



The Morgandale Connection

July
2011

Issue 154

The Council Members of Morgandale are ...

Tim Cooney, President

Ed Trbuza, Treasurer

Barb Crippen, Secretary

Gary Cassel, Vice President

Joan Cossman, 2nd Vice President

Vinyl Siding Melted by Gas Grill

Summertime has arrived, and tagging along with it is the peak season for outdoor grilling! While grilling and barbecuing serve as great ways to spend quality time with family and friends during the summer months, many risks are presented that homeowners should be aware of in order to prevent adverse situations.

Every year, outdoor grilling causes approximately 8,000 house fires, resulting in \$80 million worth of property damage.

Here are some helpful tips in preventing grill disasters:

- **Keep the grill or BBQ located 10 feet away from the house and three feet away from flammable objects.** Towamencin Township has an Ordinance prohibiting storing propane gas grill tanks within ten feet of an exterior wall of multi-dwelling homes or condominium buildings. No grills may be stored or used on second floor decks in Stockton, Cross Hill, or Jefferson Courts.
- Inspect the grill prior to utilizing it. What builds up during the off-season (bugs, leaves, leftover food residue) is a leading cause of grill fires and, therefore, should be cleaned thoroughly before use.
- Habitually check for leaks and breaks in the gas hose.
- Be aware that gas grills are six times more likely to initiate a fire than charcoal grills.
- Refrain from adding lighter fuel and other flammable liquids to a warm or burning grill.
- **MOST IMPORTANTLY: Do not leave a grill or barbecue unattended!**

A layer of foam insulation between the vinyl siding and the wood framing most likely saved a home on Salinus Court from catching fire. As seen in the photo to the right, the vinyl was completely melted through as a result of a gas grill being used too close to the wall. Fortunately, the homeowner discovered the situation before any more damage was done.



Fierce July Storm Causes Power Outages and Downed Trees Throughout Morgandale



Gale force winds split a tree on Keeler Court, bringing it down on the car shown in photo. Immediately after the storm, Matt Frisco, one of our in-house staff maintenance men, was able to clear the branches away from the car. Minimum damage was sustained to the vehicle.



A large tree along the swale between Norwood Court and Pennland Court also split and fell onto the common area behind Pennland Court.



Smoking Adjacent To Pool

Thank you to the smokers who are abiding by the rule of not smoking in the pool area. However, Management asks that you please utilize the waste cigarette butt container near the picnic tables. Our Manager states she is picking up cigarette butts constantly in the eating area, many of which are tossed in the mulch along the concrete pad. This could result in igniting the mulch. Thank you.

MORGANDALE CONDOMINIUM ASSOCIATION – JULY MANAGEMENT REPORT

CAPITAL IMPROVEMENT ACTIVITIES

Street Light Poles:

Management received the five (5) new street light poles from ForSite. Management will schedule the installation of these light poles when time and weather permits.

ASSOCIATION ACTIVITIES – Operating Fund Projects and Activities

Landscaping:

Clarke's Landscaping completed ten (10) lawn cuttings so far this season, with minimal complaints regarding grass clippings.

Management received one proposal so far to prune or remove the trees identified during our inspection. Management will present two (2) proposals to the Council at the August Council meeting.

Treacy Landscaping has completed trimming the shrubs throughout the community. Management has received overwhelming positive feedback from the residents regarding the work.



Door Painting:

Matt Frisco and Jeff Derstein completed the laborious task of stripping and painting the doors on Cross Hill Court. The homeowners and Management are thrilled with the results. Matt and Jeff are now in the process of stripping and painting most of the doors on Jefferson Court. Management is projecting that all of the courts on schedule for this year will be completed by the winter — except Mulberry Court. This may have to be postponed until next year.



Foundation Caulking and Painting on Singles:

Elgin, Phil and Mike completed the washing of the foundation walls on the singles and are now in the process of painting the walls. This work will continue until completion and as weather permits.



Cluster Mailbox Painting:

Two cluster mailboxes on Jefferson and Cross Hill Courts were painted, and one mailbox cluster on Pennland Court was painted. The remaining mailbox clusters on Jefferson, Franklin, Pennland, and Nashmont Courts need to be replaced. Management is requesting replacements from the Postmaster.

Ches-Mont Disposal:

Interstate Waste Services, Inc. (IWS) purchased Ches-Mont Disposal. In discussion with our account representative at Ches-Mont, Larry Hebling, this acquisition will be beneficial for Ches-Mont and the Association. The Association's contract and the staff at Ches-Mont will remain unchanged. IWS is a regional company that is financially sound and has a good reputation.

Co-Mingle Recycling Box (Snoopy Box) Painting:

Ronald Wolf Home Improvements did a wonderful job of wire brushing, cleaning, and painting the long white co-mingle recycling box (Snoopy Box) this past month.



Tot Lot Trellis and Benches:

El and Phil did a great job with painting of the tot lot trellis. Mike replaced the wood on the park benches with composite materials, and painted the bases of the benches. These benches look like new. Management ordered new swings for the swing set.

Swimming Pool:

Berardelli Pool Service, Matt Frisco and the lifeguards were pleased to hear that the Council approved the purchase of the new, more efficient pump. Matt Frisco is maintaining the pool in coordination with the lifeguards to ensure that all aspects of the pool cleaning and maintenance are met. Management has received many compliments from the residents regarding the lifeguards' performance and the condition of the pool.

Rules and Regulations Revisions:

In following up on the Council's decision at the June 23, 2011 Council Meeting, Carl Weiner, Esquire is in the process of drafting a revision to the Rules and Regulations regarding fines for animal violations and landscaping responsibilities in the Garden Villas.

Spring Inspections:

Management completed walk-through inspections on Clemens, Devonshire, Brunswick, Centennial, Piedmont, Stony Creek, Pennland, Norwood, Mulberry, and Hillock Courts. Violation letters were sent to homeowners and residents that were not in compliance.

Council Inspection ~ Wednesday, June 22nd and June 29th ~ 6:15 p.m.:

As a result of the Council inspection, Management and the in-house staff are in the process of working on the following items:

- 41 work orders
- 46 violation letters
- Tree and shrub maintenance
- Power washing list
- Concrete work
- Utility company maintenance

www.morgandalecondo.com:

Management is pleased to inform Council that over the past thirty (30) days, residents logged onto the Web site 24,713 times.

Management adds something new to your Web site at least once a week. The 'What's New' section shows the most recent updates, such as the following:

- Event Calendar Updates; e.g. Clubhouse Rentals and Community Events
- Morgandale Day Pictures & Committee Picture
- Adult Pool Party Announcement
- June 2011 Newsletter
- Adult Pool Party Committee Members Updated
- Lost Cat Announcements
- Holiday Schedule for Trash Removal

Maintenance Activities:

The in-house staff has been working the majority of time this past month with painting doors, watering and weeding flower beds, and removing dead or suffering trees identified during the Council inspection. Elgin watered the new front entrance bed over the weekends during the drought. The trash enclosures and dog stations were cleaned several times this past period. This month the in-house staff delivered the June newsletter, Adult Pool Party notice, and painting notices.

Sincerely,

Jill L. Geiger, CMCA, AMS

Community Manager for Morgandale Condominium

**MORGANDALE CONDOMINIUM
ASSOCIATION, INC.**

Regular Meeting of the Board of Directors

June 23, 2011

A regular meeting of the Board of Directors of Morgandale Condominium Association, Inc. ("Morgandale" or the "Association"), constituting the Council of Morgandale, was held in the Edwardian Clubhouse of Morgandale, Towamencin Township, Montgomery County, Pennsylvania, on Thursday, June 23, 2011. Materials distributed to the members of Council in advance or at the meeting were filed with the meeting records.

The following directors were present, constituting a quorum of the Council: Tim Cooney, President, Ed Trbuza, Treasurer, Gary Cassel, Vice President, Barbara Crippen, Secretary, and Joan Cossman, 2nd Vice President. Also present was Jill Geiger, Community Manager, Carol Richard, Regional Director for Mid-Atlantic Management Corporation, and Jeffrey Anderson, Recording Secretary.

REGULAR MEETING CONVENED

Tim Cooney called the meeting to order at approximately 6:35 pm. Five residents attended.

APPROVAL OF MINUTES

The minutes of the Regular Council Meeting for May 26, 2011 were reviewed. On a motion from Gary Cassel, seconded by Barb Crippen, Council approved the minutes as presented. Joan Cossman abstained from the vote.

GUEST – Hilary Tutrani, Woolery Enterprises

Hilary Tutrani, Woolery Enterprises, is the new Pool Manager. She spoke about maintaining the pool, monitoring safety, enforcing the wearing of whistles, and checking tags.

FINANCIAL REPORT

Ed Trbuza provided the unaudited Treasurer's Report for the period ending May 31, 2011. He summarized the status of the various budget categories and, where applicable, explained the reasons for variations in estimated results from those forecasted in the budget. He reported that the operating fund ended the period with revenue exceeding expenses by \$49,471.91. Positive variance to the budget is \$38,021.91.

MANAGEMENT REPORT

Jill Geiger reviewed the Management Report covering the period of May 21, 2011 through June 17, 2011. She presented the report which included the Financial Management Status Report, Capital Improvement Activities, Operating Fund Projects and Activities, Administrative Updates and Maintenance Activities. Highlights were discussed.

COMMITTEE REPORTS

- 1. Site** – John Lyon, Chairperson, reported there were 12 new exterior modification requests.
- 2. Communications** – Tim Cooney, Chairperson, reported that recent newsletters were prepared and distributed on schedule.
- 3. Recycling Committee** - Gary Cassel, chairperson, reported on the committee meeting minutes of June 21, 2011.
- 4. Pool Committee** – Barb Crippen and Cathie Leahy, Co-Chairs, introduced the Pool Manager.
- 5. Adult Pool Party** – Joan Cossman agreed to Chair this function. A Committee meeting will be scheduled.
- 6. Community Survey** – Joan Cossman provided her summary of the surveys and led the discussion.

GENERAL DISCUSSION

- Pool sign up sheet
- Bench near lower tennis court
- Holiday trash pick up schedule
- Broken split rail behind homes on Aberdeen Court
- Increasing the fine for dog waste
- Clubhouse front entrance looks very nice
- Speeding

ACTION ITEMS

1. Swimming Pool Filtration System

Council reviewed and discussed the swimming pool filtration system.

On a motion from Ed Trbuza, seconded by Barb Crippen, Council approved the purchase and installation of a new pump and motor from Berardelli Pool Service, LLC for a total cost of \$4,488.76.

2. Trash/Bike Shed Enclosures

Council reviewed and discussed a proposal for trash/bike shed enclosures brick repair and concrete curb replacement on Pennland and Christopher Courts.

On a motion from Gary Cassel, seconded by Joan Cossman, Council agreed to trash/bike shed enclosures brick repair and concrete curb replacement on Pennland and Christopher Courts by L&L Services for a cost of \$3,975.00.

3. Lease Addendum

After review and discussion, on a motion from Gary Cassel, seconded by Barb Crippen, Council agreed to authorize Gary Cassel to draft a revision of the Lease Addendum for review by Carl Weiner, Esq.

4. Asphalt Crack Filing and Patching

The Community Manager asked Council to review the proposal from Macadam Company to crack seal and repair asphalt in several areas on Morgandale Drive. Council asked the Community Manager to clarify the crack sealing quote with Macadam to ensure it includes all of the courts, and also add a patch on Devonshire Court.

5. Lower Tennis Courts

The Community Manager asked Council to discuss whether to continue securing the gate or investigate another locking system for the lower tennis courts. Ed Trbuza will research a locking system.

6. Management Office Credenza

The Community Manager requested the purchase of a replacement credenza for the office.

After review and discussion, Council asked the Community Manager to go to Staples to purchase a three drawer lateral file cabinet.

7. Management Office Water Cooler

The Community Manager requested the purchase or lease of a water cooler for the office.

After review and discussion, Council asked the Community Manager to investigate prices for the purchase or lease of a water cooler for the office.

8. Shutter Maintenance

Council reviewed the need for maintenance of the shutters in Mulberry Court. After discussion, Council asked the Community Manager to research the cost for a contractor versus in-house staff to paint or replace the shutters in Mulberry Court.

9. Rules and Regulation Form

After review and discussion, Council asked the Community Manager to research a simple form to submit for homeowner to more easily report witnessed violations of rules and regulations.

10. Wood Chipper

After review and discussion, Council asked the Community Manager to research the cost of a professional chipper service for current needs and twice a year thereafter.

11. Dog Waste Stations

Council discussed the dog waste stations that are frequently vandalized and the cost to maintain them at \$2,000.00 annually. Council will include an article in the next newsletter asking for feedback from the community on possibly removing the dog stations.

DISCUSSION

Lights are on light sensors, photo cells and timers

Cat found on Clemens Court had a microchip identifying the cat owner who lived in Las Vegas.

Commercial trucks

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Jeffrey Anderson

Recycling Corner

The paper recycling program has been a great success. The bins are emptied twice a month and are usually full by that time. The credit for the success of the program goes to the community. Many thanks!

The next Recycling Committee meeting is on Monday, Aug. 22nd, 7 p.m., at the Clubhouse. All are welcome. If you cannot make the Committee meeting, but would like to make a suggestion/comment, please feel free to E-mail any Committee Member.

The next recycling day event is on Saturday, Oct. 8th, 9:00 a.m. to 12:00 noon. There will be raffles, which will include recycling containers provided by Ches-Mont Disposal, also known as Interstate Waste Services (IWS).

Please remember that NO cardboard of any type should be placed in the green and yellow recycling paper bins. Cardboard can be recycled in the (newly painted) white Snoopy Box.

Something else to think about: REDUCTION

We don't always realize the scope that the decisions we make as consumers have on the environment. Although we recycle plastics, plastic products have the most environmental impact. Plastic is overused in our society and a great source of pollution and litter. According to the EPA, only 7% of plastic is recycled in the U.S. Plastics are a petroleum based product and petroleum is energy intensive to produce, refine, and transport.

It is much better to reduce or reuse when possible to have the biggest impact on the environment. Reducing involves change. Some simple ways to reduce are to use reusable bags when you go grocery shopping and use reusable water containers. Did you know that tap water or filtered water is cleaner than some bottled water? If you take your lunch to work, think about a reusable container instead of plastic wrap. And don't forget the cloth napkin.

Happy recycling!

Respectfully Submitted,

Marianne Natali, Recycling Committee Member



Bicycles Storage Sheds

Major changes will be taking place with the bicycle storage shed policy. If you do not store any items in the Storage Sheds, this policy will not have any immediate affect on you. If you do store items, please review the Storage Shed Policy Letter recently distributed by the Management Office. To summarize:

Prior to August 22nd, please review the Storage Shed Lease and tag any items that you want to keep in the storage shed with your name or address.

During the week of August 22nd, the in-house staff will be cleaning out the storage sheds and disposing of any untagged or prohibited items.

On September 13, 2011, the locks will be changed on all of the storage sheds. If you currently have a storage shed key, please bring this key with your Storage Shed Lease and check in the amount of \$15, payable to Morgandale Condominium Association, to the Management Office on any day after September 13th, to obtain a new key. If you do not currently have a storage shed key and would like to purchase one, you need to sign the attached Storage Shed Lease, attach a check in the amount of \$25, payable to Morgandale Condominium Association, and bring it to the Management Office on any day after September 13th, to obtain a key. For security reasons, the Association will not be delivering keys to your home. All transactions will be done in person.

If you have any questions or concerns, please feel free to contact the Management Office.

Also, please check to see if any bikes have been vandalized. Several bikes appear to have been vandalized in one of the storage sheds on Hillock Court. If you notice your bike or any other bikes are vandalized, please report the information to the Management Office.

Soliciting In Morgandale

Door to door soliciting is not allowed in Morgandale. Also, it is not allowed in Towamencin Township without a proper permit. Of course, above all, never let a solicitor into your home. If you feel comfortable, then please ask for a business card or some other information identifying themselves or the business they represent. After doing this, remind them that soliciting is not allowed in Morgandale as it is a private community. Please forward any information on to the Management Office. The Management Office will then follow up with the business or person and advise them of our policy. Thank you for your help.

Labor Day Weekend Garbage Pickup

There will be no garbage pickup on Labor Day, Monday, September 5th. Trash pick up will be Tuesday, Wednesday and Thursday the week of September 6th. Please try to place garbage in the containers Thursday evening, September 1st, to avoid overfilling the containers for the long holiday weekend.

If your Court's dumpsters are filled, rather than overflowing dumpsters or the area, you can take your bagged trash to another Court where containers are not filled.

Congratulations Carolyn Carr

The Council for Morgandale is pleased to announce that our Community Administrator, Carolyn Carr, CMCA has reached another new milestone with obtaining her Association Management Specialist (AMS) designation with CAI.

To be eligible for AMS designation, candidates must have at least two years of experience, and hold a CAI professional membership, in good standing. This designation is awarded to only skilled professionals specializing in the community association field. Congratulations to our Carolyn! Yeah!

Tai-Chi Exercise, Tuesdays, 6:45 p.m., in the Clubhouse. Call Ben Millard at 215-855-7881 for more information. There is no charge for this exercise program.

Bulk Items Disposal
Ches-Mont Waste Management
610-584-5450 ext. 1

Towamencin Township Information:
www.towamencin.org

Recycling Committee:

Gary Cassel
215-450-2373
gary@garycassel.com

Esther Miller
215-368-7951
epblount@aol.com

John Lyon
215-368-0204
Jdlyon55@verizon.net

David Bencker
215-361-8548
David.bencker@yahoo.com

Marianne Natali
215-432-4427
Marianne225@hotmail.com

Contact any of these individuals if you need help delivering recyclables to the bins at the clubhouse parking lot.

**Thinking about Assisted Living?
Consider Adult Day Services.**

A cost-effective option when caring for an ailing spouse or parent.

Personal care ♦ Activities ♦ Outings
Health Assessments ♦ Nursing oversight

Lansdale **Souderton** **Schwenckfeld Manor**
215-855-1298 215-703-0523 267-263-2874



North Penn www.npvna.org
Visiting Nurse Association
A non-profit, community-based, healthcare provider

Dates to Remember 2011

Council Meeting, Thursday, August 18th, 6:30 p.m., Edwardian Clubhouse

September 5th, — last day pool will be open

September 5th, Management Office will be closed Labor Day Holiday.

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM -
Regional Director, 215-643-7370

Jill L. Geiger, CMCA, AMS, Community Manager

Carolyn Carr, CMCA, AMS, Community Administrator

Office Hours—Monday through Friday, 8:00 a.m. to 5:00 p.m. Other times by appointment.

Telephone: 215-368-6350
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