provided on the Township website):



- Protecting Building Utilities from Flood Damage
- Reducing Damage from Localized Flooding
- Answers to Questions about the NFIP
- Elevated Residential Structures
- Above the Flood: Elevating Your Floodprone House
- Protecting Manufactured Homes from Floods and Other Hazards

We also have paper copies of FEMA Flood Insurance Rate Maps (FIRMs) & Flood Insurance Studies (FIS).

## What does the Township require when selling a home?

- ✓ Sewer Lateral Inspection required to address any potential issues
- ✓ Moving Permit is required for both the buyer & seller
- ✗ Resale Use & Occupancy is **NOT** required for residential properties

Visit our Online Permitting portal to submit your documents: <https://townshiplowermakefieldpa.portal.opengov.com>



## Common areas where inflow and infiltration occur

### On Private Property:

1. Improper foundation or roof drain connections
2. Uncapped cleanout
3. Root intrusion
4. Breaks or open joints in service lateral

### In Public System:

1. Breaks or open joints in lateral or main pipes
2. Faulty manhole covers
3. Open joints or cracks in service chamber



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Email: [henryc@haciilaw.com](mailto:henryc@haciilaw.com)









**List of Permits Required in Lower Makefield Township**

<i>Building Permits (use the UCC Building Permit application for zoning permits for fences, decks, sheds, driveways, patios)</i>	A permit is always required for any addition or structural modification to your existing living space. Permits are required for electrical modifications, plumbing work, window modifications that enlarge openings, mechanical system installations, pools, patios, decks, fences, sheds, & driveway expansions. <a href="https://www.lmt.org/media/1730/general-instructions-for-permits.pdf">https://www.lmt.org/media/1730/general-instructions-for-permits.pdf</a>
<i>Sewer Lateral Inspection Permit</i>	A Sanitary Sewer Lateral Inspection is required prior to the sale/transfer of any property. <a href="https://ecode360.com/35191232#35191234">https://ecode360.com/35191232#35191234</a>
<i>Moving Permit</i>	Anyone who moves into, within or from Lower Makefield Township must obtain a Moving Permit. Landlords are responsible for reporting when tenants are moving into, within, or out of the Township.
<i>Vacant Property Registration</i>	All properties that are abandoned/vacant/unoccupied are required to be registered with the Township. <a href="https://ecode360.com/LO1561/laws/LF2020233.pdf">https://ecode360.com/LO1561/laws/LF2020233.pdf</a>
<i>Short-Term Lodging Application</i>	Before any dwelling unit is advertised for short-term lodging, the property owner shall obtain the required license from the Township by completing the Application for short-term (less than 30 days) rentals/lodging. (e.g.- Airbnb, Flipkey, Home Away, VRBO, Craigslist, etc.) <a href="https://ecode360.com/33875775#33875775">https://ecode360.com/33875775#33875775</a>
<i>Special Events Permit</i>	A permit is now required for certain events that require & need special services, such as police, traffic control, special parking requirements, ambulance, fire or other emergency services. Read more about the new requirements at: <a href="https://ecode360.com/LO1561/laws/LF2020234.pdf">https://ecode360.com/LO1561/laws/LF2020234.pdf</a>
<i>Temporary Tent or Membrane Structure Permit</i>	Any tent or membrane structure that is over 400 square feet shall need a permit filled out prior to use.
<i>Garage/Yard Sale Permit</i>	Garage sales cannot be conducted more than two times per year. Please be advised that signs are not permitted in the township for garage/yard sales.
<i>Outdoor Fireworks Display Permit</i>	Display fireworks shall not be utilized within Lower Makefield Township unless and until a permit is obtained from the Township Fire Marshal. <a href="https://ecode360.com/44501311#44501311">https://ecode360.com/44501311#44501311</a>
<i>Fats, Oils, and Greases (FOG)</i>	This permit requirement shall apply to both new and existing facilities generating fats, oils, or greases. <a href="https://ecode360.com/35191232#35191233">https://ecode360.com/35191232#35191233</a>
<i>Temporary Sign Permit</i>	This is an application for temporary signs only (signs directing persons to temporary exhibits, shows, or events located in the Township).

You can apply for these and other permits in our Online Permitting & Citizen Requests portal.

**LOWER MAKEFIELD TOWNSHIP FINALIZES PURCHASE OF 4.41 ACRES FOR OPEN SPACE**

The Board of Supervisors of Lower Makefield Township has completed the purchase of approximately 4.41 acres of vacant land on Knoll Drive. The transaction, which closed on October 11, 2024, involves the property identified as Bucks County Tax Parcel No. 20-016-030-002. This land is adjacent to other township-owned parcels and is valued for its natural beauty and open space.

The purchase supports Lower Makefield’s Open Space Plan, with the goal of preserving the land for passive outdoor recreation while protecting important green space. Seller Mark F. Deon agreed to sell the property for \$100,000, with funds from the township’s 2016 Bond allocated for the acquisition.

This purchase will benefit the community by enhancing green space and providing additional recreational opportunities for residents. The township will conduct its final due diligence before completing the sale.





# PARKS AND RECREATION



## VISION: PLAY FOR ALL

**MISSION:** The Parks and Recreation Department is committed to providing top-notch parks and recreation facilities and services for all residents through three key themes:

**HEALTH:** Improve physical health, mental health and overall quality of life by offering safe and accessible facilities and open space.

**ENVIRONMENT:** Act as environmental stewards through responsible use of the natural environment and protect and maintain Parks and Recreation assets.

**COMMUNITY:** Create opportunities for the community to connect through a wide variety of partnerships, programs, events and classes.

The Lower Makefield Township Parks and Recreation Department is located at the Community Center and is open to the public, Monday-Friday from 8:00AM-4:30PM for field or pavilion rental requests, and to sign up for programs like the ones you will find within this guide.

**You can also register ONLINE** for The Pool, the Dog Park, field and pavilion permit requests, as well as classes and programs. These opportunities can be found at: [REGISTER.COMMUNITYPASS.NET/LOWERMAKEFIELD](https://register.communitypass.net/LOWERMAKEFIELD)

(If you already have an account for The Pool, Dog Park, or from a previous class, please sign in using the same account!) For questions or feedback, please call 267-274-1110 or email [prinfo@lmt.org](mailto:prinfo@lmt.org).

## YOUTH COMMITTEE

The LMT Youth Committee is made up of 9th to 12th graders who are looking to get involved in the Lower Makefield Township Community. The Youth Committee volunteers in numerous service opportunities throughout the year to help make the Township a better place for all. For more information, please visit LMT Youth Committee | Lower Makefield Township or email [prinfo@lmt.org](mailto:prinfo@lmt.org).

*Mission Statement: Organize leadership, community service, and recreational opportunities for and by the youth in our community and make recommendations to the Parks and Recreation Board.*

## LMT DOG PARK

**Registration Information:** <https://register.communitypass.net/LowerMakefield>

2024 Lower Makefield Township Dog Park Orientations - Community Center, 1550 Oxford Valley Rd, Yardley, Pa 19067  
7:00 PM (If you already have an account for The Pool, Dog Park, or from a previous class, please sign in using the same account!)

**For questions or feedback, please call 267-274-1105 or email [dogpark@lmt.org](mailto:dogpark@lmt.org).**

**Residents:** \$45 / for one (1) dog; \$15 for each additional dog per year

**Non-Residents:** \$60 / for one (1) dog; \$15 for each additional dog per year

Register online for a free upcoming dog park orientation class. After the class is complete, residents can register and pay online and bring shot records, PA dog license receipts, and the certificate from completing the class to the LMT Community Center (1550 Oxford Valley Road) or email to [dogpark@lmt.org](mailto:dogpark@lmt.org)

November 27	December 18
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Orientation is held at the Community Center 1550 Oxford Valley Rd. Oxford Valley Rd. Yardley PA 19067 (located next to the Fred Allan Softball Fields).

2025 Dog Park Orientation Classes will be offered at 7:00 p.m. once a month alternating between a Tuesday or Thursday.

Please check our website for our 2025 Dog Park Orientation Schedule.

## Park Pavilion Permit Requests

Two pavilions are available for private parties and events. Kid's Kingdom at Community Park has a covered pavilion with a capacity for 30 people. Memorial Park has a covered pavilion next to the Secret Garden Playground with a capacity for 20 people. Both pavilions have access to a bathroom, playground, grilling area, and picnic tables.

*Reservations can be made online using your Community Pass account.*

Pavilions Memorial Park and Pavilions		
Security Desposit	\$50	
Resident	\$50	3 Hours (min)
Resident Each additional hour	\$20	HR
Non Resident	\$100	3 Hours (min)
Non- Resident Each additional hour	\$40	HR

## Park Bench Donation Program

Please note: Benches may take an extended time to deliver due to supply chain issues. This program is designed to update and improve the benches in our parks, fields, etc., while allowing community members to dedicate something lasting in memory of a loved one or a community group to sponsor and support the Township.

Bench Program		
Reimbursement for bench, labor and supplies	\$2100	1 Bench



## INFORMATION

### LMT Veteran's Parade – Saturday, November 9, 2024.

Mark your calendars for an unforgettable event on Saturday, November 9, 2024, as Lower Makefield Township (LMT) proudly celebrates its 10th Anniversary of the Veterans Monument with a special Veterans Parade and Ceremony.

The festivities will kick off at 1:00 p.m. with the parade featuring a host of new participants and local groups. Expect to see a vibrant lineup of local veteran organizations, Boy Scout and Girl Scout troops, magnificent Belgian horses, Mummers, musical groups, and high school bands. The energy and pride of our community will be on full display as we honor the men and women who have served in our armed forces.

At approximately 2:00 p.m., keep your eyes to the skies! The event will include an exciting flyover by a C-17 Globemaster III from the 732d Airlift Squadron, based at Joint Base McGuire-Dix-Lakehurst in New Jersey. This spectacular moment will mark the transition between the parade and the Veterans Ceremony, which will take place at Veterans Square.

The ceremony will offer a moment of reflection and tribute to the sacrifices made by our veterans, bringing together local dignitaries, military personnel, and the community to honor those who have served.

Be sure to join us for this momentous occasion as LMT commemorates ten years of its Veterans.

Monument and shows gratitude to the brave individuals who have defended our country.

Event Details:

- Date: Saturday, November 9, 2024
- Parade Start Time: 1:00 p.m.
- Flyover: 2:00 p.m.
- Ceremony Location: Veterans Square, Lower Makefield Township

We look forward to celebrating this important day with our community and honoring our veterans. Don't miss this year's special milestone!



### 2024 Discounted Amusement Park Tickets

Check our website for more information about our discount tickets offered at the Parks and Recreation Membership Office, 1550 Oxford Valley, Road, Yardley, PA or call Kathy 267-274-1105 and/or email Kathyh@lmt.org.

### Print-At-Home Discount Tickets

#### Member Deals

Through Lower Makefield Township Park and Recreation Department's membership in the Pennsylvania Recreation and Park Society, we are pleased to be able to pass along the opportunity for residents to purchase discounted tickets to Dorney Park, Hershey Park, Cedar Point, Digger land, Kings Dominion, Legoland, Disney World, Universal Studios, Movie Tickets, Broadway/Off-Broadway Shows, Cirque du Soleil, sporting events, concerts, and more: <https://prps.org/member-deals>

#### Philadelphia Zoo

Customers may purchase and print their discounted Philadelphia Zoo tickets at home using this link:

<https://visit.philadelphiazoo.org/events/f95eb8e2-1ab8-1332-3b86-3922b2cc9232?tg=fd312b7d-512c-97ae-55a2-13ffb7a38d05>

There is no need to log in or sign up as a member. Once the date/time has been selected, the page will display the discounted price of \$21 (regular price \$25). No discount code needed.

#### Philly Magic Tours

Customers save \$8 per ticket to the Great Philadelphia Comedy Magic Walking Tour with promo code: PRPS24 at <https://www.phillymagictours.com>

Welcome to The Great Philadelphia Comedy Magic Walk, a completely unique walking tour through Old City Philadelphia. You will visit several historic locations, each of which is the basis for a comedic and mind-bending performance. Comedy, and mystery, inspired by history!

#### Crayola Factory

Customers may purchase and print their discounted Crayola Experiences at home using this link: <https://tickets.crayolaexperience.com/affiliate/link?id=52ADAAA5-F013-4D37-903C-ECC14B98C796>

Password: PRPS23

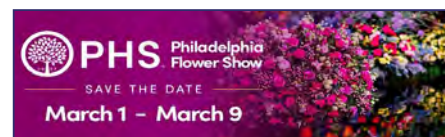
For more information, please call the LMT Membership Office 267-274-1105, 267-274-1110.

#### 2024-25 LMT Philadelphia Flyers Tickets

Check our website under Parks & Rec, Special Events <http://www.lmt.org> for more ticket information and the link for tickets.



LMT Membership Office: Kathy Howell, [kathyh@lmt.org](mailto:kathyh@lmt.org) or 267-274-1105 or 267-274-1110



### 2025 Lower Makefield Sponsorship Opportunities

Lower Makefield Township Parks & Recreation offers many different annual events for the Community that provide potential business' the opportunity to connect with our community. Our Township events attract thousands of individuals and families each year at no or minimal cost to the residents. Your sponsorship makes this possible. The sponsorship package levels enable businesses of every type to identify sponsorships that align with their values and mission. If you have any questions or would like to obtain a sponsorship packet, please contact Kathy Howell 267-274-1105 or by email [kathyh@lmt.org](mailto:kathyh@lmt.org).

# PARKS AND RECREATION - PICKLEBALL

## Pickleball: The Fastest-Growing Sport Takes Off in Lower Makefield Township

Pickleball is sweeping the nation, and Lower Makefield Township is no exception! As the fastest-growing sport in America, pickleball combines elements of tennis, badminton, and ping-pong to create a fun, fast-paced game that's easy to learn and exciting for all ages.

The sport has rapidly gained popularity in our community, with more and more residents joining regular play sessions or renting courts for friendly matches. Whether you're a seasoned athlete or a beginner looking for a new hobby, pickleball offers a great way to stay active and connect with neighbors.

Lower Makefield Township Parks & Recreation offers convenient access to pickleball courts for both casual and competitive players. You can join a group for regular play or rent a court for personal use with friends.

Don't miss out on the pickleball excitement! To learn more about the sport or reserve a court, visit our website and get in on the action.

If you have any questions, please email Bonnie at [bonnieg@lmt.org](mailto:bonnieg@lmt.org).

Membership Pricing	
Annual Resident	\$120 Per person
Annual Non-Resident	\$150 Per person
Resident Snowbird (April -October)	\$60 Per person
Non- Resident Snowbird (April -October)	\$75 Per person



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# Program Schedule

## ADULT FITNESS & WELLNESS



Register for classes: <https://register.communitypass.net/LowerMakefield>

Lower Makefield Township is proud to offer a variety of programs to our community, and we are always seeking new ideas and instructors. If you have any suggestions for programming, please contact Rob at [rvandegrift@lmt.org](mailto:rvandegrift@lmt.org).

### MONDAY

#### ZUMBA GOLD with Rachel

8-Week Series | Mondays | 9:00 AM

Zumba Gold is perfect for anyone who is looking for a modified Zumba class that recreates the original moves you love at a lower intensity. While it is targeted for the older active adult, anyone can join in the fun! The design of the class introduces easy to follow Zumba choreography that focuses on balance, range of motion and coordination. Come ready to sweat and prepare to leave empowered and feeling strong. **Benefits** - Class focuses on all elements of fitness: cardiovascular, muscular conditioning, flexibility and balance. Have a water bottle close by.

#### ZUMBA FIT with Jeanine

6-Week Series | Mondays | 5:30 PM

Zumba - Take the "work" out of workout and come join the dance party! Each zumba class brings students together to sweat it out on the dance floor to latin, pop and world rhythms. It is a total workout combining all elements of fitness - cardio, muscle conditioning, balance, and flexibility with the added bonus of boosted energy. It's the perfect combination of fun and fitness!

#### ALL LEVELS YOGA with Jeanine

6-Week Series | Mondays | 6:30 PM

Bring balance and strength to the body and mind in this 1-hour yoga flow class. The class will consist of mindful movement through basic foundational poses with a focus on good alignment and connecting motion to breath. Each class will end with a relaxing meditation in Savasana. This class is for all levels of students with modification given to make it accessible for all and provide challenge for the seasoned practitioner. Through the practice of yoga, the physical body can be strengthened, mobility increased, and balance improved, all with the side benefits of improved mental focus and stress reduction.

### TUESDAY

#### STRENGTH TRAINING with Sandy

8-Week Series | Tuesdays | 10:00 AM

This is non-cardio workout using light hand weights to work all of our major muscle groups. You will gain strength, coordination and burn calories. Let's feel better, stronger and have fun together! Bring hand weights, mat, towel and water bottle.

#### GENTLE YOGA EVENING CLASS with Linda

6-Week Series | Tuesdays | 6:30 PM

Gentle yoga is great for beginners and students wanting to develop and maintain flexibility and strength. Poses (asanas) and breathing techniques (pranayama) are executed at a slow and mindful pace to support each individual's comfort level.

### WEDNESDAY

#### GENTLE YOGA with Linda

6-Week Series | Wednesdays | 9:30 AM

Gentle yoga is great for beginners and students wanting to develop and maintain flexibility and strength. Poses (asanas) and breathing techniques (pranayama) are executed at a slow and mindful pace to support each individual's comfort level.

#### STRENGTH TRAINING with Sandy

8-Week Series | Wednesdays | 5:30 PM

This is non-cardio workout using light hand weights to work all of our major muscle groups. You will gain strength, coordination and burn calories. Let's feel better, stronger and have fun together! Bring hand weights, mat, towel and water bottle.

### THURSDAY

#### GENTLE MAT PILATES with Christine

6-Week Series | Thursdays | 10:00 AM

Joseph Pilates described physical fitness as the first prerequisite of happiness. Our bodies are meant to move, and Pilates is where core strengthening, postural alignment, the breath, and focused movement come together to awaken the body, ease tension, and recruit muscles that help you move with more grace and flow.

In addition to classical mat Pilates exercises, this class includes standing balance and body resistance exercises for participants at every level.

### FRIDAY

#### ZUMBA GOLD with Rachel

8-Week Series | Fridays | 9:00 AM

Zumba Gold is perfect for anyone who is looking for a modified Zumba class that recreates the original moves you love at a lower intensity. While it is targeted for the older active adult, anyone can join in the fun! The design of the class introduces easy to follow Zumba choreography that focuses on balance, range of motion and coordination. Come ready to sweat and prepare to leave empowered and feeling strong.

Benefits - Class focuses on all elements of fitness: cardiovascular, muscular conditioning, flexibility and balance. Have a water bottle close by.

## YOUTH ARTS

#### YOUNG REMBRANDTS CLASSES

4-Week Series | Sundays | 9:00 AM

Ages 4 – 6

#### ELEMENTARY DRAWING

4-Week Series | Sundays | 10:00 AM

Ages 7 – 14

#### CARTOONING

4-Week Series | Sundays | 11:15 AM

Ages 8 – 14

Unlock your child's creativity with Young Rembrandts classes, perfect for preschoolers and school-aged learners alike! The engaging programs challenge curious minds, encouraging preschoolers to explore drawing subjects they love, like animals and toys. For elementary students, essential tools are provided that build confidence and artistic skills through fun, hands-on instruction. The cartooning classes add an extra layer of excitement, combining humor and imagination to keep kids engaged while they learn. Sign up today and watch your child discover their inner artist!

**Programming will continue to be updated. Check our registration page for more classes and programs. Community Pass Catalog ([capturepoint.com](http://capturepoint.com))**

## ADULT ART CLASSES

Register for classes: <https://register.communitypass.net/LowerMakefield>

### MONDAY

**WATERCOLOR ART CLASS with Chris**  
6-Week Series | 10:30 AM  
Resident: \$60.00 Per 6-week session  
Non-Resident: \$69.00 Per 6-week session

### THURSDAY

**WATERCOLOR ART CLASS with Chris**  
6-Week Series | 6:30 PM  
Resident: \$60.00 Per 6-week session  
Non-Resident: \$69.00 Per 6-week session

### FRIDAY

**WATERCOLOR ART CLASS with Chris**  
6-Week Series | 10:30 AM  
Resident: \$60.00 Per 6-week session  
Non-Resident: \$69.00 Per 6-week session

*Something for everybody!*

**COME, RELAX, ENJOY AND DRAW/PAINT WITH A FUN GROUP OF ARTISTS!**

- You will learn many useful techniques and methods for producing watercolor paintings of your own.
- No previous experience is required. By the end of this course you will be able to finish a watercolor painting with confidence.
- Learn the basics of pictorial composition, people, perspective and many other aspects of ART!
- To analyze painting strategies for executing original artworks and to prepare paintings for exhibition.
- You will be more informed about brush, paint and paper types and what is best for you.
- Learn to paint trees, skies, people, animals and much more!

## LOWER MAKEFIELD TOWNSHIP SENIORS

The LMT Seniors membership organization provides opportunity that promote education, physical, cultural, emotional, and social wellbeing of people 55 years of age or older in a community based setting. New members are welcome both residents and non-residents 55+ are welcome to join. In addition to new members, the LMT Seniors are seeking members who want to support current activities or to implement potential new programming.

### LMT Senior Programming

- Art Classes: Friday at 10:00 AM – Noon (not in summer)
- Book Club: 2nd/3rd Wednesday 12:45 AM
- Bridge: Duplicate – Wednesday at 9:00 AM – Partner Required
- Bridge: Thursday at 9:00 AM
- Bridge: Open Seating – Tuesday at 12:00 PM
- Bridge: Duplicate – Friday at 11:30 AM – Partner Required
- Cards: Canasta / Hand & Foot – Wednesday 9:00 AM
- Games Day (Wednesday mornings)
- Line Dancing: Saturday at 10:00 AM
- Mah Jongg: Monday 12:00 PM – 3:00 PM
- Mah Jongg: Friday 12:30 PM – 3:00 PM
- Meet & Greet: Program and Light Lunch (Monthly)
- Movie: 3rd Saturday at 1:30 PM
- Pinochle: Tuesdays at 12:30 PM
- Pinochle: Thursdays at 12:30 PM
- Pinochle: Wednesdays at 12:30 PM
- RummiKub: Wednesday Morning 9:30 AM
- Stitch & Chat: Wednesday 10:00 to 12:00 PM

### LMT Senior Committees or groups to join:

- Sunshine
- Publicity
- Newsletter – Bi-Monthly
- Membership



### Other Activities:

- December Holiday Luncheon
- Valentine's Day Luncheon
- Day Trips

Information can be found using the QR code or by going to <https://www.lmt.org/information/seniors/> Or call 267-394-4282.

Trips include lunch.



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[www.danceartsofyardley.com](http://www.danceartsofyardley.com)

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## TOWNSHIP OWNED RECREATIONAL FACILITIES

### **Community Park 32.7 Acres, 1050 Edgewood Rd**

- Pool Complex w/Parking
  - Dedicated 1981
  - Paved Parking, 2 lots with 130 spots each, gravel parking is also available.
  - Olympic Sized Community Pool (lighted), diving area, intermediate and tot sized pools, snack bar, dual slides, diving boards, all pools are heated.
- Kids Kingdom Playground
  - Dedicated in 1992
  - Pavilion is available for Residents to reserve for parties
- Tennis Courts & Basketball Complex
  - 4 lighted community tennis courts
  - 1 lighted basketball court
- Community Softball Field (lighted)
- Nature Trail
- 260 Parking spaces
- Picnic area with restroom facility and pavilion

**Leagues: Home of the LMT Swim and Dive Team; Home of PAA**

### **Lower Makefield Township Athletic Complex**

#### **36.75 Acres, 1103 Edgewood Rd**

- Greg Caiola Baseball Park
- Convertible 50/70 field
- Convertible to 40/60 field
- 145 parking spaces plus additional gravel parking available
- Robert P. Stoddard Sports Complex
- 3, 60' foot fields
- Concession Stand
- 2 Sand Volleyball Courts

**Leagues: Home of PAA Baseball**

### **Fred Allan Softball Complex 23 Acres, 1500 Oxford Valley Rd**

- Dedicated in 1999
- 3 softball fields, dugouts, water on 3 fields, electric on 2 fields
- Batting Cage
- 2 All-weather Bocce Courts
- Tot play pieces
- Picnic area with concession stand
- Restroom facility and covered pavilion with a floor
- Walking trail/bike path
- Approximately 120 paved parking spots
- Underdrains installed on all three fields in 2014

### **Macclesfield Park 91.9 Acres, 1000 River Rd**

- Front 60 acres dedicated 1989, rear 30 acres dedicated in 1997
- 8 full size multi-purpose fields (6 lighted) for use as regulation soccer football and baseball fields, including one all-weather turf field installed by YMS.
- 2, 90' lighted baseball fields
- 1, 75' lighted baseball field

- 4 sand volleyball courts
- 2 mid-sized soccer fields
- 5 mini soccer fields
- Tot lot play area
- Bike path and exercise stations
- Picnic areas and restrooms
- 2 pavilions, a concession stand, maintenance garage
- Access to the canal towpath
- Approximately 600 parking spaces, paved
  - 400 front lot
  - 200 rear lot

**Leagues: Home of the Yardley Makefield Soccer, Lower Makefield Football Association, and Pennsbury Athletic Association**

### **Memorial Park 63.5 Acres, 1950 Woodside Rd**

- Purchased 1996
- 9/11 Garden of Reflection
- 2 basketball courts
- 2 sand volleyball courts
- Community Garden Plots
- Restrooms with a covered patio
- 1 skinned softball field
- Secret Garden inclusive playground with ADA parking lot
- Multipurpose field with field goals
- Gaga court
- Pavilion available to rent for LMT Residents
- 1k loop for walking

### **Five Mile Woods 298 Acres, 1305 Big Oak Rd.**

- Purchased in 1979
- Nature center
- Ranger office
- Manor house
- 5 miles of nature trails
- Handicap accessible
- Gravel parking for 50 vehicles

### **LMT Bike Paths 25 Miles**

- To view the trail map use this link on Township's website:  
<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:30a318bb-7bca-4cb5-9f7d-6bcdff4139b4>

### **Dog Park 3.5 Acres, 1950 Covington Rd**

- Opened June 12, 2018
- Dedicated July 15, 2018
- Maintenance shed
- Real-time scan system
- Cameras
- Multi use water fountain
- 10 Benches
- 10 waste stations
- 2 large trash cans





# TOWNSHIP OWNED RECREATIONAL FACILITIES

## **Community Center 12 Acres, 1550 Oxford Valley Rd**

- Opened January 16, 2018 - Dedicated March 12, 2018
- Large multi-purpose room
- 2 Classrooms
- Parks and Recreation Offices
- Small industrial kitchen
- 5,235 square-foot space
- Home of the Lower Makefield Township Seniors
- Home of the Newtown Quilters Guild
- Space available for scheduled programs, scheduled classes, senior programs, camps and lectures

## **Veterans Square 2.8 Acres, 1660 Edgewood Rd**

- Veterans Square Monument
- Tot lot play area
- Picnic area with benches
- Gravel Parking area for 50 cars
- Water fountain

## **Heacock Meadows**

### **8.2 Acres, Heacock/Bluebird/Covington**

- 4.5 Acres of Heacock Meadows Pocket Parks
- Dedicated 1979
- 1 Tot lot
- Basketball Court
- Tennis Court
- 4 Pickleball courts with portable nets

**Home of Lower Makefield Township Pickleball**

## **Peake Farm**

### **1.69 Acres, Twig Lane**

- Tot lot playground

## **Yardley Hunt 3.1 Acres, Revere/Schulyer**

- Schulyer Drive: 4 dedicated tennis courts
- Revere: 3 tennis/ pickle ball courts
- Paved parking areas approximately 12 vehicles at each location

**League: Home of Yardley Makefield Tennis**

## **Additional Township Owned Parks and Recreation Property**

## **Makefield Highlands Golf Course**

### **195 Acres, 1418 Woodside Rd**

- 18 Hole Golf Course
- Driving Range
- Restaurant
- Outdoor Patio
- Managed by Spirit Golf



## **ShopRite of Yardley**

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## RECREATIONAL OPPORTUNITIES

A wide range of community sports organizations offer Lower Makefield Township residents' recreational opportunities on a year-round basis. Many of these groups are run entirely by volunteers.

For more information, contact the Lower Makefield Township Park & Recreation Office: 267-274-1110.

### BASEBALL, SOFTBALL & T-BALL

#### Pennsbury Athletic Association (PAA)

T-ball, softball, baseball; age 4 to 18  
P.O. Box 297  
Yardley, PA 19067  
215-736-9550  
<http://www.paaball.com>

#### Morrisville Little League (MLL)

M/F, baseball/softball, ages 4 to 16  
P.O. Box 255  
Morrisville, PA 19067  
[morrisvillittleleague@gmail.com](mailto:morrisvillittleleague@gmail.com)

#### Lower Bucks Softball Association

Adult softball league  
Pennsbury school district locations  
215-750-1109

### BASKETBALL

#### Pennsbury Regional Basketball League (PRBL)

Male/Female Grades K to 11, Travel and instructional  
[www.prbl.org](http://www.prbl.org)

#### Lady Falcons Elite Hoops

Female, grades 2 to 12; biddy ball.  
Developmental league with travel and in-house programs  
[ladyfalconselitehoops@gmail.com](mailto:ladyfalconselitehoops@gmail.com)  
[www.leaguelineup.com/welcome.asp?url=lfehoops](http://www.leaguelineup.com/welcome.asp?url=lfehoops)

#### Falcons Elite Hoops

Male - K to 12 developmental organization.  
Offering opportunities for all skill levels to play in either in house and/or travel leagues. Also offering skill-based training for individuals and teams.

[falconselitehoops@gmail.com](mailto:falconselitehoops@gmail.com)  
<http://www.falconselitehoops.com/>

### CAMPS & ENRICHMENT PROGRAMS

#### Bucks County Community College

Male/Female, ages 4 to adult. Various enrichment programs/camps.  
275 Swamp Road  
Newtown, PA 18940  
215-968-8409  
[www.bucks.edu/kidsoncampus](http://www.bucks.edu/kidsoncampus)

#### Bucks County Parks & Recreation

Male/Female, ages 4 to adult.  
Various programs.  
901 E. Bridgetown Pike, Langhorne, PA 19047  
215-757-0571

#### Pennsbury School District

Community Services  
School district locations  
Adult Programs  
215-428-4100

### CHEERLEADING

#### Pennsbury Falcons Cheerleading Association

Sideline and competition cheerleading.  
<https://www.pfcacheerleading.com/home>

### FITNESS

#### YMCA – Morrisville & Fairless Hills

Roller hockey, various programs  
100 North Pennsylvania  
Morrisville, PA 19067  
215-736-8077 or 215-949-3400

### FOOTBALL

#### Lower Makefield Football Association (LMFA)

Ages vary, flag/tackle  
P.O. Box 401  
Yardley, PA 19067  
[info@lmfafootball.org](mailto:info@lmfafootball.org)

### LACROSSE

#### Lower Bucks Lacrosse League (LBLL)

Lacrosse, instructional & travel. Male/Female, Grades 3 to 8  
P.O. Box 861  
Yardley, PA 19067  
215-914-1100 Ext.4653  
<http://lowerbuckslacrosse.org/>

### PICKLEBALL

#### Lower Makefield Township Pickleball Meetup

[app.courtreserve.com/Online/Portal/Index/11527lmt.org](http://app.courtreserve.com/Online/Portal/Index/11527lmt.org)

### RUGBY

#### Yardley Makefield Rookie Rugby - USA

Coed Clinics grades K-4; Coed Clinics and Games grades 4-8; Summer (Local Clinics & Travel Tournaments) & Fall (Local Clinics & Local Games) Seasons  
215-495-7773  
[ymrookierugby@gmail.com](mailto:ymrookierugby@gmail.com)  
[www.yardleyrugby.com](http://www.yardleyrugby.com)

### SOCCER

#### Yardley Makefield Soccer (YMS)

M/F Ages 4 – Adult; Travel & Intramural  
P.O. Box 925,  
Morrisville, PA 19067  
<http://www.ymsoccer.net>

### SWIM & DIVE

#### The Pool at LMT – Swim & Dive Team and Program

Male/female, Ages, 6 – 18. Competitive, recreational, and dive options  
Contact through website:  
[www.lmtswim.com](http://www.lmtswim.com)

#### Penn Aquatics

Male/female all ages; program at Pennsbury High School field house on Hood Blvd. in Fairless Hills, PA  
[pennregistrar@pennaquatics.com](mailto:pennregistrar@pennaquatics.com)  
[www.pennaquatics.com](http://www.pennaquatics.com)

### TENNIS

#### Yardley Makefield Tennis

Male/Female, ages vary; clinics, camps, lessons  
683 Friar Drive  
Yardley, PA 19067  
215-295-0558  
[www.YMTennis.com](http://www.YMTennis.com)

#### Pennsbury Racquet Club

Indoor tennis courts, multi-purpose sports room, fitness facility, camps  
375 West Trenton Avenue  
Morrisville, PA 19067  
215-736-0248  
[www.pennsburyrac.com](http://www.pennsburyrac.com)

#### Bucks County Racquet Club

Indoor tennis courts, outdoor Har-Tru courts, clinics, camps, lessons, & leagues  
1150 Lord Sterling Road  
Washington Crossing, PA 18977  
215.493.5666  
[www.buckscountyracquetclub.com](http://www.buckscountyracquetclub.com)

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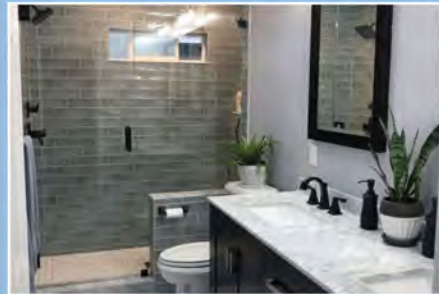
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**You're Always Invited!**

Yes, as a resident of Lower Makefield Township you are always invited to enjoy Makefield Highlands Golf Club and Makefield's Public House Restaurant. As a resident you receive discounted golf rates and an increased window to book your tee times in advance. In addition to golf, the

club serves as a superb dining destination, event space for "open to the public" events and private parties. We offer an award-winning driving range; short game area and our PGA teaching professional staff includes some of the best instructors and clinicians in Pennsylvania.

*You are invited....*



We are hosting an Art Exhibition featuring three local artists, Keith Mountford, Patty Green Campbell and Trish Sexton.

Join us  
November 30, 2024  
beginning at 1pm  
featuring a wine sampling from Vintage Imports



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**11/8 • 11/15 • 11/22 • 12/6 • 12/13 • 12/20**

**Follow us for our January dates!**

**Winter Happy Hours - Starting 12/7**  
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Join us for our

**Breakfast**  
*with*  
**Santa**

**December 15 • 11am - 2pm**  
**Children \$25 / Adults \$35/pp**  
**Includes: 3 course menu, pictures with Santa & Gingerbread house making station**  
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| Rehearsal Dinners | Retirements          |
| Corporate Events  | Birthdays            |
| Baby Showers      | Holidays             |
| Bridal Showers    | Celebrations of Life |
| Graduations       | Mitzvahs             |

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**events@makefieldhighlandsgolf.com**



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# RECENT HOME SALES



	Address	Beds	Baths	Sold Date	Sold Price	DOM
Single Family	432 Stony Hill Rd	5	3/1	7/25	\$980,000	5
	1259 Ward Dr	5	2/1	7/30	\$850,000	3
	1260 Quarry Commons Dr	4	2/1	7/31	\$757,000	6
	611 Stony Hill Rd	3	1/1	7/31	\$475,000	15
	27 Delaware Rim Dr	4	2/1	7/31	\$675,000	10
	2221 Stackhouse Dr	4	2	8/1	\$767,000	9
	2079 Wyngate Dr	4	2/1	8/1	\$835,000	7
	1498 Merrick Rd	4	2/1	8/2	\$1,211,000	6
	466 Aaron Lloyd Ct	4	2/1	8/5	\$910,000	7
	5 Serene Ln	4	4	8/6	\$683,000	7
	1050 S Houston Rd	4	2/1	8/8	\$724,000	6
	1637 S Crescent Blvd	3	2/1	8/9	\$850,000	2
	21 S Homestead Dr	4	2/1	8/9	\$580,000	40
	12 Keats Rd	4	2/1	8/9	\$1,150,000	2
	1712 Morris Ln	3	1/1	8/9	\$549,900	54
	1215 Linden Ave	4	2/1	8/15	\$808,000	7
	1167 Quarry Commons Dr	5	2/1	8/16	\$830,000	19
	1073 Princeton Rd	4	2/1	8/20	\$650,000	18
	25 Edgewood Rd	4	2/1	8/21	\$850,000	2
	150 Dollington Rd	4	1/1	8/22	\$445,000	4
	1208 Woodside Rd	2	1	8/22	\$704,000	1
	110 Eton Rd	5	3/1	8/23	\$1,050,000	2
	25 Morningside Dr	4	2/1	8/26	\$690,000	9
	986 Cultipacker Rd	4	3/1	8/27	\$1,285,000	7
	688 Long Acre Ln	4	3	8/27	\$805,000	0
	534 Heritage Oak Dr	4	2/1	8/28	\$790,000	5
	112 W Ferry Rd	4	2	8/29	\$751,111	3
	2058 E Wellington Rd	4	2/1	8/30	\$800,000	6
	701 Fox Hollow Dr	4	2/1	9/3	\$825,000	22
	1313 Moon Dr	4	3/1	9/3	\$784,900	6
	213 W Ferry Rd	3	2	9/4	\$540,000	3
	1275 Lexington Dr	4	3	9/5	\$670,000	43
	1016 Evergreen Rd	3	3	9/5	\$612,000	12
	325 Emerald Dr	4	2/1	9/9	\$711,000	6
	1226 Greenhill Rd	4	3/1	9/9	\$770,000	7
1653 Fairfield Rd	4	3/1	9/10	\$1,210,000	4	
505 Brookbend Ct	4	2/1	9/10	\$815,333	8	
550 Palmer Farm Dr	3	2/1	9/11	\$640,000	96	
26 Crown Ter	4	4	9/11	\$1,110,000	35	
316 Saly Rd	4	2/1	9/12	\$634,900	27	
2201 Stackhouse Dr	4	2	9/16	\$825,000	5	
12 Manor Ln	3	2	9/17	\$380,000	12	
16 Richie Ln	4	2	9/19	\$490,000	12	
1385 Colony Way	4	2/1	9/19	\$981,000	5	
921 Big Oak Rd	4	3	9/20	\$662,000	25	
612 Kings Rd	4	2	9/23	\$660,000	6	
661 Sutphin Rd	4	2/1	9/23	\$875,000	10	
801 Monroe Dr	4	2/1	9/23	\$707,000	8	
7 Effingham Rd	3	2/1	9/24	\$719,200	16	
600 Arbor Ct	5	2/1	9/24	\$1,185,000	5	
Single Family (cont.)	1980 Satter Ct	3	2/1	9/25	\$718,000	4
	11 Tudor Ln	4	3	9/27	\$745,000	6
	860 Queens Dr	4	2	9/27	\$567,000	6
	1248 Colts Ln	5	4/1	9/27	\$1,675,000	5
	60 Black Rock Rd	5	3	10/4	\$555,000	5
	275 Rock Run Rd	4	2/1	10/8	\$695,000	30
	615 W Melissa Cir	4	2/1	10/9	\$826,000	6
	872 Gainsway Rd	5	4/1	10/10	\$865,000	9
	1 Serene Ln	4	2/1	10/10	\$650,000	4
	290 Oxford Valley Rd	4	2	10/15	\$340,000	46
	1017 Randolph Dr	4	3/1	10/15	\$819,000	7
	1106 Bancroft Ln	4	2/1	10/18	\$965,000	5
	740 W Melissa Dr	5	3/1	10/22	\$935,000	6
	1420 Ridgewood Ln	4	2/1	10/24	\$1,050,003	4
	1085 Drew Dr	5	6/2	10/24	\$1,650,000	12
Condo/Townhome	1391 Violetwood Ct	3	2/1	7/26	\$510,000	16
	1357 Apple Blossom Dr	3	2/1	7/26	\$505,100	12
	239 Clover Hill Ct	3	2/1	7/29	\$510,500	2
	558 Aspen Woods Dr	3	2/1	8/2	\$580,000	6
	185 Wildflower Cir	3	2/1	8/5	\$585,000	0
	1339 Apple Blossom Dr	4	2/1	8/5	\$520,000	9
	11201 Cornerstone Dr	2	2	8/5	\$360,000	6
	1620 Lakeview Cir	3	2/1	8/6	\$508,410	3
	1103 Waterford Rd	3	2/1	8/9	\$430,000	24
	1612 Devon Ct	3	3/1	8/9	\$500,000	6
	1574 Bud Ln	3	2/1	8/13	\$532,000	23
	6408 Spruce Mill Dr	3	2/1	8/14	\$465,000	5
	14102 Cornerstone Dr	2	2	8/21	\$370,000	9
	7208 Sheffield Dr	3	1/1	8/23	\$415,000	3
	6808 Spruce Mill Dr	2	2/1	8/23	\$450,000	2
	2803 Brookhaven Dr	2	2	8/28	\$375,000	2
	36 Sutphin Pines	3	2/1	9/4	\$650,000	4
	54 Sutphin Pines	3	2/1	9/13	\$580,000	6
	610 Rose Hollow Dr	2	2	9/13	\$420,000	2
	1379 Sweetbell Ct	3	2/1	9/19	\$500,000	3
	64 Sutphin Pines	3	3	9/26	\$630,000	13
	1381 Beechdrop Ct	2	1/1	9/27	\$444,000	9
	47 Sutphin Pines	3	2/1	9/27	\$543,750	4
	81 Sutphin Pines	3	3/1	9/30	\$650,000	0
	7305 Spruce Mill	3	2/1	10/2	\$462,000	5
	1792-B Bayley Ln	1	1	10/2	\$320,000	4
	1365 Pepperbush Ct	3	2/1	10/4	\$530,000	3
	217 Wildflower Cir	3	2/1	10/9	\$630,000	4
	4208 Waltham Ct	2	2	10/10	\$380,000	6
	223 Yellow Springs Ct	3	2/1	10/10	\$495,000	4
1656 Hunters Ct	3	2/1	10/23	\$500,000	3	
55+	16 Fern Dr	2	2	8/6	\$600,000	105
	1664 Manion Way	3	3	8/19	\$855,000	22
	1764 Renaissance Blvd	3	3	8/29	\$865,000	20

Above are the past 90 days of all closed home sales in LMT across all brokerages, as of publishing date of 10/25/24. Information deemed accurate but not guaranteed.

Source: Bright MLS



**Prepare for Winter:** Ensure your heating system is in optimal working condition. Schedule a professional inspection and maintenance for furnaces, boilers, or any other heating systems to ensure they are running efficiently and safely. A well-maintained heating system prevents breakdowns in freezing temperatures, helps conserve energy, and reduces heating costs throughout the winter season. Additionally, replacing air filters and checking for proper ventilation can improve indoor air quality and system efficiency.



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- Petite Lobster Tail & Shrimp Combo
- Chicken Marsala
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- Lasagna Rolls
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## WINTER 2024



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