



# The Morgandale Connection

September  
2011

Issue 156

**The Council Members of Morgandale are ...**

**Tim Cooney, President**

**Ed Trbuza, Treasurer**

**Gary Cassel, Vice President**

**Barb Crippen, Secretary**

**Joan Cossman, 2nd Vice President**

**Weather Postponed Fall Yard Sale Drew a Nice Attendance !**



**Thanks to Barb Crippen and Cathie Leahy for Co-Chairing the Yard Sale.**



**MORGANDALE CONDOMINIUM  
ASSOCIATION –  
MANAGEMENT REPORT  
August through September**

**CAPITAL IMPROVEMENT ACTIVITIES**

**Asphalt Crack Filling and Patching:**

Macadam Company has scheduled the asphalt crack filling of the entire community, and asphalt patching areas in need of repair for the end of October.

**Tennis Courts Gates and Locks:**

At the request of Council, Management is in the process of obtaining proposals to repair the gates at both tennis courts and replace the locks.

**ASSOCIATION ACTIVITIES – Operating Fund  
Projects and Activities**

**Landscaping:**



Clarke's Landscaping cut this week, making it 21 cuts so far this season. Due to the excessive rains and height of the grass, Management received a few unavoidable complaints regarding the grass cutting this past period.

The Fall fertilizer and broadleaf herbicide application was scheduled for Thursday, September 29<sup>th</sup>. Due to inclement weather it was postponed to Tuesday, October 11th.



Clarke's Landscaping is in the process of removing the dead or dying trees, removing stumps and pruning those trees in need. The new tree plantings will take place in October.

Treacy Landscaping will start chipping the landscaping debris at the pole barn once the ground is dry in that area.

The in-house staff removed unruly shrubs around a few utility boxes, graded and seeded these areas. The Fall seeding will take place over the next couple of weeks. Mums and pansies were planted at the entrances.





### **Door Painting:**

Matt Frisco and Jeff Derstein successfully completed painting doors in Jefferson, Cross Hill, Clarella, Hillock, Brunswick, and Lexington Courts. Matt and Jeff are in the process of painting the doors on Mulberry Court, which is the last court scheduled for this year.

### **Shutter Painting:**

The in-house staff is preparing for the shutter painting and replacement this winter, with Mulberry Court being first on the schedule.

### **Swimming Pool:**

The pool is closed for the season. Most of the outdoor pool furniture has been stored away, and Berardelli Pool Services winterized the pool filtration system.



### **Storage/Bike Shed Locks:**

During the week of August 22<sup>nd</sup>, the in-house staff cleaned out the storage sheds and disposed of any untagged or prohibited items.

On September 13, 2011, the locks were changed on all of the storage sheds. Carolyn Carr, Community Administrator, created an efficient, well organized process for residents to exchange or purchase a new storage shed key. To date, thirty-six (36) residents exchanged or purchased new keys, which equates to \$570.00 in storage shed income allocated for repairs.

### **Maintenance Activities:**

In addition to the work orders, the in-house staff has been working the majority of time this past month with painting doors, cleaning the storage/bike sheds, removing shrubs, and weeding tree beds. The trash cans and dog stations were emptied several times this past period. This month the in-house staff delivered the August newsletter, tree work notices and painting notices to those not registered via e-mail.

Sincerely,

Jill L. Geiger, CMCA, AMS

Community Manager for Morgandale Condominium

### **Holiday Decorations**

With the arrival of Fall, comes several major holiday events, We ask that you please review the Rules and Regulations regarding the placement of decorations in and around your home.

# **MORGANDALE CONDOMINIUM ASSOCIATION, INC.**

## **Regular Meeting of the Board of Directors**

**August 18, 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, August 18, 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: Timothy O. Cooney, President, Gary Cassel, Vice President, and Barbara Crippen, Secretary. Also present was Jill Geiger, Community Manager, Carol Richard, Regional Director, Mid-Atlantic Management Corporation, and Jeffrey Anderson, Recording Secretary. Ed Trbuza, Treasurer and Joan Cossman, 2<sup>nd</sup> Vice President, were absent.

Tim Cooney called the meeting to order at approximately 6:30 pm. Four residents attended.

### **APPROVAL OF MINUTES**

The minutes of the regular council meeting for July 28, 2011 were reviewed. On a motion from Gary Cassel, seconded by Barb Crippen, Council approved the minutes as presented.

The minutes of the executive council meeting for July 28, 2011 were reviewed. On a motion from Barb Crippen, seconded by Gary Cassel, Council approved the minutes as corrected.

### **GUEST – Hilary Tutrani, Woolery Enterprises**

Hilary Tutrani, pool manager for Woolery Enterprises, spoke about the excellent performance of the lifeguards and staffing schedules for the final weeks of the pool season.

### **FINANCIAL REPORT**

The unaudited Treasurer's Report for the period ending July 31, 2011 was not available for the meeting, as the meeting was held earlier in the month than normal. The report and the financial statements will be delivered to the Council when the Treasurer returns from vacation, the week of August 22, 2011.

### **MANAGEMENT REPORT**

Jill Geiger submitted the Management Report covering the period of July 22, 2011 through August 12, 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** – In Committee Chairperson John Lyon's absence, Jill Geiger, Community Manager reported that there were two new exterior modification approvals and one denial.

**2. Communications** – Tim Cooney, Chairperson, reported that recent newsletters were prepared and distributed on schedule.

**3. Recycling Committee** – Gary Cassel, Committee Chairperson, reported the next committee meeting will be Monday, August 22, 2011.

**4. Pool Committee** – Barb Crippen, Chairperson, reiterated some of the positive feedback on the pool season.

**5. Adult Pool Party** – Joan Cossman, Chairperson, was absent. The members attending the meeting agreed that the party was definitely a success.

**6. Community Yard Sale** – Barb Crippen, Chairperson, informed the members that the next Yard Sale is scheduled for September 24, 2011.

### **GENERAL DISCUSSION**

Bush trimming on Morgandale and Edwards Drive

PECO is repairing storm damage

Chimney sweeps are soliciting along with telephone scams

### **ACTION ITEMS**

#### **1. Shutter and Door Painting Proposals – Mulberry Court**

Council found it unnecessary to review price proposals to paint the doors and shutters on Mulberry Court, since it was agreed that the in-house staff will complete this work over the next couple of months.

#### **2. Tree Pruning/Removal/Replacement Proposals**

After review and discussion of proposals to prune, remove and replace trees throughout the community, on a motion from Barb Crippen, seconded by Gary Cassel, Council approved the proposal from Clarke's Landscaping & Lawn Care, Inc., to be completed not later than the end of September.

#### **3. Front Entrance Bed Project**

Council asked the Community Manager to solicit a proposal from Treacy Landscaping to redesign the entrance bed at the clubhouse between the clubhouse and the Management Office doors.

#### **4. Part Time Employee**

Phil Hartley, part time employee, is available until year end when he will return to school. After review and discussion, on a motion from Barb Crippen, seconded by Gary Cassel, Council approved the employment extension of Phil Hartley from summer through year end as a part-time employee for twenty-four hours per week at his current hourly rate.

#### **5. Attic Window**

After review and discussion of attic windows, on a motion from Barb Crippen, seconded by Gary Cassel, Council approved that attic windows must be restored back to the original design, either now or at the time of resale.

### **DISCUSSION**

The trash pick-up will be on Tuesday, Wednesday and Friday on Labor Day week.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jeffrey Anderson

**Here is another instance of an outdoor cooking grill being used too close to the siding. Please keep a safe distance between your grill and siding. Repairs are at the home owners expense.**





## THE RECYCLING CORNER

Our Fall recycling event on Saturday, October 8, 2011 was a huge success because of YOUR participation.

And Mother Nature provided a cloud free, blue sky, picture perfect day for this event.

I am pleased to report the lucky winners of the 10 complimentary recycling bins, courtesy of Interstate Waste Systems and your Recycling Committee:

Rose Stowe - Winfield Court  
Cathy Wierman - Hillock Court  
Jeffrey Anderson - Aberdeen Court  
Alex Craig - Brunswick Court  
Barbara Crippen - Fairbourne Court  
Cathy Leahy – Cross Hill Court  
Maria Riccio - Salinus Court  
Kathy Siddall - Franklin Court  
Pat Knauff - Devonshire Court  
Dorothy Lawson - Marshall Court



In addition, the three lucky winners of our \$25.00 gift cards are as follows:

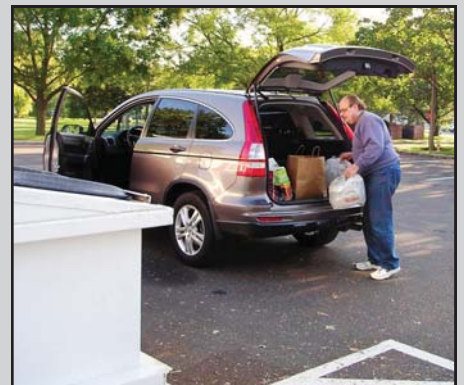
Pat Knauff - Devonshire Court – Applebee's  
Cathy Wierman - Hillock Court - Lowe's  
Deanna Monohon - Clemens Court - Home Depot

**CONGRATULATIONS TO OUR WINNERS!**

In the near future, you will be seeing notices placed at all of our trash enclosures, throughout the Community, reminding you to recycle. Thank you to the Council for approving this request. Kudos to all who contributed in the Morgandale recycling event; it was a huge success. Your Recycling Committee will be meeting soon to plan our Spring 2012 event. Stay tuned!

**TIP FOR THE DAY:** If you could remember to place shredded paper in plastic or paper bags ~ that would be great. Sometimes when the bins are emptied, the loose, shredded material tends to blanket our parking lot! Go Green!

**Gary L. Cassel**  
Chair - Recycling Committee



## Storm water Pipe Repair — 1600 Belvedere Court

A sink hole appeared on Belvedere Court due to a damaged storm water drain. This large pipe collects water from Morgandale Drive at Belvedere Court, as well as run off from as far up as Pennland Court and beyond. Clarke's Landscaping was called in to excavate to determine the cause. They were unable to dig deep enough to uncover the problem, but by physically crawling up the storm drain, they determined that the pipe had cracked and rusted. Clarke's advised that they were unable to excavate and repair because of the depth of the pipe. Two excavators were called to provide proposals for repair. Originally it was thought the damaged section could be replaced. However in discussion with the professionals, it was determined this was not feasible and that the entire length of the pipe had to be replaced. The entire length of the pipe is approximately 160 – 180' long, with a depth of approximately 8 – 10'. Two trees in the area were removed due to the proposed excavation. A bid from J.H. Freed Inc., was accepted, and the work is currently in process. Cost for repair will be covered by the Capital Reserve, as \$9,000.00 is set aside each year for storm water drain repairs.



**At the request of residents via the community survey,  
the Association was able to arrange a discount for new membership to  
Dock Fitness Center for all Morgandale residents.**

### DOCK FITNESS CENTER

Christopher Dock Mennonite High School  
1000 Forty Foot Rd. Lansdale, Pa. 19446  
[www.dockhs.org/fitness](http://www.dockhs.org/fitness)

Like us on Facebook at Dock Fitness Center  
215-362-0257



Morgandale Resident Special  
At Dock Fitness

**10% off initial membership fee**

(\*for new members only)

Must present coupon when signing up  
(Offer valid October 10, 2011-December 31, 2011)

Individual membership fees with discount- 1 month: \$38.00 ; 3 months: \$90.00 ; 6 months: \$162.00 ; 12 months: \$303.00

\*Other rates are available for couple, family, pastor, racquetball, college student, and H.S. student\*

**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**

**Pet violations can also be registered with the Township by e-mailing info@towamencin.org.**

**Recycling Committee:**

Gary Cassel  
215-450-2373  
[gary@garycassel.com](mailto:gary@garycassel.com)

Esther Miller  
215-368-7951  
[epblount@aol.com](mailto:epblount@aol.com)

John Lyon  
215-368-0204  
[Jdlyon55@verizon.net](mailto:Jdlyon55@verizon.net)

David Bencker  
215-361-8548  
[David.bencker@yahoo.com](mailto:David.bencker@yahoo.com)

Marianne Natali  
215-432-4427  
[Marianne225@hotmail.com](mailto: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 2011**

Closed Budget Workshop and Council Meeting, Wednesday, October 19th, 6:30 p.m., Edwardian Clubhouse

Open Budget Hearing and Council Meeting, Wednesday, November 9th, 6:30 p.m., Edwardian Clubhouse.

**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  
Fax: 215-368-6375  
[www.morgandalecondo.com](http://www.morgandalecondo.com)



**Prudential**

**Gary L. Cassel, GRI**  
Broker / Owner  
[www.prudentialkeystone.com](http://www.prudentialkeystone.com)



**Keystone Properties**  
2131 N. Broad Street, Suite 200, Lansdale, PA 19446  
Bus 215 855-1165 x120 Direct 267 638-2120  
Cell 215 450-2373 Fax 215 855-3136  
[gary@garycassel.com](mailto:gary@garycassel.com)



Ⓜ An independently owned and operated member of Prudential Real Estate Affiliates, Inc.

*Selling condos since 1975*  
*Homeowner in Morgandale*  
*#1 Selling agent in Morgandale in past three (3) years*

**Rhonda M. Poli, CRB, CRS**  
Associate Broker

Direct: (215) 654-6043 • Main: (215) 646-2900  
Cell: (215) 896-1880 • Fax: (215) 654-6060  
E-Mail: [ronniepoli@cs.com](mailto:ronniepoli@cs.com)  
Website: [www.kw.com](http://www.kw.com)



  
**KELLER WILLIAMS**  
REAL ESTATE  
910 Harvest Drive, Suite 100  
Blue Bell, PA 19422



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED  
A Property Owner in Morgandale since 1974  
A Realtor in Morgandale since 1979

**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 Schwencfeld Manor**  
215-855-1298 215-703-0523 267-263-2874



**North Penn** [www.npvna.org](http://www.npvna.org)  
**Visiting Nurse Association**

A non-profit, community-based, healthcare provider

Morgandale Condominium Association, the Council for Morgandale Condominium Association, and Mid-Atlantic Management Company/Associa does not endorse any of the above advertisements. This advertisement page is supplied as a convenience to homeowners.