



The Morgandale Connection

August 2024

Issue 312

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

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from July 20, 2024 ~

August 16, 2024

CAPITAL PROJECTS

Walking Path Paving:

All Out Parking Lots completed the replacement of the walking path, and we couldn't be more pleased with the results.



Court Paving for 2025 :

The following courts will be paved in 2025 by All Out Parking Lots:

Clemens Court
Devonshire Court
Brunswick Court
Lexington Court
Christopher Court
Centennial Court
Windsor Court
Basketball Court

Privacy Fencing:

Management is currently obtaining proposals for a five-year phased replacement of the privacy fences from the following contractors:

The Fence Guys
Montco Fence
AKA Fence

Pole Barn:

Management is obtaining proposals from the following contractors to repair or replace the pole barn roof:

Cochranville Pole Buildings
Extreme Pole Barn
Pioneer Buildings
Limestone Builders

OPERATING PROJECTS/UPDATES

Landscaping:

Due to the dry, hot weather and lack of growth, Clarke's Landscaping skipped a few cuts this period. So far this year, there have been 15 cuts with minimal complaints.

Clarke's Landscaping successfully completed the shrub trimming project and is now in the process of pruning hazardous trees.

This Fall, the Council for Morgandale will be inspecting the entire community to identify locations for new tree plantings.

The entrance flowers and new trees have been regularly watered and weeded, and Ben has renovated the landscaping bed in front of the Clubhouse bathrooms.

Davey Tree completed a Webworm treatment on affected trees on Thursday, August 1st. Management is currently bidding out the tree spraying contract.

Swimming Pool:

Overall, the pool operations are running smoothly. IM Pools has lent us a pool vacuum robot for a trial period. These small, wheeled machines use an electric motor to automatically clean pools. We've been placing the robot in the pool at night and removing it in the morning before the pool opens. It's very easy to use and cleans the pool much more effectively than the manual vacuum cleaner.

Painting:

Brad is in the process of painting the wooden porch posts, pediments, and exterior door framing.

Ben completed the shutter painting on Windsor Court and is now painting the shutters in Keeler Court.



Trash Toters:

J.P. Mascaro and Sons provided 115 new brown trash toters, which the In-House Maintenance Staff used to replace the oldest toters this month.

Electric Speed Board:

The electric speed board was installed.

Inspections:

Management conducts weekly inspections of the entire community, driving through each court. This period, the fronts and backs of Mulberry, Nashmont, Norwood, Pennland, Jamison, Rosedale, Crowther, and Mason Courts were thoroughly inspected, resulting in a few violation letters and work orders.

Community Survey:

The Association responded to the community on the May 2024 survey. The pool survey, along with a brief four-question survey, will be reviewed by the Council in the near future.

E-Mail Blasts & Website Updates:

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

July Newsletter
June Minutes
May 2024 Survey Response Letter
Survey to Stockton and Jefferson Courts
Four-question survey to the community
Community Yard Sale Notice

Doggie Swim Notice
Adult Pool Party
Tree Spraying
Pet Supply Donations
Events Calendar Updates

General Maintenance:

The In-House Maintenance Staff has been exceptionally busy recently, handling numerous work orders. They swept the trash enclosures, emptied community trash cans and doggie stations multiple times, and weeded and watered the flowerbeds on several occasions. Additionally, they cleaned the Clubhouse, delivered the July Newsletter, and set up for the Adult Pool Party.

Management would like to extend gratitude to Marilyn, Matt, Brad, and Ben for their hard work and dedication.

Sincerely,

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

Unlock the Perfect Venue

Renting the Morgandale Clubhouse



Why You Should Consider: Planning an event can be both exciting and stressful. Whether it's a birthday party, family reunion, corporate gathering, or any other special occasion, finding the perfect venue is crucial to ensuring your event's success. If you're searching for a location that's convenient, versatile, and affordable, look no further than the Morgandale Clubhouse. Here's why renting your community clubhouse could be the best decision you make for your next event.



1. Convenient and Accessible Location

One of the primary benefits of renting the Morgandale Clubhouse is not having the function at your home. Situated within your neighborhood, the Morgandale Clubhouse is easily accessible to coordinate deliveries, set up, and any last-minute arrangements.

2. Versatile Space for Any Occasion

Whether you're hosting a small, intimate gathering or a larger celebration, the Morgandale Clubhouse can be configured to meet your needs. We have multiple rooms and adaptable seating arrangements.

3. Affordable Rental Rates

Renting the Morgandale Clubhouse is more cost-effective than booking a commercial venue. Homeowners are eligible for discounted rental rates, making it a budget-friendly option for hosting events.

4. Built-In Amenities

Our Clubhouse is equipped with a kitchen with two ovens, full size refrigerator and dishwasher. The clubhouse also has an entertainment system, fireplace, pool table, restrooms, plenty of extra tables and chairs, and ample parking.

5. Application Process

Go to morgandalecondo.com and check the Events Calendar to see if the date you prefer is available. If so, call Management at 215-368-6350 to reserve your spot. The application can be downloaded from the 'Forms' section of the website, or Management will gladly forward you the form.

6. **Rental Fees**

Homeowner: \$185 Rental Fee, \$150 Refundable Security Deposit*
Non-Owner: \$300 Rental Fee, \$250 Refundable Security Deposit*

7. **Insurance Requirement**

For Owner: The Applicant must obtain and provide a copy of a liability insurance certificate naming Morgandale Condominium Association and Associa Mid-Atlantic as **additional insured.** If alcohol is to be served, the policy must have Host Liquor Liability Coverage or Special Events Coverage including coverage for alcohol in the amount of \$1,000,000. The Applicant must be at least 21 years of age and must remain on the Clubhouse premises at all times during the function. Underage drinking (under 21) is strictly prohibited at all times.

For Non-Owner: The Applicant must obtain and provide a copy of a liability insurance certificate naming Morgandale Condominium Association and Associa Mid-Atlantic as **additional insured, with no deductible.** The policy must have Host Liquor Liability Coverage or Special Events Coverage including coverage for alcohol in the amount of \$1,000,000, regardless if alcohol is served or not. The Applicant must be at least 21 years of age and must remain on the Clubhouse premises at all times during the function. Underage drinking (under 21) is strictly prohibited at all times.

Take advantage of this valuable resource within your neighborhood and make your event one to remember. Whether it's a small gathering or a grand celebration, the Clubhouse is ready to host your special day.

*Per terms of the Clubhouse Rental Agreement

Make your reservation today by calling the Management Office at 215-368-6350 or e-mailing Marilyn at Marilyn.tarves@associamidatlantic.com.



HOUSE RULES

The Importance of Getting Your Gas Furnace and Chimney Inspected Before Winter

As the temperature drops and winter approaches, Homeowners should prepare their homes for the colder months. One critical aspect of winter preparation is ensuring that your gas furnace and its chimney are in top condition. Scheduling an inspection before the winter season is not just a good idea—it's essential for the safety, efficiency, and longevity of your heating system, and every two-year requirement by your Association. If you haven't had an inspection within two years, please contact an HVAC contractor and schedule an appointment today. Please send a copy of the inspection to Management.

Safety is the foremost reason to have your gas furnace and chimney inspected before winter. Over time, furnaces can develop issues such as gas leaks, faulty burners, or cracked heat exchangers, all of which can pose serious risks. A malfunctioning furnace can lead to carbon monoxide leaks—a colorless, odorless gas that can be deadly. An inspection can detect these problems early, ensuring your furnace operates safely and protecting your home and family from potential hazards.

Similarly, your furnace chimney or venting system plays a crucial role in directing harmful gases, such as carbon monoxide, out of your home. Over time, chimneys can become obstructed by debris, bird nests, or creosote buildup, which can block the exhaust flow and cause dangerous gases to back up into your living space. A thorough chimney inspection and cleaning can prevent these risks, ensuring that your heating system operates safely throughout the winter.

Perhaps the most significant benefit of a pre-winter furnace and chimney inspection is the peace of mind it provides. Knowing that your heating system has been thoroughly checked and is ready to handle the demands of the winter season allows you to enjoy the colder months without worrying about potential safety issues or unexpected breakdowns. You can rest easy, knowing that your home will stay warm and comfortable, no matter how low the temperatures drop.

Recycling Corner



Is it better to buy cans or bottles?

Assuming that we're talking about water bottles here, there are a few pros and cons to using **aluminum cans** over **plastic bottles**.

On the plus side, **aluminum cans** are more durable than plastic, meaning they won't crack or break as easily. They're also 100% recyclable, whereas **plastic bottles** can only be recycled a few times before they have to be sent to the landfill.

Energy savings: **Aluminum cans** require less energy to recycle than plastic bottles. According to the International Aluminum Institute, producing a recycled aluminum can uses approximately 95% less energy compared to producing a can from raw materials.

On the downside, **aluminum cans** are more expensive to produce than **plastic bottles**, so they may cost a bit more upfront. They're also not as easy to transport since they weigh more than **plastic bottles**.



Plastic bottles Pros and Cons:

Plastic bottles have a few advantages over **aluminum cans**. They're usually lighter, so they cost less to ship. They're also more flexible, so you can squish them down to save space when you're packing them up. And they don't conduct heat as well as metal, so your drinks will stay cooler in a plastic bottle than in a can. On the other hand, plastics are made from petroleum and take lots of energy to produce and recycle. Lots of people avoid **plastic bottles** because some contain bisphenol A (BPA), which is thought to cause cancer and hormone disruption. If you do use plastics, look for BPA-free ones that say PETE or HDPE.

So, which is the better option? It really depends on your needs and preferences. If you're looking for something cheap and lightweight, go with **plastic bottles**.

In addition, some companies use recycled plastic bottles to make ink cartridges, including HP and Canon. HP has used recycled plastic bottles to make ink cartridges for over 20 years, and has produced more than 3.9 billion cartridges that contain recycled plastic. 88% of HP's ink cartridges contain between 5–75% post-consumer recycled content, and all of their toner cartridges contain between 1–79%. HP also uses recycled plastic hangers to make their ink and toner cartridges.

Over 5 billion recycled bottles used to make Original HP Ink Cartridges.**



Got a baggie full of old batteries? Staples is now recycling Batteries.

- It's easy to recycle them; just take them to the cashier the next time you visit your local Staples store.



Submitted By: Esther Miller

Recycling/Environmental Committee: Gary Cassel, Chairperson, Cory Anderson, Chris Carty, Esther Miller, and Marianne Natali

Another Great Adult Pool Party

Despite scorching heat and a pre-party thunderstorm, the 2024 Adult Pool Party on August 2nd was a resounding success. With a lively Hawaiian Luau theme, residents embraced the spirit by wearing leis and enjoying the captivating steel drum music of Joe DiVita, a crowd favorite.

The evening was filled with delicious food, snacks, desserts, and refreshing sangria. Some attendees even took a dip in the pool, taking advantage of the chance to cool off with a relaxing evening swim.

A big thank you goes out to the Morgandale Council, Morgandale Management and Staff, and the Adult Pool Committee for their hard work and dedication in organizing another fantastic event for our community. Photographs from the party are posted to the Morgandale website.



Submitted by Caren Rosch, Committee Chairperson

Financial Planning and Stress Management

Back-to-school season, work, schedules, finances, these are just a few of the factors that can create daily stress. Unfortunately, stress is not good for our health. But did you know that having a solid financial plan, including a robust emergency savings fund, can significantly reduce stress?

Many stressful situations become more manageable when you have a good financial plan. An emergency savings fund provides a safety net that can alleviate anxiety over unexpected expenses.

Here are some steps to help you build your plan and know if you have the right amount set aside in savings for your own comfort level.

Understand your spending starts with an assessment of where your money goes. Start by reviewing your bank and credit card statements. Track your cash spending for the next few weeks to get a clear picture of your current expenses.

Don't forget to account for expenses that don't occur monthly, like taxes, insurance, and car maintenance. Spread these costs over the year to get an accurate view of your finances.

Organize your spending into four categories:

Monthly Essential Fixed Expenses: Rent/mortgage, car payments, and loan payments

Variable Monthly Essential Expenses: Utilities, food, and credit card payments

Monthly Fixed Non-Essential Expenses: Cable, streaming services, and subscriptions

Monthly Variable Non-Essential Expenses: Savings, entertainment, dining out, vacations, and charitable contributions

Once you have a clear picture of your spending, see if your current income covers your expenses. Then, determine if your emergency savings can cover your essential fixed and essential variable expenses for at least three months. Non-essential expenses do not need to be included because they can be cut when needed. If your savings are short, calculate how much more you need and create a plan to reach that goal.

For example, if you need to save an additional amount, divide it by 12 to reach your goal within a year, or by 18 if a year feels too aggressive. The key is to recognize the need and set in motion a plan to get there.

As you start building or adding to your emergency savings, you'll find yourself worrying less. There will come a day when a major car repair or medical expense won't cause panic, but rather a sigh of relief, because you've got it covered. That's when you'll know you've achieved a level of financial freedom.

Remember, any amount you can save is a step in the right direction. Even if you can only set aside \$10, it's better than nothing. Don't let the size of your contribution discourage you. Every bit counts on the road to financial success.

Until Next Time, Live Generously and in Gratitude,

Sandi Greene, CLU, Financial Coach



SATURDAY, SEPTEMBER 14TH ~ 8:00 A.M. – 12:00 NOON

Dear Resident:

The Morgandale Community Yard Sale will be held on Saturday, September 14th, 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. Your cooperation will help make this another great success for all participants.

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.

Thank you,

Community Yard Sale Committee: Cathie Leahy and Barb Jensen

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, Thursday, September 26th, 6:30 p.m., Edwardian Clubhouse, and Zoom

Community Yard Sale, Saturday September 14
8 a.m. to 12 Noon, Clubhouse Parking Lot.

Recycling Day, Saturday, September 21st,
9 to 12 Noon

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

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.

BERKSHIRE HATHAWAY
Home Services
Keystone Properties

Cell: 215-450-2373

Direct: 267-638-2120

Business: 215-855-1165 ext. 120

Fax: 215-855-3136

E-Mail: gary@garycassel.com

Website: www.garycassel.com

Thinking About Selling Your House?

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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Home Services



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Keystone Properties
2231 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.bhskystone.com



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