



The Morgandale Connection

March 2024

Issue 307

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Diana Ward, Secretary

Caren Rosch, Council Member

Marianne Natali, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from

February 17, 2024 ~ March 22, 2024

CAPITAL PROJECTS

Paving/Curbing Project ~ 2024:

Tom McPhillips (All Out Paving), Maurice Trozzi (concrete), Matt and Management met on Wednesday, March 6th to inspect the Clubhouse parking lot and discuss the upcoming project. The curb replacement will start on Monday, April 8th, and take at least one week to complete. Trozzi will also excavate the roadway in front of the library and repair a damaged underground sump pump drainage line break which services the Clubhouse. After which time, All Out Parking Lots will pave the parking lot, which should only take two days to complete. The Clubhouse parking lot will be closed tentatively from April 8th through May 24th, giving us adequate time if inclement weather delays the project. The recycling dumpsters will be moved to the grassy area outside of the Clubhouse parking lot until the project is done. There will be no Clubhouse rentals the month of April.

On Tuesday, March 5th, Management inspected the walking path with Justin from Clarke's Landscaping, to decide which trees may need to be

removed before the walking path paving project begins this Summer. There are nine trees that should be removed.

Sewer Work – Centennial Court:

Good Plumbing replaced the sewer lateral at one home on Centennial Court. The Homeowner removed the deck in order for the work to take place. The deck will be replaced in the next couple of weeks.

Franklin Court Trash Enclosure:

L & L Services will be rebuilding the damaged trash enclosure wall when weather permits.

Shutter Painting:

Ben is working hard painting shutters for Windsor Court.

Pool Gazebo:

The Pool Committee was excited that Council approved one new gazebo for the pool area. The gazebo will be installed before the pool opens for the season.

OPERATING PROJECTS AND ACTIVITIES

Council Election Meeting ~ April 2nd:

Both election meeting announcements were delivered to the community in accordance with the governing documents. Two individuals are running for one open Council seat.

The new House Bill 1795 requires Condominium Associations with over 500 homes, to have a 'Meet the Candidates' night. Therefore, Management sent a notice to the community announcing the 'Meet the Candidates' night, to be held prior to the next Council Meeting, on Thursday, March 28th.

House Bill 1795 also requires the Association to have either an independent accountant, an attorney, or a third-party vote management vendor oversee the election. Attorney Sean Cullen from Hamburg, Rubin, Mullen, Maxwell & Lupin will be attending the meeting to count the votes.

Chuck Wilson, Township Supervisor, agreed to be our guest speaker, to give an update of the current property developments throughout the Township.

Insurance Renewal ~ May 1, 2024:

Due to a recent increase in the number of claims filed with our insurance provider, we have been notified that our insurance deductible will increase from \$10,000 to \$20,000 at renewal on May 1, 2024. In light of this change, the Association highly recommends every Homeowner increase their deductible coverage from the current amount of \$10,000 to \$20,000. This adjustment is necessary to ensure that the Homeowner is adequately protected in the event of unforeseen circumstances or losses that exceed the Association's deductible.

Management is pleased to inform Council that the Workers Compensation renewal will be less this year due to lack of workers compensation claims.

Certificate of Deposit:

The Certificate of Deposit with Morgan Stanley/Santander Bank matured on Friday, March 15th. This money, \$240,000, will be deposited into the PPB Reserve Account for the upcoming concrete and paving projects.

Lending Library Renovation:

Matt completed renovation of the Lending Library. The large mirror in the library was removed, the wall was painted, and additional bookshelves were installed.

Vehicle Maintenance:

One of our John Deere Gators needed four new tires. Little's in Silverdale picked up the vehicle on Wednesday, March 13th.

The skid steer broke down in front of Keeler Court. Allebach's retrieved the skid steer and is working to resolve the problem.

Landscaping:

The first cut will be on Wednesday, March 27th.

The In-House Staff is nearly done edging the tree beds throughout, in preparation for the mulching.

Powerwashing:

The In-House Maintenance Staff powerwashed the concrete ramp at the Clubhouse and the picnic area. They also powerwashed the brick half walls and resin fencing in Stockton, Jefferson, and Cross Hill Courts.

Speed Boards:

Officer McAroy informed Management that the Towamencin Township Police Department will be installing two speed boards, along Morgandale Drive, in the near future.

Swimming Pool:

Berardelli Pools is in the process of draining the pool. After which time the pool will be cleaned, painted, and filled.

Census Forms:

The Census Forms are flowing into the office. Many Residents are checking off the boxes on the back page of the form, indicating that they are completing their required inspections. Homeowners are finding hot water heater and chimney flue deficiencies.

Fire Alarm System & Extinguishers:

Fire Alarm Maintenance Company (FAMCO) completed the semi-annual fire alarm inspection, of the Clubhouse and Management Office, this period. Also, Tilly Fire conducted their annual inspection of the fire extinguishers. All systems are in working order.

New Banners:

The 50th Anniversary Committee picked a new banner for the light poles. These banners will be installed at the end of May when the 50th Anniversary banners are removed.

Social Engagement and Wellness Committee:

The Social Engagement and Wellness Committee met for the first time on Monday, March 4th. We look forward to hearing their ideas for functions and activities this year.

Morgandale Day ~ June 8, 2024:

This year's Morgandale Day theme is a Mexican Fiesta. The Committee met on March 11th; however, the preliminary planning has started for this event. Management sent a 'Save the Date' e-blast out to the community. 'Party Animals Express' will be returning to Morgandale with their animals this year. We also booked a moon bounce, tables, and chairs with Bette Bounces. Management sent requests to the Fire Chief and Police Chief for a fire truck and police vehicle to lead our parade.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website this period:

- January 25, 2024 Council Meeting Minutes
- February Newsletter
- Time Capsule Submittals
- Pet Donations
- Blessed Ramadan
- Woman's History Month
- Morgandale Day – Save the Date
- 'Meet the Candidates' Night
- Clubhouse Paving & Parking Lot Closure

Property Inspections:

Aside from driving the entire community weekly, Management completed thorough inspections of Stony Creek, Piedmont, and Springhouse Courts this period. As a result, several letters and work orders were written.

General Maintenance:

In addition to the above-mentioned items, the In-House Maintenance Staff painted the wrought iron railing by the Clubhouse double doors and painted several light poles throughout. During inclement weather, they cleaned the windows and window blinds in the Clubhouse, painted inside the kitchen closet, and painted the radiator cover in the kitchen. They delivered both election meeting mailings and the newsletter and emptied the trash and doggie stations. They also removed the wind-damaged large 50th Anniversary sign at the front entrance.

Sincerely,

Jill L. Geiger, CMCA, AMS, PCAM

General Manager for Morgandale Condominium Association

CENSUS FORMS ARE DUE BACK BY APRIL 12TH

Please submit your Census Form by April 12th to receive your pool bands and be in compliance with the Rules and Regulations. You can easily go online at morgandalecondo.com, log-in, select 'Forms – Electronic', and then select e-Census. If you want to fill out a paper form, you can print the form from the website, go to 'Forms – Paper', click on Census 2024, print and fill out or contact the office at 215-368-6350. Thank you!



Library Committee

I have said this many times about Lisa Scottoline and her ability to grip the reader. She has surpassed my expectations in 'Keep Quiet'. It compels the reader to read chapter after chapter in a quick paced manner. This novel is about family and justice. It is very emotional throughout the entire book and leaves you bewildered. A story of a father's split-second decision made to protect his son and the devastating consequences to follow, and being a parent and how far you will go to protect the ones you love. You too will see how hard it is to 'Keep Quiet'!

"Truth Be Told"

"The Truth Will Set You Free"

"If You Tell The Truth, You Don't Have To Remember Anything"

~ Mark Twain

Scottoline writes about many places I am familiar with since I too am also a 'Philly Girl'. She is addictive and a pro at everything she writes.

Our library has acquired new shelves that are accommodating the many books that were kept hidden in the closet. Dan and I are in the process of having all the books displayed and available to the Residents.

Submitted By:

Jane Kane

Library Committee:

Jane Kane and Dan Pillie



HOUSE RULES

SPRING CLEAN-UP

Over the past few months, our Community has faced snowstorms, icy roads, heavy rainfall, and chilly winds. We have come together to keep our sidewalks clear, our roadways accessible, and our children entertained with exhilarating sled rides. But now, as the sun graces us with its warmth, it is time to put away those shovels and sleds.

Please inspect the front and back of your home. Plan ahead of time if your landscaping beds need more mulch or stone. Sweep and hose off your deck and patio furniture. Plant or remove empty pots. If you received a notice from Management that something needs to be repaired or replaced by June 1st, please schedule the work. If you need to obtain approval for this work, submit an Exterior Modification Form now. Check you screen door, mailbox, and light fixture to see if it needs cleaning or painting. If you need power washing on your siding, e-mail jill.geiger@associamidatlantic.com.

Thank you!



Recycling Corner



Recycling/Environmental Committee

Five reasons you should commit to recycling:

1. Recycling protects mother earth: Recycling has a direct impact on our carbon footprint.
2. Recycling creates jobs: Making a commitment to recycling can create jobs for those who need them the most.
3. Recycling saves energy: Interesting fact, if we recycle 20 million tons of residential items sent to landfills every year, it would be equivalent to taking 20 million fuel dependent cars off the highway.
4. Recycling reduces the waste sent to landfills: By recycling your unwanted household items instead of sending them to the landfill, you are doing your part in keeping our air and water less polluted.
5. Failure to recycle hurts our local community: Recycling helps the local economy.

I am sure you have heard the saying “One man’s/woman’s trash is another man’s/woman’s treasure”.

Happy Recycling and Happy Easter, Passover, Ramadan.

Respectfully Submitted By:
Marianne Natali

Recycling & Environmental Committee:

Gary Cassel, Chairperson
Marianne Natali
Esther Miller
Chris Carty
Mary Ann Brennan
Cory Anderson

P.S....

Fire Extinguisher Disposal:

John Posen charges \$5: 610-275-1607
Tilley also charges \$5: 215-345-8066 x810

MORGANDALE COMMUNITY CLEAN-UP DAY

**SAVE THE DATE ~ SATURDAY, APRIL 20th
(Rain Date 4/21)**

9:00 a.m. to 11:00 a.m. ~ Meet at the Tot Lot

Come join the Recycling/Environmental Committee and your neighbors for the ninth annual Morgandale Community Clean-Up Day. Let's Spring into action, get outdoors and do our part to keep Morgandale clean and beautiful. By picking up litter and recyclables that have accumulated throughout Morgandale over this past winter, we will make our streets and our neighborhood shine!

Wear comfortable clothing. We'll provide all the supplies, such as gloves, safety vests, and trash bags. Also, the Recycling/Environmental Committee will provide snacks and water; however, snack and drink donations are welcome!

To volunteer to make our neighborhood shine, please e-mail **Gary Cassel** at gary@garycassel.com or **Jill Geiger** at jill.geiger@associamidatlantic.com or cut off the bottom portion of this notice and return it to the office.

Thank you! ~ Morgandale Recycling/Environmental Committee ~

Morgandale Clean-Up Day ~ Saturday, April 20th (Rain Date 4/21)

____ Yes, I would like to come together with my neighbors for this great community event.

____ # of participants

Name: _____

Address: _____

MORGANDALE RECYCLING DAY ~ SATURDAY, MAY 18TH
9:00 A.M. – 12:00 NOON

The 'Going Green' concept is alive and well with the Residents of Morgandale. Thanks so much for your participation and cooperation. The Recycling/Environmental Committee has scheduled its Spring Recycling Day event for May 18th, between 9:00 a.m. and 12:00 noon, rain or shine.

The following are items that can be recycled:

Cardboard & Paper Recyclable Items: Catalogs, magazines, newspapers, weekly advertisement circulars, junk mail, TV Guides, folders, construction paper, poster paper, shredded paper, spiral notebooks, theme books, and office and school paper. Shredded paper should be put in a bag. Hard cover books can be recycled, however, please take off the front and back hardcover. The metal on spiral books may remain intact.

Co-mingle Recycling Box: Aluminum, tin and bi-metal cans, glass bottles, jars, plastic bottles and jugs (#1 thru #7), telephone books, corrugated cardboard (flattened), cartons (cereal, pasta, tissue, milk), and soft back books.

Win a Raffle: If you bring your recycling products to the clubhouse parking lot between the hours of 9:00 a.m. and 12:00 noon, you will be entered in a raffle to win a \$25 gift certificate for participating in this Going Green event. There will be three lucky winners of a \$25 gift certificate!

Between the hours of 9:30 a.m. - 9:45 a.m., and between 10:00 a.m. -10:15 a.m., and between 10:45 a.m. - 11:00 a.m., the Committee will be asking individuals who show up during those times a recycling trivia question. If the correct answer is provided, then that individual will be provided a water bottle or a pencil holder.

Donations: At this event we will be collecting:

1. Canned goods for Manna on Main Street
2. Old blankets, old towels, toys, and treats for the PSPCA
3. #2 pencils, ball point pens, crayons, composition books, etc. to fill back packs for Keystone Opportunity Center to donate to students in need

Time Capsules: We are still collecting comments for our two Time Capsules, to be opened in 25 and 50 years. Please think of something you can write and drop in one or both of the Time Capsules.

Please come out on May 18th, for your environment, neighborhood, local community, and a chance to win something. Thank you for recycling!

Your Recycling/Environmental Committee,

Gary Cassel Chairman, Marianne Natali, Esther Miller, Christine Carty, Mary Brennan, and Cory Anderson



SATURDAY, MAY 11th ~ 8:00 A.M. – 12:00 NOON

Dear Resident:

The Morgandale Community Yard Sale will be held on Saturday, May 11th, from 8:00 a.m. to 12:00 noon. Please register by calling Cathie Leahy at 215-368-8173.

If you call and leave a message, please give your name, address, and telephone number and Cathie will return your call within a few days.

Each Resident will be assigned one parking space to sell their items. Tables will not be provided. Participating Residents are encouraged to park their vehicle and set up their table within their assigned spot, to allow ample parking for shoppers.

Residents can start setting up at 7:00 a.m.; however, please remember that each participant is responsible for cleaning up their area at the end of the sale. If you decide that you need to cancel at the last minute, please contact Cathie Leahy at 215-368-8173 so that your spot can be assigned to someone on the waiting list.

Residents that use the clubhouse parking lot regularly, please be respectful and remove your parked vehicle from the parking lot on Friday evening. All parking spaces are needed for this event.

The Yard Sale may be cancelled if we experience very hard rains; however, if the rain is light, the Yard Sale will still take place.

Let's make this Community Yard Sale a great success for all. Thank you for your support and cooperation.

Community Yard Sale Committee: Cathie Leahy and Barb Jensen

Financial Sense

Spring has arrived, and it is the time of year we see nature's rebirth. Perhaps we have thoughts of forgiveness and fresh starts. Forgive yourself of any past financial sins and start fresh.

If you are not on track this morning, let's change that by the end of the day. It's simple and painless, and you can get a boost of courage and energy by taking a step. Just one step.

You may be anticipating a tax refund and are not sure what you will do with it. You may not have adequate savings; you may be desiring a newer car in the future. Whatever your personal situation is, take a step towards a brighter tomorrow.

I worked with someone recently who was going to move. He had five loans, three of which were credit cards. I asked him to consider using his tax refund to pay some of them off. That was hard, he finally had some 'safety' money, and I was asking him to consider spending it.

But moving to a new home and juggling five other debts seemed risky, too many balls in the air for this juggler. A week later I spoke to him and learned two credit cards were paid off, a plan to pay off one other in the next few months had been put in place, and there was still a small(er) amount in savings.

Next, I asked him to set up an auto deposit to increase the savings he had started. This was not going to be easy to manage on a tight budget, so I suggested starting with an amount that would not hurt. I don't care if it is \$7, \$10, or \$20. It's not the amount when you get started it's the action, it's the consistency of practice that creates a mindset shift. The hope is that the dollar amount grows as there is more expendable income from raises or debt elimination.

The courage to start, to face your truth, and to put an action into motion, is what changes your attitude and perspective.

Anyone can live poor, but it takes courage and self confidence to live richly. As we start to see the buds of Spring on our trees, let's step up and watch those same growths in our power and persistence of managing our wealth.

Until next time,

Live generously and in gratitude,

Sandi Greene, CLU, Financial Coach

LOST AND FOUND

LOCATED IN MANAGEMENT OFFICE
Stop by, call 215-368-6350, or e-mail
Jill.Geiger@associamidatlantic.com or
Marilyn.Tarves@associamidatlantic.com

Towamencin Township Information: **www.towamencin.org**

U.S. Mail Problems....contact the Lansdale Post Office. 215-853-3138

Dates to Remember 2024

Morgandale Council Meeting, Wednesday, May 8th, 7:00 p.m., Edwardian Clubhouse, and Zoom.

Morgandale Community Clean-Up Day, Saturday, April 20th. Rain Date - Sunday, April 21st, 9:00 a.m. - 11:00 a.m., Meet at Tot Lot.

Community Yard Sale, Saturday, May 11th, from 8:00 a.m. to 12:00 noon.

Morgandale Recycling Day, Saturday, May 18th, 9:00 a.m. to 12:00 noon.

Morgandale Day, Saturday, June 8th, from 11:00 a.m. to 4:00 p.m.

Management Contact Information

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

Jill L. Geiger, CMCA, AMS, PCAM
General Manager
215-368-6350
Jill.Geiger@associamidatlantic.com

Marilyn Tarves, CMCA
Assistant Community Manager
215-368-6350
Marilyn.Tarves@associamidatlantic.com

Office Hours—Monday through Friday, 8:00 a.m. to 5:00 p.m. During COVID-19 restrictions, by appointment only.

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

All Committee Meetings are listed on the Morgandale website, (Morgandalecondo.com) under Events Calendar.

Morgandale Condominium Association, the Council for Morgandale, and Associa Mid-Atlantic does not endorse any of the advertisements. The advertisement pages are supplied as a convenience to Homeowners.

SPRING GIFTS



edible

|| The Leaders In Fresh Fruit Bouquets®

Whether it's a fruit arrangement for a birthday, Valentine's Day, Christmas, or just because, show your loved one just how much you really care with a delicious fruit basket from Edible Arrangements®-Lansdale. With a variety of options to choose from, you're sure to find a fruit bouquet they will love.

Ralph's Corner Shopping Center
2333 Welsh Rd
Lansdale, PA 19446
(215) 362-3004

Store Hours:
Monday-Saturday 9:00am-7:00pm
Sunday: 9:00am-3:00

CHOCOLATE COVERED STRAWBERRIES



Why Choose Gary Cassel as your Realtor?

*** EXPERIENCE COUNTS***

- Selling Morgandale houses since 1975.
- I assist in coordinating all the items required by the Association at point of sale.
- I am dedicated and committed every day to promote Morgandale as the #1 choice in condominium ownership in the North Penn area.

BERKSHIRE HATHAWAY
Home Services
Keystone Properties

Cell: 215-450-2373
Direct: 267-638-2120
Business: 215-855-1163 ext. 120
Fax: 215-855-3136
E-Mail: gary@garycassel.com
Website: www.garycassel.com

Selling Your Home?

I offer a marketing plan to get your house SOLD fast, with the least amount of stress, for the best possible terms for YOU, my Client.

I offer a 'variable fee structure' to my Morgandale friends, which could save you thousands of dollars in marketing fees. Call for details.

Call or text Gary L. Cassel today at 215-450-2373 for a complimentary competitive market analysis.

You may be surprised at the value of your house in today's market.



Gary L. Cassel

BERKSHIRE HATHAWAY
Home Services



Gary L. Cassel, GRI
Broker / Owner
Relocation Certified REALTOR*

Keystone Properties
2131 N. Broad Street, Suite 200
Lansdale, PA 19446
Bus 215-855-1165 ext. 120 Fax 215-855-3136
Cell 215-450-2373 Direct 267-638-2120
gary@garycassel.com
www.bhhskeystone.com

A member of the Berkshire system of BNY Mellon, LLC

Nor-man Handyman Services

www.nor-manthehandyman.com
(215) 285-5310

General Handyman Services,
Smart Homes & Security Cameras

