



1015 Forty Foot Road  
Lansdale, PA 19446  
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[www.morgandalecondo.com](http://www.morgandalecondo.com)

February 27, 2026

Dear Morgandale Condominium Homeowners:

The 2026 Annual Meeting and Council Election for the Morgandale Condominium Association has been scheduled for Tuesday, April 7, 2026, at 6:30 p.m. in the Clubhouse and via Zoom.

In accordance with our governing documents, one seat is up for election each year for a five-year term. Please be aware that this seat is not for a specific officer's duties or position. The officers (President, Vice President, 2<sup>nd</sup> Vice President, Secretary, and Treasurer) of the Association are selected annually by Council at the reorganizational meeting immediately following the election meeting, held during Executive Session.

This is the time for motivated individuals to become involved in the future of Morgandale. It is strongly recommended that interested candidates attend Council meetings to familiarize themselves with the responsibilities and requirements of a Council position. Possible Council Members should have a thorough understanding of all Association Documents and their implementation in Morgandale's operations. Additionally, every Council Member must be in good standing with the Association's requirements and must comply with statutory requirements, such as fiduciary duty to the Association and Council Member disclosures, as may be required by state and federal agencies. Additionally, all Council Members will be required to sign the Code of Ethics, which is attached for your review.

This mailing will be postmarked February 27, 2026. All resident homeowners will have these documents delivered to your homes on Monday March 2, 2026. All non-resident homeowners will receive these documents via USPS.

If you would like to have a hand in your future and continue the excellent direction and position of Morgandale, please offer your candidacy by filling in and returning the attached Resume for Council Position form. Please return your resume no later than Monday, March 9<sup>th</sup> by 5:00 p.m. to be considered for the position.

Resumes for Council must be delivered or mailed to:

Morgandale Condominium Association — Elections  
1015 Forty Foot Road  
Lansdale, PA 19446  
Or e-mailed to: [carol.richard@associa.us](mailto:carol.richard@associa.us).

If you have any questions about this information, please contact the Management Office.

Sincerely,

Cory C. Anderson, Secretary of Council

For Morgandale Condominium Association

MORGANDALE CONDOMINIUM ASSOCIATION  
RESUME FOR COUNCIL POSITION

\*Return to the Management Office by March 9, 2026 at 5:00 p.m.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

EDUCATION:

\_\_\_\_\_

\_\_\_\_\_

EMPLOYMENT:

\_\_\_\_\_

\_\_\_\_\_

COMMUNITY ACTIVITIES:

Current: \_\_\_\_\_

Past: \_\_\_\_\_

What do you envision as the primary objective of Council?

How would you be an asset in contributing to the overall operations of the Association?

## Morgandale Condominium Association

### Board Member Code of Ethics

In order to most effectively serve the interests of this Association, I agree to meet the following Code of Ethics and further acknowledge a violation of any of the standards below could lead the Council to consider and potentially request my resignation.

1. I will abide by all Association rules, regulations, policies, and pay all association fees or other association charges on time.
2. I will use my best efforts to support Association operations that protect the safety of the residents and enhance the value of the property.
3. My decisions will be made based upon what I believe to be best for the entire Association regardless of how it might affect me.
4. I will not use my Council or leadership position to obtain less expensive services (other than what a neighbor would pay for the same service) for myself from any contractor, vendor, or professional connected with the Association.
5. No gifts or other benefits of any value that could be perceived as "creating influence" from any individual or company that provides goods or services to the Association can be accepted by one or more Council Members. The Council may vote to approve acceptance of a gift or other benefit for the Association but only when it cannot affect a current Council selection decision related to that individual or company.
6. There can be a situation where my business or personal contacts or past experience could represent a potential conflict of interest in my deliberations about a contract or proposal or service. If there is any conflict or even potential for a perceived conflict, I will promptly advise the Council and accept the Council's decision regarding the extent of my continued involvement in the matter. The minutes will reflect this action and decision.
7. I will not knowingly misrepresent facts or inappropriately divulge confidential information to any homeowner, management staff, contractor, or other individual or entity serving the Association.
8. Confidentiality of the personal lives of all homeowners (particularly Council members), management staff, and others, who serve the Association, will be respected by me at all times.
9. I will come to Council and other Association meetings on time, prepared, and not under the influence of alcohol or other drugs.
10. I will support efficient, effective meetings and not use inappropriate language or intimidation to try to affect other Council members, management staff, or others attending the meetings.

11. There will be situations where a consensus cannot be reached and a Council vote is not unanimous. One or more dissenting Council members may have those votes recorded in the minutes and can provide a brief written explanation to be attached to those minutes. However, I agree that once the Council has voted and reached a decision, it becomes the policy of the Council and is not to be criticized outside of the Council setting.
12. Except in circumstances consistent with a Council decision, I will make no unauthorized Association-related promise or assurance to any homeowner, contractor, or other person. I will not unilaterally make an Association-related commitment without Council approval unless already specifically authorized by the Council.
13. I will not interfere with the duties of the management staff, contractors, or others providing services to the Association except if the Council has specifically delegated to me a duty that permits such interference.

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Signed

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Date

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Please Print Name