



The Morgandale Connection

December
2023

Issue 304

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Diana Ward, Secretary

Don Lyons, 1st Vice President

Marianne Natali, 2nd Vice President

The Bob Farra Making a Difference Award



Caren Rosch and Gary Cassel

Each year, the Association recognizes a volunteer that has gone 'above and beyond' for Morgandale. This annual award is named after Bob Farra, the former Site Committee Chairperson, who passed in 2011. Bob demonstrated an exceptional commitment to the beauty and aesthetics of our community, by serving for many years on the Site Committee and the Rules and Regulations Committee. Every year at this time, we pause and look at our community to see a fitting person to honor.

It is with great pleasure and a sense of gratitude to honor Caren Rosch, who is truly exceptional. Her dedication and selflessness have made an indelible mark on our community this anniversary year (and hopefully more years to come). Caren has lived at our community for over 20 years.

Throughout the year, Caren has been the driving force behind the 50th Anniversary celebration. The research on the history and timeline of our community, as well as the pricing for our give-a-ways helped this Committee in a large way.

(Continued next page)

Caren also filled-in for other Committees when they needed another hand, by volunteering at the Doggie Swim (she doesn't even have a dog). Caren volunteered at the Adult Pool Party and implemented some fresh, new ideas, which were fun for all.

But it's not just about the projects completed; it's about the heart and soul that Caren has poured into every endeavor. Her kindness, compassion, and willingness to lend a helping hand have created a ripple effect of positivity that touches us all. We want to recognize her accomplishments and express our heartfelt gratitude.

On behalf of the entire community, the Association extends our deepest thanks to Caren for her outstanding service. Her contributions have made our community a better place, and for that, we are truly grateful.

Congratulations, Caren Rosch, Recipient of the Bob Farra Making a Difference Award 2023.

Presented by Gary Cassel

50th Anniversary Committee ~ Thank you!



Jill Geiger
Marianne Natali, Chairperson
Caren Rosh
Diane McLaurin
Joan Cossman, Secretary
Chris Carty
Torja Morin (not present in picture)

This Committee worked incredibly hard, meeting each month, planning activities or give-aways (sponsored by our contractors), writing articles for 'Original Homeowners' to be recognized in the newsletter, and working very enthusiastically for the Morgandale Day events. Below is a list of their accomplishments:

- Coordinated the design, purchase, and installation of the 50th anniversary banners on the light poles throughout. These banners were completely paid for by EDS Services. These banners will remain until May of 2024, when the 50th Anniversary is officially over.
- Coordinated the design, purchase, and delivery of the burgundy tote bags that were delivered to everyone's doors. This purchase was completely paid for by Brown and Brown Insurance.

- Researched the history of the land and the community, and made timelines and picture poster boards for display at Morgandale Day.
- Contacted Federal, State, and Local dignitaries to obtain 50th anniversary congratulatory citations, which were displayed at Morgandale Day and were hung in our Clubhouse.
- Created two time capsules, one to be opened in 25 years and one to be opened in 50 years. The time capsules will officially close after the June 8, 2024 Morgandale Day, so there is still time to forward your submissions.
- Organized gifts bags for attendees at the Adult Pool Party, Doggie Swim, and new Homeowners. Sponsors were obtained for the gift bags.
- Obtained sponsorship from Good Plumbing for the Kona Water Ice truck at the pool on Labor Day weekend.
- Negotiated pricing for the purchase of mini pumpkins from Merrymeade Farms, which were delivered around Halloween to each home. These pumpkins were completely paid for by our engineer, Kipcon.
- Organized a sock drive to benefit Rubye's Kids and Veterans.
- Thanksgiving candy corn holiday bags were delivered to each home for Thanksgiving.
- Obtained sponsorship for luminary bags from IM Pools, which were delivered in December.

Thank you to this wonderful Committee. We are so impressed by what you have accomplished on this most significant 50th anniversary year.

Dear Residents of Morgandale,

Thank you for choosing Rubye's Kids as the recipient of the socks from your Sock It To Me Drive.

Socks are an item that are constantly needed for children living in homelessness. The hundreds of pairs of socks that you donated will be distributed to children living in five homeless shelters in Philadelphia.

We appreciate your support of our mission to "empower children in need by providing resources and joyful enriching experiences that promote strong values and self-esteem."

Sincerely,

*Roy Weiss, Rubye's Kids
Board of Directors*

Winter 2023 Best Home



Congratulations to **Christopher & Krista Knechel and children of 1801 Pennland Court**, winners of this year's Winter Holiday Best Home. It was great to see all the lovely decorations for the Winter Holiday contest. The community looked very festive during the month of December. Again, it was very difficult to narrow the selections to just one. Thank you to everyone who is making our community look wonderful. Below are some other homes that deserve recognition.

Best Home Committee: Diana Ward, Gary Cassel, Carol Antrim, Darlene Ayres, Sharon Finan, & Tony Sergio



2412 Hillock Court



2531 Devonshire Court



HOUSE RULES

Thank You!

We want to say “Thank You” for following the Rules and Regulations this past year and beyond. Your acceptance, cooperation, and efforts have made your home and the community a beautiful place to live.

No one likes to get a letter from Management, and we surely don’t like sending them. Community associations enforce rules and regulations to ensure a high quality of life for Residents, to preserve property values, and to promote a fair, safe, and a harmonious place to live.

The Council tries very hard to have ‘reasonable’ rules, by addressing a specific problem with a specific solution that is rational and fair. They review the Rules and Regulations every couple of years to ensure the rules are not outdated. The Council has an attorney review a new rule before it is adopted, to make sure it does not violate any local, state, or federal law.

The Association’s goal is not to punish a Homeowner with violation letters, but to gain compliance for the common good. We encourage Residents to call or e-mail the office, communicate a plan for the repair/maintenance, and follow through with their intentions when they get a violation letter. We want to keep our community beautiful and peaceful, and with your help, we can achieve this goal.

Thank you for working so hard on your home and for being a special link within the Morgandale community.

Happy New Year!



Lending Library

Most of us, at one time or another, have watched a horror movie on TV. You sit there with your hand over your eyes when that scary music comes on. You peek through your fingers and ‘BAM’ an ungodly thing happens! Before you go to bed, you make sure all the doors and windows are locked. Lying in your bed, a creak or a branch scratching against your window makes your imagination take over. Why did I ever watch that movie?

I just read ‘The Mephisto Club’ by Tess Gerritsen. I have never read a book that sends chills down my spine. If you are a murder mystery buff, this is the book for you! You become the detective and the possible victim. This novel will haunt you for a long time after you read the last page.

Tess is an American novelist and retired physician. So, she knows how to use a scalpel, and has medical knowledge of the human body, on every part that can break or bleed.

I’m not going to tell you anything more, but this author can and will creep you out. Surprisingly, when you see her photo on the book jacket you imagine a gentle, sweet, lovely lady—NOT!

Hoping all of you have a peaceful, joyous, and healthy 2024. Remember, reading gives us someplace to go when we have to stay where we are.

Morgandale’s library has the same hours as the Morgandale office, 8:00 a.m. until 4:00 p.m.

Submitted By: Jane Kane

Library Committee:

Jane Kane
Dan Pillie



Recycling Corner

The holiday season triggers increases in online shopping and deliveries, which increases the numbers of boxes, packaging, and bags in the Morgandale Community. Here are some reminders about handling them.



Cardboard Shipping Boxes (Amazon Boxes):

If you cannot reuse your cardboard shipping boxes, the boxes can be recycled. FLATTENED boxes should be placed IN the cardboard recycling container located in the parking lot of the Morgandale Condominium Clubhouse. There are other cardboard recycling bins in the County, some of which are open to the community.

Flattening the boxes increases the amount of cardboard that can be recycled. Putting the flattened boxes IN, not simply next to, the recycling bin reduces the amount of cardboard that gets scattered by the weather and improves the appearance of our community.

Recycling Bubble Wrap and Air Cushions:

The best thing to do with plastic air cushions and bubble wrap is to re-use them, if you can. But plastic cushions and bubble wrap can be recycled. Simply squeeze the air out, pop the bubbles, and place them in the tote next to the recycling bins.

As a reminder, it is essential to separate soft plastics, such as bubble wrap, from hard plastic or from single stream recycling containers. Soft plastic is the #1 contamination in the recycling system today, because plastic film can tangle with other recycling items. Moreover, it can cause jams in the recycling machinery, which can shut down the whole recycling system. This costs time and money to fix, and it can damage the machinery or even cause an injury to the person trying to fix it.

And What's Happening with Single Use Plastic Bags?

More than 20 municipalities in Pennsylvania issued some bans on single-use plastic bags. Many are located near Morgandale Condominium Association. Municipalities in Montgomery County include Narberth, Upper Merion, Ambler, Cheltenham, Lower Merion, Springfield Township, West Norriton, Montgomery Township, Whitemarsh Township, and Upper Moreland have all issued bans. Upper Merion is especially noteworthy as it is home to the King of Prussia Mall. Nearby, Radnor Township, West Chester, and Philadelphia have also issued bans. To date, Towamencin Township has not implemented a ban.

Submitted By: Chris Carty

Recycling/Environmental Committee:

Gary Cassel, Chairperson
Marianne Natali
Chris Carty
Esther Miller
Mary Ann Brennan

Dog Waste



We understand that our furry friends are beloved members of our families, and we appreciate the joy and companionship they bring to our lives. However, with great companionship comes great responsibility, and one aspect of that responsibility is picking up after our pets.

Unfortunately, there has been an increase in instances where pet owners have neglected to clean up after their dogs. This not only affects the aesthetics of our community but also poses health and environmental risks. Unattended pet waste can contain harmful bacteria such as E. coli and Salmonella, which pose health risks to humans and other animals if not properly disposed of. Accumulated dog waste can produce unpleasant odors, making outdoor spaces less enjoyable for everyone in the community.

To maintain the cleanliness and harmony of our neighborhood, we kindly ask all pet owners to adhere to the following rules:

Carry Waste Bags: Always carry waste bags when walking your dog. This simple step ensures that you are prepared to clean up after your pet.

Use Provided Waste Stations: Take advantage of the waste stations conveniently located throughout the community. These stations are equipped with waste bags and disposal bins for your convenience.

Be a Good Neighbor: Remember that we share this space with our fellow Residents. Being considerate and responsible pet owners contributes to a positive community environment.

Educate Others: If you witness someone neglecting to pick up after their pet, consider politely educating them about the importance of responsible pet ownership. Sometimes a friendly reminder can make a significant difference. If you do not feel comfortable doing this, contact Management. There are severe fines (\$100 for first offense and \$250 for each offense thereafter) that are applied to Homeowner accounts that are in violation.

By taking these small steps, we can collectively ensure a cleaner and healthier environment for everyone. Let's work together to preserve the charm of our community and make it a place we can all take pride in.

Blood Drive Results

We are thrilled to share some wonderful news with all of you! Thanks to your incredible generosity and support, our recent Blood Drive was an outstanding success. Together, we were able to collect a remarkable total of 24 pints of life-saving blood.

Your willingness to donate speaks volumes about the caring and compassionate community we are fortunate to be a part of. Each pint of blood has the potential to make a significant impact on someone's life, and your contributions will undoubtedly make a difference in the lives of those in need.

We also want to express our appreciation to our Blood Drive Committee Members, Barb Jensen and Diana Ward, who worked tirelessly to ensure the smooth operation of the event.



Diana Ward & Barb Jensen
(left to right)

Wishing you all continued health and happiness.

Sincerely,

The Council for Morgandale

Financial Sense

Happy New Year! May your year 2024 have many moments of joy.

The role of a financial coach is to guide you through effective money management with your priorities as the focus. Understanding the basic financial principles of saving, spending, debt management, and wealth building are essential to making the best decisions in your financial life. I provided a list of action steps to help you increase your financial insight in the September's edition of this Newsletter. This month I am going back to the list, taking it in smaller bites.

Go to bed smarter than you woke up and take time to read! I like to encourage reading, because it does so much more than educate; it also helps us relax, unplug, increase vocabulary, and concentration. It is a great way to separate everyday life obligations, which can help prepare you for a good night's rest. Reading can calm the crazy in our world. While of course I encourage you to find good literature on finances, this is not the only reading I encourage.

Pick a topic you are interested in and learn a little more about it. You don't have to limit your expanded knowledge to money matters. If I read a mystery novel or fiction book, I not only enjoy the plot but also enjoy how each author uses words and tempo to tell their story. So even in fiction you can learn good things.

There are other ways to learn with variety, such as formal education seminars, community courses, podcasts, and even TV programs. But remember, they are not all equal. The benefits of podcasts and TV are ease of delivery, connection to others and learning. However, keep in mind that the goals of these include entertainment and getting viewers, so not all information may be right for *you*.

Education is where you gain a good foundation that builds upwards with your specific and individual goals and needs.

If you don't know where to start, select from the book review section of this Newsletter, or you can get started in the finance world with works from well-known gurus like Warren Buffett, Suze Orman, Ramit Sethi, or me (wink wink).

Until next time, live generously and with gratitude.

Sandra Greene, CLU, Financial Coach

December 2023

Dear Residents:

The 50th Anniversary Committee created two time capsules, one to open in 2048 and one to open in 2073. These time capsules will preserve our memories, experiences, and accomplishments for future generations to learn from and cherish. Some of you contributed during Morgandale Day. If you have not done so already, we are writing to invite each one of you to contribute to this meaningful project.

The time capsule will serve as a capsule of history, providing a glimpse into our lives and times in 2023/2024. Whether it's a letter, e-mail, a photograph, a memento, or any other item that holds significance to you, we encourage you to participate and share a piece of your life with the future.

Here are some suggestions for what you can contribute:

Letters/E-Mail: Write a letter, or e-mail, or use the submission slip below, to the future inhabitants of our community, sharing your hopes, dreams, and thoughts about the world we live in today.

Photographs: Capture moments that represent our daily lives, events, celebrations, and landmarks in the community.

Mementos: Share small items that hold personal significance or symbolize the essence of our time.

Newspapers or Magazines: Newspapers or magazine clippings that highlight current events and the prevailing culture.

We will be collecting contributions until June 8, 2024. Once we have gathered all the items, we will seal the time capsules and place them in the Management Office for safe keeping.

Let us come together and make these time capsules a representation of the rich and diverse lives we lead. It will be a true gift to those who will unearth them in the years to come.

Thank you for your participation, and we are looking forward to seeing what you all choose to share.

If you have any questions or need further information, please do not hesitate to contact jill.geiger@associamidatlantic.com.

Your 50th Anniversary Committee:

Marianne Natali, Chairperson, Chris Carty, Joan Cossman, Diane McLaurin, Toria Morin, and Caren Rosch

Cut here and return the bottom portion to the Management Office by June 8, 2024.

Dear Future Morgandale Resident:

Name of Current Resident: _____ Date: _____

Address of Current Resident: _____ To be Opened in 2048 or 2078
(circle one)

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, January
25th, 6:30 p.m., Edwardian Clubhouse, and 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

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: 215-855-1165 ext. 120
Fax: 215-855-3136
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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.

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Gary L. Cassel

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