



The Morgandale Connection

June
2013

Issue 178

The Council Members of Morgandale are ...

Tim Cooney, President

Ed Trbuza, Treasurer

Gary Cassel, Vice President

Barb Crippen, Secretary

Joan Cossman, 2nd Vice President



**Thank you to our Condominium
Manager, Jill Geiger, the Morgandale
Day 2013 Committee and workers for a
job well done.**

From Left to Right –Kathy McCann, Marianne Natali, Barb Crippen, Cathie Leahy, Beth Signore, Carol Blum, and Jill Geiger

Well over 150 guests attended Morgandale Day 2013, celebrating our 40th anniversary. Following is a sampling of pictures highlighting the days festivities and attendees.



Thank you to the Morgandale Day work crew, our grillers and the Towamencin Township Police and Volunteer Fire Department for their hard work and commitment to our community.



Christian Long, 1st Place



Vanessa Trbuza, 2nd Prize





Thanks to Jill Geiger for the photography. Additional pictures may be seen on our Morgandale Web site.



*Thank you to the following local businesses
that donated gifts for Morgandale Day.*

Belle Mariposa Salon and Day Spa – Gift Certificate

Clarke's Landscaping, Hatfield ~ Bushes

Ed's TV, Hatfield ~ Game, Movies, & Gift Cards

Giant Food ~ \$25 Gift Card

Images Salon, Hatfield ~ 1 Female and 1 Male Hair Cut

Julie's Nails, Hatfield ~ Manicure

Jumpin Jack's Playland, Hatfield ~ \$60 Value

Koffee Corner Café ~ \$25.00 in Gift Certificate

Lansdale Sunoco ~ Oil Change & Filter ~ \$30 Value

Magic Shine Car Wash ~ Car Washes ~ \$32 Value

Margarita's Mexican Restaurant ~ \$25 Gift Card

Marty's Salon, Lederach ~ \$50 Gift Basket

Mid-Atlantic Management ~ Birthday Cake

Preston's Auto & Truck Service ~ \$25 Gift Card

Pump It Up Play Place, Colmar ~ \$30 Value

R & S Keystone Restaurant ~ \$20.00 in Gift Cards

**MORGANDALE CONDOMINIUM
ASSOCIATION –
MANAGEMENT REPORT
For the period from June 1, 2013
through June 31, 2013:**

CAPITAL IMPROVEMENT ACTIVITIES

Clubhouse Renovations:

The painting of the interior of the clubhouse is scheduled for the week of July 8th. The window treatments will be installed on July 17th, and the furniture will be delivered on July 18th. Management is in the process of updating the clubhouse rules and regulations for the Council to review and consider.

Management forwarded the contract for the replacement of the new clubhouse air conditioner to Scatton's Heating and Air Conditioning for signature.

Tennis Courts:

Top-A-Court has completed the renovation of the tennis courts. Following are some photos of the process.



Asphalt Repairs:

Management forwarded the contract to Macadam Company, Inc. for curb sealing, cracksealing and asphalt repairs around Morgandale Drive. In addition, the contract includes an asphalt overlay of the tot lot skateboard area.

Street Lighting:

One entrance light pole remains to be installed. The remaining one will be completed within the next month.

Swimming Pool:



The pool season is now underway. Approximately 80% of the residents received pool tags this season. Management received mostly positive comments from the residents about the lifeguards.

The chlorinator needs to be replaced. Management is hoping that the warranty is still in affect for this piece of machinery. If not, the Association will have to purchase another, at approximately \$700.

Tot Lot Maintenance:

The in-house staff prepped and painted the swing sets, monkey bars, and both trellises this period. The steps on the stand-alone sliding board will be prepped and painted this month.

Landscaping:

Treacy Landscaping will start the shrub trimming the week of July 8th.

The following plant material will not be trimmed, because proper pruning is the correct method to control the growth and required shape: Lilac, Azaleas, Cherry Laurels, Rhododendrons, Buddleia, Pieris (Japonica), and Spiraea.

Power Washing:

With the approval of Council, a new power washer was purchased from West Side Lawn Mower. In addition to the homes that were scheduled and power washed this year, the in-house staff will power wash the heavily soiled homes throughout the community this summer. Management will notify those residents prior to power washing.

Door Painting:

The door painting in Belvedere and Salinus Courts started this period. Doors in Morton, Mason, Jamison, and Winfield Courts will be painted this summer as well.

Property Inspections:

The back and front of the homes on Fairbourne, Cross Hill, and Franklin Courts were inspected this period. Subsequently, numerous work orders and violation letters were generated as a result of the inspections. Pennland and Aberdeen Courts are the next courts scheduled for inspection.

Morgandale Day ~ June 8th:

Mother Nature cooperated on Morgandale Day. The kids started off the event by following the Towamencin fire truck with their cleverly decorated bikes. Then all ages were entertained with a variety of games and prizes and a visit from Party Animals! Management would like to extend thanks to the Morgandale Day Committee, Towamencin Township Police and Fire departments, the in-house staff, and the helpers and volunteers. A special 'Thank You' goes out to the Council for Morgandale. Their dedication and commitment to community building was evident by the smiling faces on Morgandale Day.

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:

- April, 2013 Approved Minutes
- May, 2013 Newsletter
- Pictures of the Community Yard Sale, Recycling Day, and Morgandale Day
- Swimming Pool Notices
- New Menu ~ Pay Condo Dues On-Line

Maintenance Activities: In addition to the work orders, the in-house staff prepped the clubhouse exterior for painting, pruned trees and trimmed bushes, weed whacked and edged perimeter of property, and edged Morgandale Drive. In addition, they emptied the doggie stations and trash cans, and swept the trash enclosures several times this past period. The May newsletter was delivered this period.

The in-house staff's tentative summer projects are as follows:

- Paint interior of clubhouse
- Paint trash enclosure light fixtures
- Paint additional foundation walls
- Paint parking lines in cut-outs around Morgandale Drive
- Spot power wash brick walls, entrance walls, and several homes.

Sincerely,

Jill L. Geiger, CMCA, AMS, PCAM

Community Manager for Morgandale Condominium

Tripping Alert

Please use caution if using an outdoor common water spigot. Hoses stretched across a sidewalk can be a tripping hazard. Perhaps place a bucket or something large near the hose to alert a walker that there is an obstruction. Thank you.

Council Action Items

Remember to visit the Morgandale Web site to read approved Minutes of Monthly Council Meetings, including approved action items.

Blank Canvas, Any Ideas?



The above clubhouse wall, which faces the parking area, came up for discussion during the last Council meeting, as to how it may be better utilized. One suggestion was to place a large sign on it reading Welcome To Morgandale. If you have an idea how to dress up this wall area, we would like to hear from you. Drop your suggestion, or sketch off at the Management Office or send an email to jill.geiger@mamc.com. Your idea may end up on this blank canvas!

The Recycling Corner



SAVE THE DATE! The next Morgandale recycling event will take place October 12, 2013. The Committee will be meeting this month to plan the event, so we will keep you posted on any new developments. The Committee will be accepting the usual recycling items at this event; however, we WILL NOT be accepting items for the animal shelters. We plan to collect animal items again in the Spring, so hold on to the old blankets towels etc.

Why is recycling important?

Recycling helps extend the life and usefulness of something that has already served its initial purpose by producing something useable. Recycling has lots of benefits and importance, not only to us as humans but especially to our planet.

Recycling –

- saves the earth
- saves energy
- helps mitigate global warming and reduce pollution
- reduces waste products in landfills

Personally, a few years ago, I purchased a tablecloth (from Kohl's) which was made mostly of recycled material. It is amazing! Never stains, spills bead up on it and are easily wiped away. It can be washed and dried just like any other tablecloth.

Montgomery County Residential Tire Collection Event
Saturday, July 27, 2013, from 9 a.m. -1 p.m.
Parking lot of Methacton High School, 1005 Kriebel Mill Rd, Eagleville, PA.

- Montgomery County residents only
- Free of charge
- 4 tires per resident maximum
- Rims accepted
- No off road tires
- No businesses

The Montgomery County Commissioners authorize this annual event to prevent tires from being improperly disposed of and to reduce breeding grounds for disease carrying mosquitoes. The tires that are collected will be shredded and re-purposed by a local business into products such as road surface material.

Thanks again to the Morgandale community for making this program so successful.

Respectfully submitted,
Marianne Natali

Tai-Chi Exercise: Resuming Tuesday, 6:45 p.m., in the Clubhouse in **September thru December 17th.** Please note that there will be no Tai Chi instructions during peak vacation season of July and August this year. Call Ben Millard at 215-855-7881 for more information. There is no charge for this exercise program.

**Bulk Items Disposal
Advanced Disposal Services
610-584-5450**

Towamencin Township Information:
www.towamencin.org

Recycling Committee:

Gary Cassel
215-450-2373
gary@garycassel.com

Esther Miller
215-368-7951
eplount@aol.com

John Lyon
215-368-0204
Jdlyon55@verizon.net

David Bencker
215-361-8548
David.bencker@yahoo.com

Marianne Natali
215-432-4427
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 2013

American Red Cross Blood Drive, July 24th ,
2:00 p.m. to 7:00 p.m. Edwardian Clubhouse

Council Meeting, Thursday, July 25th,
6:30 p.m., Edwardian Clubhouse

Adult Pool Party, Friday, August 16th, 7:00 p.m. to
10:00 p.m. Pool area, or Edwardian Clubhouse if
inclement weather.

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM
Regional Director, 215-368-6350, Ext. 245

Jill L. Geiger, CMCA , AMS, PCAM
Community Manager, 215-368-6350, Ext. 344
Jill.Geiger@mamc.com

Carolyn Carr, CMCA, AMS
Community Administrator, 215-368-6350, Ext. 241
Carolyn.Carr@mamc.com

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

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



Prudential

Gary L. Cassel, GRI
Broker / Owner
www.prudentialkeystone.com

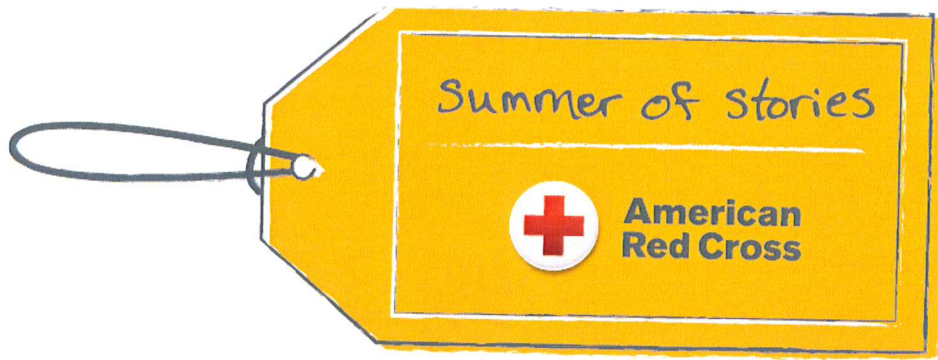
Keystone Properties

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

© 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*



Live a story. Give a story. Donate blood.

American Red Cross

MORGANDALE CONDOMINIUMS
WEDNESDAY, JULY 24TH
2 PM ~ 7 PM

1015 Forty Foot Road
Lansdale-Clubhouse
Appointments are preferred.

For an appointment or information please email
Jill Geiger at Jill.Geiger@mamc.com or
call **215-368-6350** or sign up online at
redcrossblood.org

Enter Sponsor Code:
morgandalecondominiums



A NATURALLY **GOOD** COMBINATION.
All presenting donors will receive a coupon redeemable for \$2.50 off
the purchase of a 48oz. container of Turkey Hill's All Natural Ice Cream.
Coupon is non transferable and not redeemable for cash.

▶ **redcrossblood.org/summer**

Visit **redcrossblood.org** or call **1-800-RED CROSS** today to schedule an appointment.

Individuals who are 17 years of age (16 with parental permission in some states), meet weight and height requirements (110 pounds or more, depending on their height), and are in generally good health may be eligible to donate blood. Please bring your Red Cross blood donor card or other form of positive ID when you come to donate. © The American National Red Cross 2013 | APLORS 2141