



The Morgandale Connection

April 2024

Issue 308

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Diana Ward, Secretary

Marianne Natali, 1st Vice President

Caren Rosch, 2nd Vice President



RECYCLING CORNER

Your Recycling/Environmental Committee would like to thank the following volunteers for participating in our annual Community Clean-Up Day on Saturday April 20, 2024:

Esther Miller – Stockton Court
Cory Anderson – Aberdeen Court
Eileen Bone – Springhouse Court
Travis & Vanessa Schmidt – Clemens Court
Marianne Natali – Mulberry Court
Heidi Mederos & Family – Clarella Court
Gary L. Cassel – Devonshire Court

These are the individuals on our sign in sheet. If anyone else participated, a hearty thank you as well.

The skies were cloudy and threatening, but the rain stayed away, and it turned out to be a pleasant sunny day.

Gloves, safety vests, trash bags (and yes, those tasty YUM YUM donuts) were supplied to the participants.

(continued next page)

We made the community shine, and we all had fun.

This was all in conjunction with Earth Day, on Monday April 22, 2024.

In addition, a Resident supplied the following information if you want to recycle packing foam. Foam can be delivered to Northeast Foam Recycling, 90 Hamilton Road, Chalfont, PA 18914.

Compliments of your Recycling/Environmental Committee:

Gary L. Cassel – Chair
Esther Miller
Christine Carty
Marianne Natali
Cory Anderson



MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

**For the period from
March 23, 2024 ~ May 3, 2024**

CAPITAL PROJECTS

Paving/Curbing Project ~ 2024:

Trozzi Construction has successfully completed the installation of concrete curbing and walkways at the Clubhouse, along with four walkways leading to homes. Management expresses utmost satisfaction with the results. Currently, Matt and Brad are backfilling around the newly installed Clubhouse curbing.

All Out Parking Lots undertook the paving and line-striping of the Clubhouse parking lot on Monday, April 29th, and Tuesday, April 30th. An engineer from Kipcon supervised the milling process onsite on Monday, April 29th.

The Clubhouse parking lot will remain closed until Monday, May 6th, to allow for proper curing of the paving. Recycling dumpsters were painted in the grassy areas; they will be returned to the Clubhouse parking lot on Monday, May 6th.



Tennis Courts:

Len from Mainline Tennis Courts power scrubbed and caulked the lower tennis courts this period.



Trash Enclosures:

L & L Services completed the re-building of the damaged trash enclosure walls on Franklin and Morton Courts.



Shutter Painting:

Ben is working hard painting shutters for Windsor Court.

Court Spigots:

All court spigots have been turned on except the back right spigot on Hillock Court. Good Plumbing will be replacing this spigot.

OPERATING PROJECTS AND ACTIVITIES

Council Election Meeting ~ April 2nd:



Congratulations to Marianne Natali for her well-deserved re-election to the Council. Her continued service is a testament to the trust and confidence the Residents place in her capabilities and dedication.



We extend our gratitude to JoDair McAleese for participating in the election process. Additionally, Management has expressed appreciation to Chuck Wilson, Township Supervisor, for his attendance at the meeting by sending a 'thank you' note.

Insurance Renewal ~ May 1, 2024:

The Association's insurance was renewed on May 1, 2024, with the premiums detailed below. Notably, the insurance deductible for the Association has been raised from \$10,000 to \$30,000. Management has disseminated Brown and Brown's insurance letter concerning the new \$30,000 deductible to the community, advising Homeowners to adjust their coverage accordingly. With a budget allocation of \$325,000 for 2024, it's anticipated that we will exceed this amount by \$7,237 by the end of the year.

	Expiring Policy Premiums	Renewal Policy Premiums
Package Policy	\$260,149	\$285,104
Crime Insurance	\$897	\$897
Directors & Officers Liability	\$6,207	\$7,129
Automobile	\$6,673	\$6,600
Workers Compensation	\$9,303	\$9,047
Volunteer Accident	\$300	\$300
Cyber Liability	\$827	\$790
Umbrella Liability	\$17,713	\$22,370
TOTAL:	\$302,069	\$332,237

Landscaping:

Clarke's Landscaping has started the landscaping project on Fairbourne Court, commencing with the removal of eight failing Crabapple trees. They will soon return to grind the stumps. Additionally, for safety reasons, Clarke's has removed two trees on Mulberry, one tree on Jamison, and one tree on Franklin Court.

With three cuts already completed this season, Clarke's has received minimal complaints. They also conducted the initial lawn treatment, including fertilizer, pre-emergent crabgrass control, and broadleaf herbicide application, on Thursday, April 18th and Friday, April 19th.

Davey Tree Service applied a Merit injection to address specific trees on April 15th and 16th, along with the first dormant oil treatment to manage pest issues.

The In-House Maintenance Staff focused on mulching tree beds throughout most of the month and will proceed to plant entrance flowers in mid-May.

To address ongoing settling issues behind 313 – 317 Christopher Court resulting from Good Plumbing's sewer work last year, Good Plumbing will deliver a load of dirt. We are optimistic that this additional dirt will rectify the settling problem. Subsequently, our In-House Maintenance Staff will undertake grading and seeding in the area. Residents have been informed of these upcoming actions.

Swimming Pool:

Berardelli Pool Services completed the pool maintenance tasks of emptying, cleaning, and painting during the recent period. Subsequently, the pool will be refilled, and the filtration system will be activated. Furthermore, two new round tables have been ordered for the pool area.

We are delighted to announce that IM Pools has appointed a new Pool Manager. Management is scheduled to meet with her on May 2nd to discuss operational matters.

Power Washing:

Sharp Stream Power Washing will be cleaning the algae off the homes on Clemens, Springhouse, Franklin, Keeler, Lexington, and Nashmont Courts sometime in June.

Census Forms:

The Census Forms are flowing into the office. We anticipate having the pool bands delivered by the week of May 6th.

Inspections:

Management started the Spring inspections this period by thoroughly assessing the fronts and backs of Clarella, Christopher, Brunswick, and Clemens Courts. Consequently, several work orders and violation letters were generated.

Speed Signs:

Officer McAroy forwarded the below results of the speed board.

The Morgandale Drive near Jefferson Court speed sign showed 15,834 vehicles. There were 24 or .2% violations over 11 MPH with the highest speed of 47 MPH. There were two vehicles at the max speed recorded.

The Morgandale Drive near Norwood Court speed sign showed 13,177 vehicles. There were 31 or .2% violations over 11 MPH with the highest speed of 43 MPH. There was only one vehicle at the max speed recorded.

Following the speed study, Officer McAroy conveyed to Management that there seems to be no issue with speed within the development.

Front Entrance Bulletin Board:

The front entrance Bulletin Board is leaking and deteriorating, causing condensation on the glass door. Management is actively seeking a replacement Bulletin Board to be inserted into the existing structure.

Clean-Up Day - Saturday, April 20th:

A big 'Thank You' to the Recycling/Environmental Committee for a very successful Community Clean-Up Day on Saturday, April 20th. The pictures were posted on the community website.



Social Engagement & Wellness Committee:

The Social Engagement & Wellness Committee met on Monday, April 22nd. The Committee's survey was sent via Survey Monkey on March 29th and was open until April 19th.

The Committee is currently preparing for their inaugural event – the New Member Orientation, scheduled for May 8th at 6:00 p.m. The Committee looks forward to providing further updates at the upcoming May 8th meeting.

Best Home Committee:

The Best Home Committee will be reviewing our community homes from May 13th through May 18th. They will be looking for the best-looking front gardens on the townhouses, single homes, and first floor flats. For second floor flats, the balcony areas will be judged. They will select a home to recognize for its outstanding appearance. A certificate and \$100 gift card will be presented, and the Resident/Residence will be recognized in the monthly newsletter.

Morgandale Day ~ June 8, 2024:

We are eagerly anticipating Morgandale Day! While RSVPs are trickling in, Management plans to send out another reminder. All necessary supplies have been ordered, and entertainment arrangements are confirmed. Management has scheduled a meeting with the Morgandale Day Committee for Monday, May 6th to finalize details.

E-Mail Blasts & Website Updates:

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

February 22, 2024 Meeting Minutes
March Newsletter
Election Meeting Reminders & Photos
First Lawn Cut
First Lawn Treatment
First Tree Spraying
Pet Supply Donations
Happy Easter
Happy Passover

Insurance Deductible
Community Yard Sale
Community Clean-Up Day
Recycling Day & Photos
Earth Day
Morgandale Day
Medication Disposal
Lifeguards Needed
Ramadan

General Maintenance:

The In-House Maintenance Staff has been extremely busy this past period with mostly landscaping. They edged and mulched tree beds and back-filled around the newly poured concrete curbs at the Clubhouse. They painted shutters and light poles and delivered the March Newsletter.

Management would like to thank Marilyn, Matt, Brad, and Ben for all their hard work.

Sincerely,

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



Library Committee

I am never bored by reading yet another Iris Johansen novel. All her recent books, including “Body of Lies”, have Eve Duncan as the main character. Eve is a forensic sculptor who reconstructs faces from skulls. Might sound “creepy” but her ability brings home lost or found human remains, giving a face and name to victims of violent death, and she helps bring closure to their families. Her latest reconstruction surrounds her with several homicides that pertain to the death of her work in progress. She endures several attempts on her life. Eve also puts her family at risk trying to uncover the deadly secret of the identity, and learn the devastating truth buried beneath a “Body of Lies”. I promise, you won’t be able to put this mystery thriller down.

Submitted By: Jane Kane

Library Committee:

Jane Kane

Dan Pillie



HOUSE RULES

SOLICITORS

It has recently come to our attention that solicitors have been disregarding our community rules by knocking on doors despite explicit prohibitions against solicitation. These individuals have persistently ignored our requests to respect our community guidelines and refrain from engaging in solicitation activities on our properties.

As a reminder, solicitation is not permitted within our community for various reasons, including security concerns, Resident privacy, and maintaining a peaceful environment. Despite our efforts to enforce this rule, it appears that some individuals continue to disregard our policies.

In light of this ongoing issue, we want to emphasize the importance of promptly reporting any instances of unauthorized solicitation to the local authorities, specifically the police department. When solicitors approach your door, please do not engage with them. Instead, kindly inform them of our community's policy against solicitation and request that they leave the premises immediately. If they refuse to comply or if you feel uncomfortable, do not hesitate to contact the police at 215-368-7606 and report the incident.

Your safety and security are our top priorities, and we must all work together to uphold our community standards. By promptly reporting unauthorized solicitors to the police, we can help deter further violations and ensure the well-being of our Residents.

Standing in Your Own Truth

I am living in a shifting world which creates a shifting mindset, we all are. As we move through our life and experience, we change our emotions, thoughts, and actions. Things that are important in one decade are replaced by others in a new one. In my 20's, I was focused on completing my education, getting a job, hanging out with friends, and traveling (mostly with a tent due to economic reasons). In my 30's, family matters became the most important influence in my prioritization. We all get the point, thankfully the things that grabbed our emotional heartstrings at 17 no longer create the emotional pull as we age. The ability to manage the 'drama' and the ability to look at a situation from a distance, to evaluate importance, in perspective is key. The ability to manage reactions is what most of us gain as we move through life and is sometimes referred to as *emotional intelligence*.

It is essential to your financial life to stand in your truth. Use your emotional intelligence to understand your finances, the goals you are meeting as well as the ones you are not.

Things I have heard that are not true and serve as excuses to keep from a better life:

♦ ***Living in debt is normal and the only way one can stay afloat with inflation.***

The truth is, living in debt is a choice that people make (often because they didn't make a choice). There is a whole population that has chosen to NOT live in debt, and they are usually happier because of that choice. Inflation has been around forever. We had mortgage interest rates sitting at 17-18% in the 80's. Inflation has been part of financial savings considerations that date back decades! Don't hide behind false information.

♦ ***I can't get out of debt!***

It may take you a while, it may require some tough decisions and lifestyle tweaks, but the truth is you can! If you need help setting up a plan, get help, use the snowball, or avalanche method to get started or refer to January's Newsletter for more ideas on how to prioritize your debt. You CAN do this!

♦ ***I want it, I deserve it, NOW!***

Please note, I understand that catastrophic events can suddenly plunge a family into debt due to medical events, accidents or the loss of a breadwinner. These situations may require professional help and planning.

A classic example of one who feels they have sacrificed so much and deserve just a little. The truth is, Yes, they do, but it's important to do it when the time is right, which may not be now. Adjusting the focus on what *will* move the financial needle to where it needs to be is the key. Is a new car in the drive with a payment you can't afford going to bring you happiness? Not for long. Is a new outfit going to create joy the fifth time you wear it? Probably not. Waiting until the time is right is a good way to genuinely enjoy what you are getting and to feel proud and in control because you waited until it was right.

♦ ***Budgets equal sacrifice and it's not worth it, I want to be happy!***

Budgets have a bad rep; the truth is budgets allow you to prioritize your wants so you can have them without breaking the bank. Change the vocab to 'spending plan' if the big 'B' word is holding you back. Getting that thing you want without feeling guilty? Without a sacrifice in other priorities? Sounds like a formula to enjoy the spend fully!

♦ ***I need to keep up, everyone else in my social circle is doing/getting XXXXX !***

No, you don't, the truth is, you are smarter and more mature than to allow someone else to decide where your hard-earned income goes. Be a beacon for others by NOT doing the same thing as everyone else, you may prove to be the catalyst for others to start thinking on their own.

While there are other examples I could use and you can think of; the goal of this article is to ask you to evaluate that you are standing in your truth, prioritizing caring of people over stuff, living with gratitude and generosity. All cool ways to be a leader in the journey for self-happiness and a contented life.

'Till next time,

Live 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.

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

Morgandale Recycling Day, Saturday, May 18th,
from 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

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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

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.

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.

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Home Services
Keystone Properties

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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

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