



The Morgandale Connection

February
2024

Issue 306

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Diana Ward, Secretary

Caren Rosch, Council Member

Marianne Natali, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from January 20, 2024 ~
February 16, 2024

CAPITAL PROJECTS

Paving/Curbing Project ~ 2024:

The paving contract for 'All Out Parking Lots' and the concrete contract for 'Trozzi Construction' have been signed by all parties. The concrete work at the clubhouse parking lot will begin the 2nd week of April. The clubhouse parking lot will be paved once the concrete work is done. The clubhouse parking lot will be closed, and the clubhouse will not be rented, in April and possibly the earlier part of May. Prior to the project starting, the recycling bins will be relocated to the parking cut-out on Morgandale Drive, across from Brunswick Court, until the work is done.



In preparation for the paving project, Ben is building a structure at the Pole Barn to clean/sift the dirt piles that will be used for back-fill around the new clubhouse curbing. Rocks and debris can hinder seed growth and make it difficult for roots to penetrate the soil; therefore, we only use clean dirt when backfilling and seeding.

Pole Barn Roof:

The Pole Barn roof has several leaks and is in poor condition. Lemus Construction inspected this roof and will forward a recommendation for repair and an elastomeric roof sealing.

Sewer Work – Centennial Court:

Good Plumbing will be replacing a section of a damaged sewer lateral servicing a home on Centennial Court.

Franklin Court Trash Enclosure:

An unidentified vehicle ran into the Franklin Court trash enclosure and damaged one side. L & L Services will be rebuilding the wall when weather permits.

New Light Pole:

A light pole was replaced on Morgandale Drive near Nashmont Court. This pole replaced the one that fell during the severe rainstorm in January.

Shutter Painting:

Ben is working hard painting shutters for Crowther Court.

Split-Rail Fencing:

Ben inspected the split-rail fencing throughout the community and replaced rails as needed.

Front Entrance Lighting:

As some of you may have noticed, there were difficulties with remedying the lighting issue at the front entrance. After a thorough inspection and troubleshooting, Matt and our electrician were able to identify and rectify the problem.

Privacy Fences:

Matt and I will be inspecting all the privacy fences throughout the community. Once we complete this task, I will present a worksheet to Council for their review and discussion regarding this potential project.

OPERATING PROJECTS AND ACTIVITIES

2023 Audit:

Management is working with auditor, Ruotolo, Spewak, and forwarding all the documents needed to complete the annual audit by the election meeting on April 2nd.

Winter Weather:

February 13, 2024 ~ 6" of Snow:

The In-House Maintenance Staff, with the help of ten shovelers, cleared the snow from the community. This snow took approximately 2.5 days to clear. I want to personally thank Matt, Brad, and Ben for their tireless efforts during this snowstorm. I also want to express our sincere appreciation to those who took the time to share positive feedback about our snow removal efforts.

Resolution Number 34 ~ Homeowner Inspections & Submittals:

Resolution Number 34 (amending Resolution Number 32) was distributed to the community this period. This Resolution better clarifies the inspections and submittals for the following items:

1. Fireplace and Chimney/Flue (if applicable)
2. Gas Heater and Chimney/Flue (if applicable)
3. Hot Water Heater
4. Bathroom Exhaust Fans
5. Washing Machine Hoses
6. Toilet Water Supply Lines
7. Dryer and Dryer Venting

Address Plates:

Matt inspected all the address plates and painted or replaced several that were damaged.

Lending Library Renovation:

Matt is giving the Lending Library a facelift. The large mirror in the library was removed. Matt painted the wall where the mirror was and will be installing bookshelves in its place.

Also, Alderfer Glass replaced four leaky and old hydraulic door closures on the French doors in the library.

Storm Door Alternative:

Management informed the community that the Council approved an alternative storm door. This information has also been posted to the community website.

Vehicle Maintenance:

The 2022 truck was serviced at Bergey's Automotive this period, for an oil light and a recall on the tailgate. The 2019 and 2015 trucks were serviced at Perkiomen Performance for plow repairs. The In-House Maintenance Staff repaired the v-plow on the 4-wheeler.

2024 Community Survey:

Management sent the 2024 Survey to the community on Friday, January 26th. I am happy to report that we already received 119 (mostly positive) responses. Management will be meeting with Council to review the responses, so that we can respond to the community.

Bike/Storage Shed Cleaning:

As many of you may have noticed, Brad has dedicated a significant amount of time and effort to ensure that our bike sheds not only remain functional but also look immaculate. His commitment to this task has not gone unnoticed.

Landscaping:

1. Shrub Trimming Contract: Management created a contract between the Association and Clarke's Landscaping for this Summer's shrub trimming project.
2. Tree Stumps: Clarke's will be returning to remove a few leftover tree stumps.
3. Morton Court Shrubs: This Spring, Clarke's will replace two dead bushes, in the row of new bushes, behind Morton Court.
4. Fairbourne Court New Trees: Last year, we postponed the tree replacements on Fairbourne Court due to budgetary reasons. We want to move forward with removing the old Crabapples on Fairbourne Court and replacing them with Red Buds this Spring.

Postal Clusters Boxes:

Aaron Klaptopsky (Lansdale Postmaster) responded that the USPS would allow the In-House Maintenance Staff to paint postal cluster boxes. The boxes will be cleaned and painted in the Spring by the In-House Maintenance Staff.

Speed Boards:

There have been reports of speeding vehicles within our neighborhood, which poses a significant safety risk to Residents, cyclists, and our family pets. To address this issue and promote safer driving habits, the Towamencin Township Police Department has agreed to install a temporary speed board in our community.

The speed board is a visual tool that displays the speed of passing vehicles. It serves as a reminder to drivers to adhere to the speed limits and encourages them to drive responsibly. By installing this speed board, we aim to reduce the speeding within our community. Once implemented, the speed boards will collect traffic speed data that will be sent to the Township's traffic engineer and, if warranted, will formulate an action plan.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website this period:

November 16, 2023 Budget and
Council Meeting Minutes
January Newsletter
2024 Survey
Black History Month
Chinese Lunar Year
Clubhouse Advertisement
Time Capsule Submittals
Pet Donations
Pet Committee Update
2024 Census Form
Storm Door Alternative Form
Resolution Number 34
Snow Shovelers Needed

Sincerely,

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

Pet Committee

I recently spent some time in Italy, and at one of the archeological sites there was a feral cat colony. There was a sign at the shelter for the cats explaining the feral colony, and that the cats are cared for by the site workers. Lucky for me, my friends speak and read Italian! It made me think of the Morgandale community cats, so I wanted to update the community.

It has been almost two years since we rescued the first set of cats and kittens. They are all doing well and are well cared for. Since Spring of 2022, we have rescued a total of about ten cats, two remain feral and the rest, mostly kittens, found 'forever homes' through the efforts of the Cat Committee.

A few facts about feral/community cats:

- They are unowned cats that live outdoors.
- Community cats are healthy.
- Community cats are safe members of our community.
- Research supports that community cats are no public health threat.
- Community cats have a place in the natural environment.
- Community cats generally cannot live indoors. Our community cats were part of the TNVR program (Trap Neuter Vaccinate Release).

Thanks for all you do for our community cats!!

Respectfully Submitted By: Marianne Natali

Pet Committee:

Jill Meehan, Co-Chair
Dr. Amie Balandovich
Marianne Natali

Caren Rosch, Co-Chair
Karen Fiedler
Cynthia Watson



HOUSE RULES

HOMEOWNER REQUIREMENTS

ONE-YEAR INSPECTIONS:

- Clothes dryer and dryer vent cleaning - can be done by Homeowner.
- Bathroom exhaust fan inspection and cleaning – can be done by Homeowner.

TWO-YEAR INSPECTIONS:

- Fireplace/wood burning stove and flue/chimney inspection (if applicable) – need to be done by contractors.
- Gas heater and flue/chimney inspection (if applicable) – need to be done by contractors.
- Hot water heater inspection – needs to be done by contractor.
- Washing machine hose inspection – can be done by Homeowner.
- Toilet water supply lines – can be done by Homeowner.

Please send an e-mail to Management when items are done. These notifications can be sent to Management in piecemeal. For contractor inspections, please send contractor documentation. THANK YOU!



Recycling Corner



Recycling/Environmental Committee

You shred your documents to prevent identity theft and maintain the confidentiality of your information. But your paper shredding doesn't offer the most secure method for completely destroying personal information.

Email scams are on the rise and have increased 111% from 2018 to 2022, with losses totaling over \$2.7 billion in 2022, according to the FBI Internet Crime Report.

Scammers are after your personal information because it's the key to your accounts. Here are some steps you can take to help safeguard those details.

- Email sender validation: Always verify and confirm details with parties involved, especially with messages regarding fund transfers. Some email scammers use hacked email accounts, so its important to use a different method to verify that the sender is not a scammer.
- Question and verify all requests for information regarding payments, especially through unexpected calls, emails, or texts. If you have any doubt, contact the company directly or call the number on the back of your credit card.
- Set up 2-factor authentication with the companies you do business with to help keep your device and money secure.
- Review your accounts, and if you suspect your account has been compromised, change your user ID and password for your online access to important accounts.

Defend Against Scams:

What to do when scammers target you by phone:

- **DON'T TAKE THE CALL, MAKE THE CALL.** It is important to never respond to unsolicited messages, and when in doubt call the company via a verified contact method to validate the legitimacy of the request. Use the number on the back of your credit/debit card or the number on your account statement.
- Never allow yourself to be rushed or pressured into making a decision. End the call if something does not feel right.

The scam is simple and can take place either over the phone, in an email, or even in a physical letter. They'll explain that you're eligible for a grant or for free assistance, but to get it, you have to provide your name, address, birth date, or other information.

As important as it is to remain vigilant about our online safety, the same must be said for physical security as well. Make sure any confidential or private papers are stored where only you can access them. If you have papers that contain personal information, they should be kept in a secure place until you can arrange for the appropriate level of document shredding.

Our Committee will continue to send out e-mails regarding shredding events, etc., as they become available.

Below is information for upcoming Hazardous Waste Events For 2024:

By Appointment Only ~ Preregistration is Required

Register at www.MontcoPARecycles.org



<u>Saturday, April 27</u> Indian Valley Middle School 130 Maple Avenue, Harleysville	<u>Saturday, June 1</u> Temple University– Ambler Campus Enter at 1431 E. Butler Pike, Ambler	<u>Saturday, June 15</u> Abington Middle School Enter at 2056 Susquehanna Road, Abington
<u>Saturday, June 22</u> Norristown Area High School 1900 Eagle Drive, Norristown	<u>Saturday, September 21</u> Spring-Ford 9th Grade Center 400 South Lewis Road, Royersford	<u>Sunday, October 13</u> Lower Merion Transfer Station 1300 N. Woodbine Avenue, Penn Valley

In case of severe weather, call 610.278.3618, option 6 for event status.
Contact us at: Recycling@MontgomeryCountyPA.gov 610.278.3618

For additional information regarding these events please contact:
Recycling@MontgomeryCountyPA.gov

Submitted By: Esther Miller

Recycling/Environmental Committee:

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

Bike/Storage Sheds



It has come to Management's attention that the gates to the bike sheds have been left open and unlocked on several occasions, posing a serious security risk to our Residents and their property.

Leaving the bike shed gates open and unlocked not only exposes bicycles and other personal belongings to potential theft or vandalism but also compromises the safety and security of our community. Therefore, it is imperative that we take immediate action to rectify this situation and ensure that the gates are closed and securely locked at all times.

Management urges each and every one of you to be vigilant and responsible when using the bike sheds. Please make it a habit to close and lock the gates behind you every time you exit the bike sheds, regardless of how brief your visit may be. This simple yet crucial measure will help deter unauthorized access and safeguard our belongings from theft or damage.

Additionally, I kindly ask that you remind your family members, roommates, and visitors about the importance of keeping the bike shed gates closed and locked. By working together and reinforcing this message within our community, we can greatly enhance the security and peace of mind for everyone.

Thank you for your cooperation and understanding in this matter.

Storm Door Options ~ Effective January 25, 2024

We are pleased to inform you that the Council for Morgandale has recently approved an alternative storm door choice. This decision was made after careful consideration of various factors, including the need for a less expensive door and product availability. Please be reminded that an approved Exterior Modification Form is required before you purchase a new door.

Larson Tradewinds (Current Door)



Larson Villager (Alternative Door)



Thank You ~ Don Lyons



Due to a much-deserved promotion in his profession, Don Lyons has resigned from the Morgandale Council. Don served our community admirably for five years. He has been an integral part of our Council, bringing his expertise, dedication, and passion to the table. He has consistently demonstrated a commitment to improving our community, and his kind nature will be sorely missed.

While we are saddened to see Don leave, we also extend our congratulations on his recent work promotion. It is a testament to his hard work and talent, and we are genuinely thrilled to see him embark on this new chapter in his career.

Please join us in expressing our deepest gratitude to Don for his service and support to enhance our beautiful community. We wish him continued success in his future endeavors.

Welcome Caren Rosch to the Morgandale Council



The Council for Morgandale is pleased to announce the appointment of Caren Rosch to the Morgandale Council, to fulfill Don Lyons' position.

Caren Rosch has lived in Morgandale for over twenty years. Caren has spent most of her career in the financial services industry. In addition, she has recently been managing the business and financial operations of a start-up virtual health and fitness coaching business.

Born and raised in Quakertown, Caren has a B.S. in Finance from DeSales University and a JD from Widener University Delaware Law School.

In her free time, she serves as a Morgandale Day and 50th Anniversary Committee Member and has taken the lead role in organizing the Adult Pool Party and Doggie Swim. In 2023, she was awarded the Bob Farra Making a Difference Award. In addition to spending time with family and friends, she enjoys hiking, photography, and researching her family's ancestry.

Welcome Caren!

Financial Sense

Leap Planning

Every four years we receive an extra day in the year. It's a gift that slips through our fingers mostly without notice unless you are a 'leapling' or leap-year baby. But what would happen if we took a day each year to just get quiet with ourselves and plan? People say there is just not enough time to do everything, and planning often falls off the plate. I'm not talking about planning for school functions, car inspections, or eye checks, but the big planning, the 'change your life' planning.

Managing money and managing your life choices is all about mindset. Changing your mindset to something new takes time and effort and planning and consistency.

If you have been reading Financial Sense for a while, you may remember we explored how money impacts our progress to success with our financial lives ("How is Your Thinking" Aug 2022 edition). Planning the future is imperative to success, because without a destination in mind, you will struggle to navigate the road to get there.

So, with an extra day in our calendar this year, I ask that you take an afternoon or evening to sit and consider the future. Think about where you want to be, six months, a year, three years from now, you decide but don't think too small. Evaluate and plan.

The 2024 plans you put into place two months ago may not be working like you envisioned. Reset, but persist. Reevaluate, but stay committed. Reenergize and take another step forward. If you need to find a partner, go looking! A partner/buddy can keep you accountable and make the efforts you are doing enjoyable. Yes, I said that! Saving can be enjoyable, debt elimination - enjoyable, putting in the extra work on a skill - enjoyable.

Here are two thoughts from two big thinkers that can get you started:

"The only way to permanently change the temperature in the room is to reset the thermostat. In the same way, the only way to change your level of financial success 'permanently' is to reset your financial thermostat, otherwise known as your mindset."

- T. Harv Eker author of *"Secrets of the Millionaire Mind"*, which explores the psychological aspects of achieving financial success, (success not billionaire status).

"Money is only a tool. It will take you wherever you wish, but it will not replace you as the driver."

- Ayn Rand, bestselling novelist, and philosopher.

Hope you take the time to celebrate the gift of a day.

'Till next time, live generously and 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

'Meet the Candidates' Night, Thursday, March 28th,
5:00 p.m., Edwardian Clubhouse and Zoom.

Morgandale Council Meeting, Thursday, March
28th, 6:30 p.m., Edwardian Clubhouse and Zoom.

Election Meeting, Tuesday, April 2nd, 6:30 p.m.,
Edward Clubhouse and Zoom.

Management Contact Information

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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

Face Painter Needed for Morgandale Day

June 8, 2024



Do you have a knack for creating colorful and captivating designs? We are on the
lookout for a talented volunteer face painter to help make Morgandale Day even
more memorable! We would love to hear from you. Please e-mail
jill.geiger@associamidatlantic.com or call the office at 215-368-6350.

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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Keystone Properties

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Direct: 267-638-2120
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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Wolf Home Improvements

Attention all Morgandale owners. In 2023, Wolf Home Improvements completed over 50 individual jobs that the Association required. That included water heater inspections, water supply lines to toilets and washing machines, dryer vent cleaning and bathroom exhaust cleaning. If you got these done last year, you will only need vents cleaned this year. At Wolf Home Improvements, we want to help you. That is why I am having a Morgandale March Madness. For the month of March, I will clean your dryer vents and bathroom fans for \$125! If you are a new customer, same price! If you need inspection on your water heater and supply lines, same price as last year, \$150. This is for the month of March, so call and make your appointment now.

Thank You!

Wolf Home Improvements

267-638-8648

Ronwolf1117@gmail.com