

## Frequently Asked Questions

### **1. What is a condominium association?**

**Answer:** A condominium association is a legal entity formed to manage and govern a condominium community. At Morgandale, all Homeowners own the Common Areas equally and the Association does not own any real estate.

### **2. What legal documents govern the Morgandale Condominium Association?**

**Answer:** Condominium communities have governing documents such as the Articles of Incorporation, Declaration of Condominium, Bylaws (Code of Regulations), Rules and Regulations, Resolutions, and registered plans. These documents outline the rights and responsibilities of both the Association and individual Homeowners. There are also Federal, State, and Local Laws that govern condominium associations.

### **3. What are Common Areas?**

**Answer:** In summary for Morgandale, Common Areas are roofs, siding, shutters, privacy fences, grounds (excluding Homeowner beds), trees, amenities, roads, concrete walks, structural components within the Unit, and sewer collection and lateral lines outside the home. Please refer to the Components Responsibility Chart, within your Rules and Regulations, for additional descriptions.

### **4. What are Limited Common Areas?**

**Answer:** Homeowners are responsible to maintain, repair and replace all items that are for the sole use of that Home (Limited Common Areas), such as windows, doors, exterior chimneys, decks, patios, plumbing under slab, shared sewer stacks, flower beds within four feet from the front and side of the home and two feet from the back of the patio. Please refer to the Components Responsibility Chart, within your Rules and Regulations, for additional responsibilities.

5. **How are the condominium fees determined?**

**Answer:** Condominium fees are based on the budget of income and expenses for operating and capital financials.

6. **What do the Morgandale Condominium Association fees cover?**

**Answer:** The condo fees cover, but are not limited to, expenses such as roofs, siding, shutters, privacy fences, landscaping (excluding Homeowner beds), snow removal, ground maintenance, personnel, insurance for common areas, utilities for common areas, trash, amenities, roads, concrete walks, common area sewer systems, and management services. The Association's budget provides a detailed breakdown.

7. **When are the Morgandale Condominium Association fees due, and how can I make payments?**

**Answer:** Fees are due on the first of each month. A late fee of \$25 will be assessed after the 10th of the month on balances over \$25. Payment methods can include checks, online payments through TownSq, online payments through your bank 'bill pay', or Associa's Direct Debit.

8. **What maintenance is a Homeowner responsible at the Morgandale community?**

**Answer:** In summary, a Homeowner is responsible to maintain, repair, and replace all interior surfaces, windows, doors, fixtures, equipment, appliances, fireplaces, electric, gas, plumbing, cable and any and all Limited Common Areas reserved for the exclusive use of their Unit. Please refer to the Components Responsibility Chart, within your Rules and Regulations, for additional responsibilities.

9. **When do I need to get approval from the Association for an improvement to my home?**

**Answer:** Any change to the exterior of your Unit, for example, landscaping beds, mailbox, deck, patio, exterior light fixtures, fencing, windows, doors,

and driveways (where applicable), and any interior structural changes need approval, via an Exterior Modification Form, to be submitted to Management prior to repair or replacement.

**10. Can I attend the Association's meetings?**

**Answer:** Yes, Residents are welcome to attend Association's monthly meetings, in person or via Zoom.

**11. How are decisions made within the Morgandale Condominium Association?**

**Answer:** Decision-making involves a vote of the Council for Morgandale, in accordance with the Association's legal documents, Federal, State, and Local laws.

**12. Does Morgandale have an Association Management Company, and if so, how do I contact them?**

**Answer:** Your community is managed by Associa Mid-Atlantic, which is on-site at your community. Contact information is as follows:

Phone: 215-368-6350  
Fax: 215-368-6375  
E-mail: [jill.geiger@associamidatlantic.com](mailto:jill.geiger@associamidatlantic.com)  
[marilyn.tarves@associamidatlantic.com](mailto:marilyn.tarves@associamidatlantic.com)  
Website: [morgandalecondo.com](http://morgandalecondo.com)

**13. How are disputes among Residents or with the Association resolved?**

**Answer:** Disputes among Residents should be resolved between the affected parties; however, Management will assist where possible. Disputes through the Association need to be submitted to Management. Some disputes may involve mediation or arbitration, depending on the severity of the issue.

**14. How do I dispose of my trash?**

**Answer:** Place your trash in a sealed bag and deposit it into the trash toter within the trash enclosure at the entrance of your court. Do not leave loose bags, trash, or recycling outside of your home or outside of the toters/dumpsters.

**15. When does the trash get picked up?**

**Answer:** Monday, Wednesday, and Friday.

**16. What and where do I recycle?**

**Answer:** The recycling containers are located at the clubhouse parking lot. There are two dumpsters for the co-mingles, and one dumpster for the cardboard and paper. Items to be recycled are listed on the morgandalecondo.com website under the menu 'Trash and Recycling', under co-mingle recycling.

**17. Who do I contact if I have a question or concern?**

**Answer:** Contact Management at 215-368-6350.

You can also e-mail:

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[marilyn.tarves@associamidatlantic.com](mailto:marilyn.tarves@associamidatlantic.com)