



# The Morgandale Connection

January  
2025

Issue 317

## The Council Members of Morgandale are:

Tim Cooney, President

Gary Cassel, Treasurer

Marianne Natali, 1st Vice President

Cory Anderson, Secretary

Caren Rosch, 2nd Vice President



Dear All of Our Friends at Morgandale,

First of all, Happy New Year to you all! I only wish you the happiest of times, healthiest of days, and warm memories in 2025!

Secondly, I can't even begin to express my sincere thanks to all of you for making the holidays so merry and bright for our angel tree family. Your generous gifts are being used almost every day. They were overwhelmed by your generosity in so many ways. The children's gifts were so special, and they were able to enjoy them during the holiday break and into the new year.

Mom's health issues were helped by your generous gift cards to Walmart for her prescriptions as well as the grocery store gift cards that help with food. Each and every gift was heartfelt and appreciated by this very fortunate family.

God bless you all and please know your kindness is continuing to be part of their daily lives.

We look forward to working with you all again in next November. Only 352 more days until Christmas 2025!

Karen Coutts, Salford Mennonite Childcare

**MORGANDALE CONDOMINIUM ASSOCIATION  
MANAGEMENT REPORT**

For the period from November 16, 2024 ~ January 17, 2025

**CAPITAL PROJECTS/UPDATES**

**Pole Barn:**

Management is pleased to inform Council that the pole barn roof has been successfully replaced. The In-House Maintenance Staff reported that Pioneer Pole Buildings performed excellent work.

**Paving Contract:**

A paving contract between the Association and All Out Parking Lots has been fully executed. This contract is for the roadway paving of Devonshire, Windsor, Brunswick, Lexington, Clemens, Christopher, and Centennial Courts, in July of 2025.

**Concrete Curbing:**

Management is waiting on the proposal from Trozzi Construction, to replace sections of the concrete curbing in Devonshire, Windsor, Brunswick, Lexington, Clemens, Christopher, and Centennial Courts.

**Foundation Problem:**

Management and Bustamante Engineers met with an owner on Devonshire Court, on Thursday, January 9th. Greg Bustamante inspected both the interior and exterior of the home and found a void between the slab and the finished flooring. This void has resulted from soil movement and erosion, causing one wall to crack severely and the floor to sink.

Bustamante provided an engineering report that was sent to three contractors for proposals. Bustamante is recommending pumping polyurethane foam, a method used to stabilize foundations, by drilling holes into the affected area and filling the voids beneath the concrete slab.

Once all proposals are received, Management will present the proposals to Council for their review.

**Privacy Fencing:**

Management received two of the three requested proposals to replace the privacy fences over a 5-year period. After the third proposal is received, all proposals will be presented to Council.

**Gutter Guards:**

Some of the courts are heavily surrounded by trees, requiring frequent cleaning of gutters and downspouts. Matt suggested installing gutter guards in a few of these courts. Management researched options and consulted with Lemus Construction for their recommendations. Lemus recommends using the GutterRX Gutter Guard System. As a result, Management is currently pricing gutter guards for the gutters on Devonshire, Clemens, Windsor, and the Clubhouse.

## **OPERATING PROJECTS/UPDATES**

### **Snow Removal:**

Our area received approximately three inches of snow on Monday, January 6th. The roadways were pre-salted on Sunday, January 5th. On Monday, January 6th, the In-House Maintenance Staff plowed the roadways and cleared the walkways. Clarke's and the shovelers were not needed for this event.

On Tuesday, January 7th, the In-House Maintenance Staff cleared the parking spaces, as most Homeowners had returned to work. They continued monitoring the community throughout the week, clearing individual parking spaces as vehicles moved. Management received only two inquiries about snow removal, making this a smooth and successful operation.

### **Maintenance Vehicles:**

The plows on the white truck and the four-wheeler were repaired by Allenbach's this period.

The leaf vacuum requires a new ignition and repair to the manual pull-start and engine. John Deere (Little's Repair Shop) retrieved the leaf vacuum for servicing.

### **Landscaping:**

Leaf Removal & Gutter Cleaning: The In-House Maintenance Staff completed the leaf removal and gutter cleaning for the season.

Tree Pruning: As weather permits, the In-House Maintenance Staff are pruning overhanging trees along the sidewalks.

Lawn Treatments: A fully executed lawn treatment contract for the years 2025, 2026, and 2027 has been sent to Clarke's Landscaping. Clarke's expressed their appreciation for Council's approval of their quote, especially recognizing that the contract was bid out.

Lime Turf: Early Spring is an ideal time to apply lime to the turf. This treatment will help improve the soil's pH balance and promote healthier grass growth. We are looking into a new spreader to help with this job.

### **Swimming Pool:**

Swim at Your Own Risk: The Association's attorney drafted a formal Resolution, Waiver of Liability, and the Pool Attendant's job description to implement the 'Swim at Your Own Risk' policy, which will come into effect in May 2025. This policy is intended to allow Residents to use the pool facilities without the presence of a lifeguard on duty; however, pool attendants will be hired to check bands upon entry.

Pool Gate: The new pool gate and lock will be installed the week of February 5th, by The Fence Guys.

### **Winter Projects:**

During these winter months, when snow is not a concern, the In-House Maintenance Staff are tackling a variety of important tasks to keep the property in excellent condition and ensure that they remain productive. Below are several projects they are focusing on this winter, weather permitting:

Sewer Jetting: The In-House Maintenance Staff plans to resume the preventative measure of water jetting the sewer lines. Due to the challenges of mobilizing the jetter, they purchased a trailer that can be towed behind a gator or the four-wheeler. This jetter will remain on the trailer for easy access for maintenance and emergency situations.

Shutter Painting: Ben is in the process of painting the shutters in Franklin Court, utilizing the basement during the winter months. After which time, the shutters will be painted in Fairbourne and Clarella Courts this year.

Kitchen Painting: Matt and Ben painted the Clubhouse kitchen, and it has a fresh, new look.

Attic Cleaning: Ben is in the process of purging old files and organizing the remaining boxes in the attic.

Garage Cleaning: Brad is in the process of organizing the maintenance garage.

Storage Room Shelving: Brad built additional shelving in the storage room to better organize the space.

### **Clubhouse/Management Office Fire Alarm System:**

The fire alarm system in the Clubhouse and Management Office was inspected by FAMCO and everything is fully operational.

### **Association's Required Inspections:**

Management has spent most of January addressing the annual and bi-annual required inspections. This includes notifying Homeowners and investors whose inspections have expired.

## **ADMINISTRATIVE UPDATES**

### **2025 Budget:**

The 2025 Budget was distributed this period, either delivered in person or mailed to Off-Site Homeowners. Management has not received any feedback regarding the increase in monthly fees.

### **Worker's Compensation Insurance Renewal ~ January 1, 2025:**

Management is pleased to inform Council that the Worker's Compensation insurance premium renewed with a premium of \$7,076 with The Zenith Company, significantly lower than the initial proposal of \$11,826 from AmTrust.

### **Employee Health Care Renewal ~ March 1, 2025:**

The Employee Health Care plan with Keystone will see a slight increase effective March 1, 2025.

### **E-Mail Blasts & Website Updates:**

The following e-mail blasts were sent by Management, and updates posted to the community website this period:

- o September 2024 Minutes
- o Blood Drive Notices
- o Pet Photos with Santa
- o Pet Spotlight Requests
- o Pet Supply Donations

- o Holiday Party & Family Sponsorship Reminder
- o Best Home Winter Holiday Contest
- o Pearl Harbor Remembrance Day
- o November and December Newsletters
- o Committee Request Form
- o Happy Thanksgiving
- o Happy Kwanzaa
- o Happy Hanukkah
- o Merry Christmas
- o Happy New Year
- o Dr. Martin Luther King, Jr.
- o Events Calendar Updates

## **COMMITTEE UPDATES**

### **Site Committee:**

The Site Committee completed two Exterior Modification Requests this period.

### **Communications Committee:**

Newsletters were prepared and distributed on time.

### **American Red Cross Blood Drive ~ Wednesday, December 18<sup>th</sup>:**

The American Red Cross Blood Drive was held on Wednesday, December 18<sup>th</sup>. Given the urgent need for blood donations, this drive could not have come at a better time.

### **Best Home Committee Award:**

The Best Home Committee awarded the family who resides at 2537 Devonshire Court the Best Home for the Winter/Holiday contest. An article was included in the December newsletter.

### **Holiday Party ~ Sunday, December 15<sup>th</sup>:**

Management received numerous compliments from attendees of the holiday party. The Association used a new caterer this year, BBCookz, and the food was delicious. The Council recognized all the volunteers and door prizes were given. Thank you to Council and the Holiday Party Committee for making this event possible. The pictures have been posted on the website.

Residents generously donated approximately \$1,800 in gift cards, along with several toys, for the sponsored family. Karen Coutts, Administrator at the Salford Mennonite Childcare Center, sent a note to the Association thanking the Residents for adopting this family.



### **Pet Committee:**

The Pet Committee is looking for articles for the 'Pet Spotlight', which features pets in an article along with a picture.

### **Recycling & Environmental Committee:**

The Spring Clean-Up Day is scheduled for April 19<sup>th</sup> and Recycling Day is scheduled for May 17<sup>th</sup>.

### **Social Engagement and Wellness Committee:**

The Committee is organizing a cultural event called Passport to Flavor, to be held on February 25<sup>th</sup>. An official invitation will be delivered to the community soon.

The In-House Maintenance Staff installed the new winter light pole banners just before Christmas, and we have been receiving many compliments on them. Some adjustments need to be made to the base of the poles so that the poles do not twist in high winds.

Thank you for allowing me to serve your community!

Sincerely,

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

## Pole Barn Gets a New Roof





## House Rules

### **Check with the Association Before Disposing of Appliances**

Proper disposal of appliances is crucial for maintaining the cleanliness of our community. Before placing any appliance in a trash toter or near the trash enclosures, we kindly ask that you check with the Association to ensure the item is handled appropriately.

Some appliances, such as small household items, may be accepted by our trash hauler. However, larger appliances such as microwaves, washing machines, dishwashers, hot water heaters, and stoves, often require special arrangements for disposal. Refrigerators, freezers, air conditioners, dehumidifiers, water coolers, and heat pumps are not taken by the regular hauler due environmental regulations.

To avoid unnecessary fines or improper disposal, here are some simple steps to follow:

Contact the Association: Reach out to Management at 215-368-6350 to inquire about the specific guidelines for disposing of your appliance. We can provide details on whether the hauler accepts the item or if other arrangements are needed.

Schedule a Pickup (if needed): For items not accepted by the regular trash service, the Association can guide you on scheduling a special pickup or direct you to an approved recycling center.

Avoid Illegal Dumping: Leaving appliances outside the trash enclosures without approval can result in fines for the individual responsible and additional costs for the community. Let's work together to keep our community clean and safe.

By taking these steps, you help ensure the proper disposal of appliances and contribute to a well-maintained community. If you have any questions, please don't hesitate to contact Management at 215-368-6350.



## Lending Library

My book reviews have slackened off because of the holidays. At least that is my excuse for now. But I am back, and my first review of 2025 is 'Hollywood Moon' by Joseph Wambaugh. Wambaugh, a former LAPD detective sergeant, knows his way around a precinct, all the goings-on in Hollywood, and all the many characters who constantly put the lives of the cops in danger. Even the cops themselves have personalities or should I say, are all characters, from ex-surfer dudes to a movie star "want-to-be".

Of course, it is all fiction with a touch of nonfiction. It is funny, then surprising, then suddenly shocking. Wambaugh is a writer who can describe someone in two paragraphs when only maybe two sentences would do.

He leaves no details out and sometimes goes on and on about a person or a situation. After all, it's a police story just like many TV shows.

All are invited to come to our library and find a good book to read in the warmth and comfort of your own home in a comfy easy chair. Library hours are the same as the Morgandale Office hours and the best part, it is within walking distance. There is also a great selection of movie CDs, picture puzzles, and games.

Thank you, Barbara Keen, for being another volunteer for our library.

**Submitted By: Jane Kane**

**Library Committee:**

Jane Kane, Dan Pillie, and Barbara Keen





## Recycling Corner



We look forward to your continued participation in our Recycling Events in 2025:

- Our Community Clean Up Day is scheduled for Saturday, April 19, 2025, from 9:00 a.m. to 11:00 a.m.

This event coincides with Earth Day which falls on April 22<sup>nd</sup>. Details will follow.

- Spring Recycling event is scheduled for Saturday, May 17, 2025, from 9:00 a.m. to Noon.
- Fall Recycling event is scheduled for Saturday, September 20, 2025, from 9:00 a.m. to Noon.

### What are the three R's of recycling?

By now, we all know the basic concept of the three Rs: Reduce, Reuse, and Recycle; but what about Recalls & Product Safety Warnings?

Below are a few items that were recalled as of January 16, 2025:



### Vornado Air Recalls VH2 Whole Room Heaters Due to Electric Shock and Fire Hazards; Sold Exclusively on Amazon.com

**Hazard:** The power cord can partially detach from the heater enclosure, which can lead to cord damage over time, posing electric shock and fire hazards.

**Remedy:** Consumers should immediately stop using the recalled heaters and contact Vornado to confirm that their product is part of the recall, and receive instructions on how to receive a free replacement heater.



### **Three61 Recalls Samurai Mini Smoke Alarms Due to Failure to Alert Consumers to a Fire; Sold Exclusively by HSN**

**Hazard:** The smoke alarms can malfunction and fail to alert consumers of a fire, posing a risk of smoke inhalation or death. Smoke sensitivity tests performed on the alarms by CPSC found that one of the detectors that was tested failed to alert when exposed to pre-determined concentrations of smoke.

**Remedy:** Consumers should immediately contact Three61 for a free replacement alarm, including shipping. To register, consumers must write “Recalled” with a permanent marker on the smoke alarm and submit a photo of the marked product to the recall website at [www.samuraibrands.com/recall](http://www.samuraibrands.com/recall). Once registered, the firm will immediately ship the replacement alarm. Consumers should keep the recalled smoke alarms installed until receiving the replacement alarm. Consumers should install the replacement alarms immediately upon receiving them. Three61 is contacting all known purchasers directly.

Note: Recalled lithium-ion batteries should be disposed of in accordance with any local and state ordinances, following the procedures established by your municipal recycling center for damaged/defective/recalled lithium batteries. These potentially hazardous batteries must be handled differently than other batteries. Do not throw this recalled battery in the trash. Do not deposit this recalled battery in used battery recycling boxes found at various retail and home improvement stores.



### **Lexmark International Recalls Specialty Printers Due to Fire Hazard**

**Hazard:** A metal part inside the printer can dislodge, posing a risk of fire.

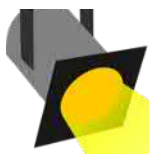
**Remedy:** Consumers should immediately stop using the recalled printers and contact Lexmark to receive a free repair part. The repair part snaps into the unit inside the rear access panel.

This Recall information can be found on Consumer Product Safety Commission website <http://www.cpsc.gov>.

**Submitted By: Esther Miller**

### **Recycling/Environmental Committee:**

Gary Cassel, Chairperson, Marianne Natali, Cory Anderson, Chris Carty, and Esther Miller



# Morgandale's

## Pet Spotlight



### Gus: The Tuxedo Tornado



Meet Gus, a 10-year-old tuxedo cat with the charm of a gentleman and the energy of a kitten (when he's not napping, of course). Rescued from a Delaware shelter with his younger brother, Jack, Gus has faced heartache but never lost his spark. Unfortunately, Jack had a congenital heart condition and passed away a few years ago. This was quite a blow given that the two were inseparable. Though he still looks for Jack sometimes, Gus has reclaimed his playful side—like when he gets the zoomies when his hooman gets home from work.

Gus is a cat of refined tastes—romaine lettuce, Cheetos, and his ultimate obsession, the Churu – and is always looking for something to eat. He also has a lot to say, especially when it's snack time (his hooman appreciates the reminders). When he's not chatting, he's either snuggling in his fuzzy bed or monitoring the backyard wildlife like a seasoned bird-watcher. Life may have had its ups and downs, but Gus is back to being his mischievous, cuddly, and ever-hungry self.

*To have your pet featured in the Morgandale newsletter, contact the Management Office to complete the Pet Spotlight form.*

# Financial Sense

## Retirement Planning, Keeping Up, and Finding Balance

Each month, I struggle to pick a topic—there is so much happening! Lately, I have noticed growing concerns about retirement and daily finances, along with the ever-present pressure to ‘keep up’. From award shows to everyday life, comparison is everywhere. Let us explore both ideas and how they connect.

### Retirement Planning: When, How, and What Matters

*When should you start?* As early as possible, even as a teenager! Teens with jobs can contribute to retirement accounts while enjoying a roof overhead and hot meals on the table, taking advantage of the financial support they have from their family. Their biggest advantage is time. The magic of retirement savings is in compound interest, not just the amount saved. Even small contributions now can grow into a significant nest egg. So, start as early as you can.

*How much do you need?* That depends. Your lifestyle, family size, health, and career all shape your financial needs. If your job is physically demanding, your retirement age might come sooner than your peers and needs to be considered in your plan. Life changes, so review and adjust your plan yearly.

*What makes a solid retirement plan?* Think of it as a three or four-legged stool.

- Social Security
- Pension or Annuities (if available)
- Personal Savings and Investments
- Side Income or Passive Earnings

Having at least three ‘legs’ ensures security, and a fourth provides extra support.

*How Much Is Enough?* The answer is not just numbers—it is mindset. And it is not just about savings, it is about how we live each day. If you measure success by what others have, you will never feel like you have enough. Demi Moore said recently and perfectly, she was told “Just know you will never be enough, but you can know the value of your worth if you just put down the measuring stick”. The key? Put down the measuring stick.

We often do not see the financial struggles behind flashy lifestyles; we do not see the internal conflict in trying to be the best. Living below your means, saving for emergencies, investing in your future, and setting goals that interest you is what truly matters. Who cares if you do not own a \$5,000 hoodie? Taylor Swift can afford it (and gives \$100K bonuses to her tour staff! Kudos to her!), but that does not mean we need to follow suit.

Prioritize what truly makes you and your family happy. Set aside comparisons and focus on building a secure, joyful life—on your own terms. Measuring sticks down!

Until next time, live generously,

**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](http://www.towamencin.org)**

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

**Dates to Remember 2025**

Morgandale Council Meeting, Thursday, February  
27<sup>th</sup>, 2025, at 6:30 p.m., Edwardian Clubhouse and  
via Zoom.

**Management Contact Information**

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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](http://www.morgandalecondo.com)

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- 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.

## Thinking About Selling Your House?

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

# Gary L. Cassel

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