



The Morgandale Connection

May
2017

Issue 225

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Beth Signore, Vice President

Diana Ward, Secretary

John Lyon, 2nd Vice President



Thank you to Cathie Leahy (left) and Diana Ward (right) for co-chairing the Spring Morgandale Community Yard Sale. Nearly all the spaces were occupied with happy homeowners eager to sell their attic treasures. View more pictures on the Morgandale Website.

MORGANDALE CONDOMINIUM ASSOCIATION –

MANAGEMENT REPORT

For the period from May 1, 2017 through
May 31, 2017:

CAPITAL RESERVE PROJECTS AND ACTIVITIES

Tot Lot Improvements:

Zeager Brothers delivered 60-yards of wood chips to the tot lot, and the in-house staff worked spreading

these chips the week of May 8th. The new step (transfer station) was delivered, and will be installed in the near future.



OPERATING FUND PROJECTS AND ACTIVITIES

Landscaping:

Clarke's Landscaping cut six times so far this season, with minimal complaints.

The in-house staff planted the flowers at the entrances and at the clubhouse. All tree beds have been sprayed, and the saplings were removed from bushes around the bike shed beds. They sprayed and pulled weeds at the Pennland Court basin, and mulched. Grading and seeding was done around the upper Tennis Courts.



Census Forms and Pool Tags:

The pool tags were delivered on May 15th to the 430 residents that submitted their Census Forms, are current on their fees, and requested pool tags. Off-site owners can pick up their tags in the Management Office.

Thank you to Marilyn for expediting this process in the most effective way, and Matt Frisco for getting the envelopes stuffed and the pool tags delivered.



Pool Opening ~ May 27th:

The pool has been emptied, cleaned, painted, filled, and the filtration system is operational. Berardelli Pool Service completed the caulking at the coping stones around the top perimeter of the pool. Michael Bossert and Matt Frisco have been actively cleaning the pool to ensure it is spectacular for opening day on Saturday, May 27th.

The Pool Committee met with Hilary Tutrani, I.M. Pools, and the lifeguards on Thursday, May 25th, to discuss the pool rules and regulations. We are excited to inform Council that six guards are returning from last year. We have a total of nine guards, including Hilary, which is a good reflection on Morgandale.

Recycling Day ~ May 13th:

Unfortunately, due to the inclement weather on May 13th, Recycling Day was cancelled. The Fall Recycling Day is scheduled for Saturday, September 16th.

Community Yard Sale Day ~ May 20th:

The Committee is pleased to announce that most of the spaces were reserved for the Community Yard Sale. An advertisement was placed in the North Penn Reporter, and the Yard Sale signs were placed at the entrances. The temporary “No Parking” signs were installed on Morgandale Drive, and notices to the surrounding courts were sent, asking that residents not park in the clubhouse parking lot the day of the yard sale.

The Community Yard Sale events tie the community, family, friends, and neighbors together. We hope to attract those collectors, bargain hunters, and the random people just riding by and noticing our sign. Thank you to Cathie Leahy and Diana Ward for organizing this great event!

Morgandale Day ~ June 10th:

With the help of the Committee, Management is working on all of the details for Morgandale Day. The prizes, food, tables, chairs, and water slide have been ordered. Cathie Leahy and Rose Davis are doing a phenomenal job with getting donations from our local businesses for the Bingo games. Decorations are being made and games are being planned. Don't forget there is a \$50 gift card for the best-dressed “Under the Sea” costume.

www.morgandalecondo.com

Management adds something new to your Website at least once a week. This period, the following updates were posted:

- Event calendar updates; e.g., clubhouse rentals and community events
- April 2017 Newsletter
- Recycling Event Notices
- Recycling Day Notice
- Community Yard Sale Notices
- Morgandale Day Notices
- Associa Advantage Information

Maintenance:

The in-house staff has been extremely busy this past period getting the community ready for the Summer months. Landscaping was a big part of their tasks this period.

The doggie stations and trash cans were emptied weekly, and the trash enclosures were swept.

Many notices were delivered such as; the April Newsletter, Yard Sale notice, Recycling Day notice, and Morgandale Day notice.

A big thank you to Michael, Matt, Michael McNeill, and Marilyn for all their hard work!

Sincerely,

Jill L. Geiger, CMCA, AMS, PCAM
General Manager for Morgandale Condominium Association



Phone Books

Please do not leave unwanted phone books that are distributed by Yellow Book, on your door step or landing. They can be recycled in the cardboard/paper bin at the clubhouse parking lot. Out of date Yellow Books can be recycled as well. Thank you.

Recycling Corner



Due to the vast amount of rain that fell on May 13th, we had to cancel the Spring Recycling Day event. However, the next Recycling Day is scheduled for Saturday, September 16th, weather permitting.

Previous articles have included comments about emptying plastic bags and flattening cardboard to reserve space and to help eliminate the unsightly appearance of overflowing containers. A member of the Committee recently had a conversation with Morgandale's contact at our trash and recycling hauler J. P. Mascaro. In the processing of recycle material, full plastic bags slow down the process because they require manual intervention in what is basically an automated system. Since Mascaro empties the bins twice a week a small amount of time emptying and flattening will assist in keeping our community looking good.

Thank you.

Recycling fact: One ton of recycled paper can save 17 trees and three cubic yards of landfill space.

Recycling Committee

Additional Pictures of Spring Yard Sale



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

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.

Dates to Remember 2017

Morgandale Council Meeting, Thursday, June 22, 6:30 p.m., Edwardian Clubhouse.

Morgandale Day, Saturday, June 10th., 11 a.m. Edwardian Clubhouse area.

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM
Branch Vice President Business Development,
215-368-6350

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General Manager
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Marilyn Tarves, CMCA
Assistant Community Manager
215-368-6350
Marilyn.Tarves@associa.us

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

Fax: 215-368-6375
www.morgandalecondo.com

**Morgandale Red Cross
Blood Drive**

Please Save the Date!

Morgandale
Condominium
Wednesday,
July 26, 2017
2:00 to 7:00pm

To sign up, please go to
www.redcrossblood.org
Enter Sponsor Code: **Morgandale
Condominium**

Towamencin Township Information:

www.towamencin.org

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Reminder

~ Morgandale Day ~ Under the Sea Adventure Saturday, June 10, 2017

School of Fish Bike Parade ~ 11:00 a.m.

Bring your Under the Sea decorated bike.

A prize will be given for the best decorated bike.

Splish Splash Activities Throughout the Day at Pool

Activities include a Dolphin Water Slide, Penguin Fish Fling, Under the Water Balloon Game, Make Waves Watermelon Game, Barnacle Bean Bag Toss, Sand Dollar Treasure Hunt, Gold Fish Game, and Octopus Oceanside Game.

Deep Blue Sea Picnic ~ 12:00 – 1:30 p.m. at Pool

Morgandale will provide foods such as hermit crab hot dogs, humpback whale hamburgers, tiger shark tomato pies, submarine hoagies, sunfish soft pretzels, island ice cream bar, whale watermelon, and salt water beverages.

Barrier Reef Bingo ~ 2:00 p.m. in the Shipwrecked Clubhouse

Bingo will be held in the Shipwrecked Clubhouse for ages 18 and over.

A prize \$50 prize goes to the best dressed fish of the sea!

Washing Machine Hoses

Water

Introduction

Short of fire, nothing causes more damage to the inside of a property than leaking water. It is estimated that 65% of property damage to community associations is caused by water leaking from failing pipes, hoses, plumbing fixtures and appliances.

This guide addresses washing machine hoses, a leading cause of residential water damage. Our research shows that there are simple and inexpensive steps associations can take to prevent most of this damage.



What CAU Recommends:

- > Encourage and remind residents to turn off the water when not using their washers.
- > Establish and enforce a Washing Machine Hose Replacement Resolution.
- > Require residents to equip washers with high-quality washer hoses.
- > Equip feeder pipes with easy-to-close or automatic shut-off valves.
- > Provide water catch pans beneath washers.
- > Remind all residents to know the location of their water main shut-off and how to use it.

Need More Information

Associations can obtain a sample washing machine hose resolution and sample resident notification letters by contacting CAU's Loss Control Department. These documents are intended to guide Board members in drafting their own, similar resolution, introduce the program to all residents and follow-up with residents who have not complied as of the compliance date.

Your legal advisor should review any resolution before it is proposed.

CAU

Community Association
Underwriters of America, Inc.

Washing Machine Hoses

The leading cause of water damage in most residences is failure of the flexible rubber hoses that connect the washing machine to the hot and cold water feed pipes.

The hoses that come with new washing machines and their equivalent replacement hoses are of low quality, usually lasting no more than four or five years.

These hoses usually fail at a specific place – the coupling. Standard hose couplings are rolled and stamped from thin sheets of copper, inserted into the hose ends and then crimped. Over time, flowing water polishes the metal coupling edges to a razor sharp edge. Those edges then cut the hose inside and outside where it bends at either end.

Many so-called experts and consumer groups tout braided stainless steel washer hoses as “burst-proof.” However, these hoses are essentially the same consumer-grade rubber hoses with a wire mesh jacket on the outside. When the coupling and hose are crimped together, the mesh jacket can be crushed into the hose and provide another sharp edge to cut the un-reinforced rubber hose.



Other aggravating factors in hose failures include not closing the washer valves when the washer is not in use and valve failures. The subject of water valves is covered in a separate Risk Management Guide.

If the faucets cannot be closed or the washer is unattended when a washer hose fails, the discharge can be devastating. It can collapse floors and flood areas below and adjacent to the laundry room. Even regular inspections cannot detect signs of wear in washer hoses. These hoses fail suddenly and without warning.

Washing Machine Hose Upgrade

For under \$40, a resident can buy a pair of

high-quality washing machine hoses. Several manufacturers offer good hoses and at least one manufacturer, FloodChek™, guarantees its hoses against leaking or bursting for up to 20 years.

FloodChek™ hoses are only available through authorized distributors. Associations insured through CAU can purchase these hoses at a discounted price through Creative Laundry Systems, Inc. Simply call (800) 369-4771 or go online at www.creativelaundry.com and indicate that you are insured through CAU.

Washing Machine Hose Replacement Resolution

The most effective step an association can take to get the right kind of hose on every washer is to adopt a washing machine hose replacement resolution. The resolution should require that the association install, within a reasonably short period, high-quality hoses comparable to those described in this guide.

Associations that do not install special hoses will need to require hose replacement at least every four or five years. However, the resolution we recommend is far simpler, and with hoses good for 20 years, it is easier and less intrusive to monitor and enforce.

The specific hose and hose supplier referred to in this publication are among several available. Check with your plumber or plumbing supply company for material and recommendations on other comparable products.

Conclusion

Water is the most insidious and relentless of property destroyers. It ruins more property than fire. The only solution is prevention. Implementing the suggestions in this guide can minimize this threat and add years of useful life, safety and value to your property.

Associations that take prompt, effective action to prevent water damage do more than preserve their property. They relieve some of the financial pressure on their maintenance budgets and reserve replacement funds. Moreover, they avoid large, special assessments for the unanticipated, early replacement of major building elements.