



The Morgandale Connection

November
2012

Issue 171

The Council Members of Morgandale are ...

Tim Cooney, President

Ed Trbuza, Treasurer

Gary Cassel, Vice President

Barb Crippen, Secretary

Joan Cossman, 2nd Vice President

**Council approved the 2013 Morgandale budget,
with no increase in monthly fees.**

You are cordially invited to attend the

Annual Adult Holiday Party

Edwardian Clubhouse

Sunday, December 16, 2012

4:00 p.m. to 7:00 p.m.

*The Association will provide assorted hot and cold entrees
side dishes, an open bar, and soft drinks. If you like, you can bring
your favorite appetizer or dessert to share; however,
you are not obligated to do so.*

Door prizes and recognitions will be given during this holiday event.

The Recycling Corner



The Morgandale Recycling Committee thanks our residents for their recycling efforts.

Our various recycling bins are often full, which is a good sign. Sometimes they are overflowing, and some of that overflow can be avoided by smashing cardboard and by emptying bags of recycled items instead of throwing full plastic bags into the white bin.

Some other reminders:

Computers can be recycled at Best Buy.

Lowe's will recycle plastic pots, trays, and tags.

Montgomery County Recycling Hotline is #610 278 3618.

During the holidays please remember to recycle your cardboard instead of throwing it in the trash enclosures.

Did you know that one ton of recycled paper can save 7,000 gallons of water?

The Committee wishes everyone happy and safe holidays!

Submitted by,
John Lyon, Recycling Committee Member

November 2012 Management Report

2013 Budget:

The approved 2013 budget was delivered to the homeowners on Wednesday, November 28th.

Entrance Light Poles:

The front entrance light pole by the bulletin board fell during Hurricane Sandy. Management is in the process of obtaining proposals to replace the light pole with an upgraded pole to match our current poles.

Asphalt Maintenance:

Macadam Company completed the crack-sealing of the walking path on November 21st.

Clubhouse Roof:

The in-house staff completed some minor repairs to the slate and flat roofs on the clubhouse. Management is in the process of obtaining proposals to black-tar the flat roof.

Concrete Sealing:

D. Trozzi applied the Aquaron sealer to all of the new concrete walkways and stepping pads on Wednesday, November 21st.

Power Washing:

Management is in the process of drafting a contract between the Association and Mark Richard Home Improvement for next Spring's power washing project.

Trash/Bike Shed Enclosures:

L & L Services repointed the mortar on the areas that were cracked and/or missing, on the following trash/bike shed enclosures:

Centennial, Piedmont, Stony Creek, Stockton, Jefferson, Cross Hill, Fairbourne, Franklin, Keeler, Belvedere, Aberdeen, Morton, Mason, Penland, Nashmont, Norwood, Mulberry, Marshall, Lexington, Devonshire, Clemens, and Brunswick Courts.



Clubhouse Furniture:

The Council is in the process of shopping for new clubhouse furniture. After visiting five furniture stores, we believe that Bassett Furniture, in Montgomeryville, has fashionable, well made, and good value furnishings, appropriate for our clubhouse. We also like that Bassett offers design services free of charge

Landscaping:

Clarke's Landscaping cut 25 times this season. One additional cut will be needed prior to the winter months. Management obtained signatures on the 2013 – 2015 landscaping and snow removal renewal contract with Clarke's Landscaping.

For reasons of thatch buildup, compacted soil, and lack of growth, core aeration was completed throughout the entire community in October. Core aeration essentially removes plugs of grass and soil throughout the lawn to create space that will allow roots to grow and will allow nutrients, water and air to better reach the roots of the grass.



The contract with Clarke's Landscaping, for 47 new tree installs, was signed by all parties. Trees such as Flowering Dogwood, Bradford Pear, Sycamore, Columnar Oak, Blue Spruce, Zelkova, Red Bud Maple, Kousa Dogwood, Heritage Birch, Autumn Cherry, Armstrong Maple, October Glory Maple, Weeping Willow, Corkscrew Willow, Pin Oak, Red Sunset

Maple, Amelanchiar, Little Leaf Linden, Japanese Maple (Bloodgood), Honey Locust, Flowering Plum, Autumnalis Cherry, and Kwanzan Cherry are the varieties that will be planted. The plantings will take place the week of December 3rd.

A few trees affected with Mites, Aphids, and Lacebugs were treated with a Dormant Oil spray on October 11th.

The installation of the brick retaining wall on Hillock Court has been completed, and looks very attractive. The backfilling and seeding behind the wall is still underway.



The in-house staff is in the process of leaf removal and gutter/downspout cleaning.

Clubhouse Fire Alarm Inspection:

The 6-month inspection of the clubhouse fire alarm system was completed by FAMCO on November 15, 2012.

www.morgandalecondo.com

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
- August and September 2012 Approved Minutes
- September and October 2012 Newsletters
- Recycling Day Notice
- Community Yard Sale Notice and Photos
- Hurricane Sandy Notices
- Halloween Notice
- Holiday Party Invitation

Maintenance Activities:

Due to planning and the Council property inspections, the in-house staff has many projects over the next year scheduled. The following projects will be done as time and weather permits:

- Sewer stack cleaning for Garden Villas
- Siding repairs and paver boarder at bottom row of siding
- Soffit screening
- Install front main entrance wall lighting
- Install light poles throughout
- Paint and secure light fixtures on trash enclosure walls
- Install house numbers on back privacy fencing
- Paint shutters on Lexington Court
- Paint utility meter boxes
- Paint and/or stain tot lot equipment and trellises
- Add additional wood chips to tot lot
- Paint doors on Belvedere, Salinus, Morton, Mason, Jamison, Winfield, Clubhouse, and Maintenance Garage.

Sincerely,

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

2013 COUNCIL MEETING SCHEDULE AND SPECIAL EVENTS

- **Thursday, January 24th** **Council Meeting**
- **Thursday, February 28th** **Council Meeting**
- **Thursday, March 28th** **Council Meeting**
- **Tuesday, April 9th** **Annual Election & Council Meeting**
- **Thursday, April 25th** **Council Meeting**
- **Saturday, May 4th** **Recycling Day**
- **Saturday, May 11th** **Community Yard Sale**
- **Thursday, May 23rd** **Council Meeting**
- **Saturday, June 8th** **Morgandale Day**
- **Thursday, June 27th** **Council Meeting**
- **Thursday, July 25th** **Council Meeting**
- **Friday, August 2nd** **Adult Pool Party**
- **Thursday, August 22nd** **Council Meeting**
- **Saturday, September 21st** **Community Yard Sale**
- **Thursday, September 26th** **Council Meeting**
- **Thursday, October 24th** **Closed Budget Workshop & Council Meeting**
- **Thursday, November 21st** **Budget Hearing & Council Meeting**
- **Sunday, December 15th** **Holiday Party - Tentative**

*** NOTE –All Council Meetings will be held at 6:30 p.m.**



LEGISLATIVE YEAR-IN-REVIEW

Less about clotheslines or open meetings, the 2012 legislative year focused more on financial and economic issues, particularly mortgages and financing. In response to collapse of the mortgage industry, FHA had implemented a number of restrictions to its condominium approval guidelines. As a result, standards for delinquency rates, owner occupancy ratios, and pending litigation, began to disqualify condominium associations that had previously received FHA approval. In April of 2012, members of the Pennsylvania Legislative Action Committee met with Congressman Mike Fitzpatrick to discuss the chilling effect, both locally and nationally, which these guidelines were having. The result of this meeting was a jointly created letter addressed to Secretary of Housing and Urban Development Shaun Donovan, requesting a number of changes to temper and reduce the burdens of obtaining FHA condominium approval. Congressman Fitzpatrick's letter was co-signed by 58 members of the US House of Representatives from across the nation. A copy of the letter can be viewed on CAI's blog, which can be accessed on the chapter website. In part as a result of these efforts, FHA announced that it has put into effect substantially all of the changes that had been subject of CAI's concerns.

CAI and members of the PA LAC thank Congressman Fitzpatrick for his attention to this important subject, and for taking the lead in obtaining changes to FHA's condominium mortgage underwriting guidelines.

Although it is not accurate to state that 2012 was an otherwise uneventful legislative year, much of the work did not require grass-roots efforts. CAI's lobbying firm did an excellent job of monitoring memoranda, discussions, and legislation relevant to our industry. Access to up-to-date information permitted the LAC to respond and provide immediate input. Examples include House Bill 1582, which governs collection of assessments from condominium associations in certain Business Improvement Districts throughout the state. CAI was able to negotiate key amendments to this bill, which as originally drafted, would have required condominium associations to collect and pay Business Improvement District assessments from unit owners that were delinquent in paying this fee. House Bill 1582, with CAI's amendments, was signed into law in February.

Also introduced in 2012 was House Bill 2155, which sought to create an Office of Cooperative and Condominium Ombudsman. The Bill would have permitted lawyers from the Attorney General's office to be at your next election to make sure no one is breaking

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LEGISLATIVE YEAR-IN-REVIEW CONTINUED

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the law or violating the rules. And, your association would bear the cost of such election monitoring. Of course, the underlying assumption of this legislation is that most associations can't conduct their own elections in a fair and trustworthy manner. CAI disagrees with this assessment. Members of the LAC met with the Bill's sponsor promptly after its introduction. At this time, the Bill, which was intended to fund (through a State per-unit assessment) a newly created governmental agency to oversee condominium and association management, has not moved toward adoption.

So as the current legislative session comes to an end in Pennsylvania, 2012 confirmed again that CAI's lobbyist is an essential tool not only to the LAC, but to the Chapter and its mission. Without a lobbyist, volunteer committee members cannot gain the kind of access and obtain timely information affecting our industry. It is therefore vital that the Chapter continue to support and fund this very important function. Community associations, management companies and business partners can help. There are multiple ways to support the LAC with a financial contribution, either via a sponsorship or a "Buck A Door" donation. More information can be found at <http://caipadelval.org/legislative/support>.

Be Careful When Walking At Night

We encourage all walkers and joggers to wear reflective outer wear or items, so that they are visible to drivers. Also, please make sure you are walking or jogging facing traffic so you can see the drivers.

Holiday Decorating Safety Tips

- **Christmas Trees:** Place Christmas trees away from fireplaces, radiators, and other heat sources. Keep the stand filled with water while the tree is indoors.
- **Lights:** Indoors or outside, use only lights that have been tested for safety. Discard damaged sets or repair them before using. Turn off all lights on trees and other decorations when you go to bed or leave the house.
- **Candles:** Play it safe when it comes to lighting your menorah. Each night, place a nonflammable surface such as aluminum foil sheets underneath your menorah before you begin. Even if the candles of your menorah feel secure in their holders, you don't want to risk that a lit one will fall and roll onto a flammable surface, sparking a large fire that can claim lives and cause significant property damage. Never use lighted candles on a tree or near other evergreens. Always use non-flammable holders. Keep candles away from other decorations and wrapping paper. Place candles where they cannot be knocked down or blow over.
- **Trimnings:** Use only non-combustible or flame-resistant materials.
- **Small Children:** In homes with small children, take special care to avoid decorations that are sharp or breakable, trimmings with small removable parts, and avoid trimmings that resemble candy or food. Keep matches, lighters, and candles out of the reach of children.

Tai-Chi Exercise, Tuesday, 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
Interstate Waste Services
610-584-5450**

Towamencin Township Information:
www.towamencin.org

Recycling Committee:

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

Dates to Remember 2012

Annual Holiday Party, Sunday, December 16th, 4:00 p.m. to 7:00 p.m., Edwardian Clubhouse.

Management Contact Information

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

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