

# The Morgandale Connection

February  
2025

Issue 316

## The Council Members of Morgandale are:

Tim Cooney, President

Gary Cassel, Treasurer

Cory Anderson, Secretary

Marianne Natali, 1st Vice President

Caren Rosch, 2nd Vice President

## MORGANDALE CONDOMINIUM ASSOCIATION MANAGEMENT REPORT

For the period from January 18, 2025 ~ February 21, 2025

### CAPITAL PROJECTS/UPDATES

#### Clubhouse Oak Chairs:

The new oak chairs for the Clubhouse meeting room were ordered from Raymour & Flanigan and have been delivered. They look great! Additionally, Management will be researching pricing options for replacing the eight high chairs for the high-top tables.

#### Shutter Painting:

The shutters in Fairbourne Court are now being painted. Management sent an e-mail blast to the court.

### OPERATING PROJECTS/UPDATES

#### Snow Removal:

The In-House Maintenance Staff has been working diligently through each of the recent small snow /ice storms to ensure the community remains safe and accessible. From clearing walkways and roadways to addressing icy spots and storm-related concerns, their dedication has been unwavering. We appreciate their ongoing efforts in keeping our community well-maintained and secure, no matter the weather.

#### Landscaping:

The Association will be installing 21 new 'Green Giant' Arborvitae trees between Clarella and Springhouse Courts this Spring. Additionally, one White Pine, one Emerald Green, and two Boxwoods will be planted in Keeler Court. The In-House Maintenance Staff has received the seeding list for this Spring and will proceed accordingly. Clarke's Landscaping will be chipping the branch pile at the pole barn.

### **General Maintenance:**

The In-House Maintenance Staff has been inspecting downspouts and extensions throughout the community this period, to ensure proper water runoff away from the buildings. They also cleaned the basement, organized the garage, and repaired siding.

### **Pool Gate:**

The new pool gate and lock was installed this period, by The Fence Guys.

## **ADMINISTRATIVE UPDATES**

### **2024 Audit:**

Management is working with Ruotolo, Spewak & Co., on the audit to ensure that the first draft is received by the April 8<sup>th</sup> Election Meeting.

### **Resolution Number 35:**

Resolution Number 35 was delivered to Homeowners this period and was mailed to off-site Homeowners. A community meeting will be held in the Spring to ensure that everyone is fully informed of the new policy and understands their responsibilities. If the policy is found to be unsafe or ineffective, the Council will re-evaluate the 'Swim at Your Own Risk' policy and consider the costs of contracting a lifeguard company for the 2026 season.

### **Census Form - 2025:**

The Census Form was sent to all Homeowners this period, which included the Release of Liability. Additionally, the Electronic Census Form on our website has been updated to include the Waiver of Liability language. Homeowners submitting their Census Form electronically must agree to the Waiver of Liability by entering their name(s) in the mandatory field at the bottom of the form.

### **E-Mail Blasts & Website Updates:**

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

- November 21, 2024 Minutes
- January Newsletter
- Event Calendar Updates
- Passport to Flavor Reminder
- Black History Month
- Doggie Donations
- Winter Weather Alert
- Parking During Football Games
- Jill Geiger is Retiring

## **COMMITTEE UPDATES**

### **Site Committee:**

The Site Committee completed one (1) Exterior Modification Request this period.

### **Communications Committee:**

Newsletters were prepared and distributed on time.

**Best Home Committee Award:**

The Best Home Committee will be inspecting homes in the Spring for the next Best Home award.

**Pet Committee:**

The Pet Committee is looking for articles for the 'Pet Spotlight', which features pets in an article along with a picture.

**Recycling & Environmental Committee:**

The Spring Clean-Up Day is scheduled for April 5<sup>th</sup> (Rain Date ~ April 6<sup>th</sup>), and Recycling Day is scheduled for May 17<sup>th</sup>.

**Social Engagement and Wellness Committee:**

The Committee is organizing a cultural event called Passport to Flavor, to be held on February 25<sup>th</sup>. An official invitation was delivered to the community.

Thank you to the Council, Residents, and In-House Maintenance Staff for their dedication and commitment to keeping our community safe, well-maintained, and thriving. Your efforts are truly appreciated!

Sincerely,

**Carol V. Richard, CMCA, AMS, PCAM**  
**Vice President of Associa Mid-Atlantic**



## **Recycling Corner**

As the winter finally winds down, the Recycling/Environmental Committee is busy planning our fun Events for 2025.

They are as follows:

Saturday, April 5, 2025 is our tenth annual Community Clean-Up Day. An announcement to the Community will be forthcoming. We ask Volunteers to meet at the Tot Lot behind Brunswick Court around 9 a.m. We will provide supplies such as gloves, safety vests and trash bags. In addition, there will be donuts and water bottles available to our Volunteers. The Event ends at 12 noon, but you do NOT have to participate the entire morning! Rain date is Sunday, April 6, 2025. Please note that the worldwide celebration of Earth Day is on April 22, 2025, "Our Power, Our Planet", which is the 55<sup>th</sup> Anniversary of Earth Day.

The Spring Recycling/Environmental Committee meeting is Monday, May 12, 2025, at 6:30 p.m., in the Clubhouse. Come join us for a lively discussion on what the Recycling/Environmental Committee does behind the scenes.

Our Spring Recycling Event is scheduled for Saturday, May 17, 2025, from 9 a.m. to 12 noon, in the Clubhouse parking lot. Join our Committee and recycle during the morning for a chance to win a \$25.00 gift certificate as well as a prize if you answer a trivia question correctly. Donuts and water will be provided. This Event is rain or shine.

Our Fall Recycling/Environmental Committee meeting is Monday, September 15, 2025, at 6:30 p.m., in the Clubhouse. All are welcome.

Our Fall Recycling Event is scheduled for Saturday, September 20, 2025, from 9 a.m. to 12 noon, in the Clubhouse parking lot. Join our Committee and recycle during the morning for a chance to win a \$25.00 gift certificate as well as a prize if you answer a trivia question correctly. Donuts and water will be provided. This Event is rain or shine.

As always, the Committee is so thankful for all of our Residents for embracing our recycling program here at Morgandale.

We could not have a successful program without your participation and commitment, and we appreciate YOU!

### **MORGANDALE RECYCLING/ENVIRONMENTAL COMMITTEE**

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



# HOUSEHOLD HAZARDOUS WASTE

## 2025 MONTGOMERY COUNTY, PA RESIDENTIAL EVENTS

### By Appointment Only. Preregistration is Required.

Register at [www.MontcoPARecycles.org](http://www.MontcoPARecycles.org)

## DATES:

**Saturday, April 26**

**Indian Valley Middle School**

130 Maple Avenue, Harleysville

**Saturday, June 7**

**Temple University–Ambler Campus**

Enter at 1431 E. Butler Pike, Ambler

**Saturday, June 21**

**Norristown Area High School**

1900 Eagle Drive, Norristown

**Saturday, June 28**

**Abington Middle School**

Enter at 2056 Susquehanna Road, Abington

**Saturday, September 20**

**Spring-Ford 9th Grade Center**

400 South Lewis Road, Royersford

**SUNDAY, October 12**

**Lower Merion Transfer Station**

1300 N. Woodbine Avenue, Penn Valley

Free residential collection events are held outdoors. There are no permanent drop off locations, only these collection events. Montco residents may also attend any Household Hazardous Waste event held by [Bucks](#), [Chester](#), [Delaware](#), or [Philadelphia](#) Counties.

Please do not contact the host sites, as they are not affiliated with the events.

In case of severe weather, call 610.278.3618, option 6 for event status.

Contact us at:

[Recycling@MontgomeryCountyPA.gov](mailto:Recycling@MontgomeryCountyPA.gov)

610.278.3618



# ACCEPTABLE HOUSEHOLD MATERIALS

| PAINT PRODUCTS                     | OUTDOOR PRODUCTS                 | AUTOMOTIVE PRODUCTS                                  | HOUSEHOLD PRODUCTS                                         | HOUSEHOLD OTHER                              |
|------------------------------------|----------------------------------|------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| Turpentine                         | Swimming Pool Chemicals          | Grease & Rust Solvents                               | Drain Openers                                              | Acids, Caustics, Solvents                    |
| Paint Thinners                     | Weed Killers                     | Fuel Additives                                       | Rug Cleaners                                               | Flammables                                   |
| Strippers & Removers               | Septic Tank Degreasers           | Carburetor Cleaners                                  | Wood & Metal Cleaners                                      | Oxidizers, Reactives                         |
| Oil-Based Paints                   | Asphalt Sealers                  | Transmission/Brake Fluid                             | Mothballs/Flakes                                           | Aerosols                                     |
| Stains, Varnish                    | Caulking Compounds               | Antifreeze                                           | Adhesives/Solvents                                         | Mercury (Thermostats & Thermometers)         |
| Shellac                            | Joint Compound                   | Car(lead-acid), Truck, Motorcycle, Marine, Batteries | Rechargeable Batteries, Lithium, Ni-Cad, Button, Lead Acid | Fluorescent Tubes and CFLs                   |
| Other Solvent-Based Paint Products | Roof Cements                     | Gas, Oil, Gas Oil Mixture                            | Spot Removers, Dry Cleaning Fluid                          | Ballast (must be removed from light fixture) |
| Wallpaper Cement                   | MINI Propane Tanks, No BBQ Tanks | Road Flares, No Marine Flares                        | Fire Extinguishers                                         | Electric Oil-filled Heaters                  |
| Spray Paint                        | Pesticide                        |                                                      | Kerosene                                                   |                                              |

## UNACCEPTABLE MATERIALS

|                                                 |                                                         |                            |                        |
|-------------------------------------------------|---------------------------------------------------------|----------------------------|------------------------|
| Explosives & Ammunition                         | Electronics/Televisions                                 | Asbestos                   | Appliances/White Goods |
| Infectious or Medical Waste, Prescription Drugs | BBQ-Sized Propane Tanks (leave at local exchange sites) | Radioactive Waste          | Freon/Refrigerants     |
| Tires                                           | Helium Tanks                                            | Unidentified Waste         | 25- or 50-Gallon Drums |
| Latex Paint* (Water-Based)                      | Gas Cylinders                                           | Alkaline Batteries (Trash) | Smoke Detectors        |

\* Take off lid, dry out paint, discard can without lid; or pour paint into plastic bag with absorbent material (clay based kitty litter, saw dust, rags) place bag and can without lid, in trash. Paint hardener can also be purchased at hardware stores.

## DROP OFF GUIDELINES

- Leave items at home that are not for the event so that they are not removed accidentally.
- If you need your gas can or container returned, please tape a note to it stating that you want to keep it.
- You may arrive any time within your registered appointment window.
- Please print out your ticket or write your name and appointment time on a piece of paper, **and place it on your dashboard where it is visible to event staff.**
- If you cannot attend the event, please cancel your appointment through your Eventbrite ticket or by emailing Recycling@MontgomeryCountyPA.gov, as others may be waiting for an opening.
- NO TVs, electronics, or appliances will be accepted.
- Event workers will unload your materials so please remain in your vehicle.
- **BUSINESSES AND CONTRACTORS WILL BE TURNED AWAY**, no commercial/industrial waste accepted.
- Bring all substances in original containers with labels. Items must be identifiable. Do not mix materials.
- Tighten lids on all containers. If containers are leaking, pack in larger container with newspaper to soak up leaks.
- **NO 25- OR 50-GALLON DRUMS ALLOWED.** Five-gallon buckets are the largest acceptable container. Maximum amount accepted per vehicle is 25 gallons or 220 pounds.
- There are no permanent drop off locations in the region for household hazardous waste, only the listed collections.

## Financial Sense

### ***Kaizen***

**Kaizen** is a Japanese term that refers to the process of making small, incremental improvements, sometimes as little as 1%, that lead to continuous growth and positive outcomes for all involved. While it's commonly used in business to improve processes, I believe it can be equally beneficial when applied to personal growth and financial goals.

In financial coaching, we often talk about reducing debt, building savings, and budgeting, but these topics can feel overwhelming. Using **Kaizen** principles can make these processes easier and more manageable by breaking them down into smaller and achievable steps.

Let's take building an emergency fund as an example. We all need an emergency fund. There is no world where unexpected expenses don't show up. How much you need depends on your circumstances, but conventional wisdom suggests at least 6 months of living expenses. That can seem overwhelming if you are starting from zero. Let's apply **Kaizen** theory to the process:

- ⇒ Identify your essential monthly expenses: This is not your usual spending. Focus on the basics: rent/mortgage, utilities, transportation, food, medicine, insurance, and minimum debt payments.
- ⇒ Divide this amount by a time period: Determine how long it will reasonably take to set aside this amount.
- ⇒ Set up a high-interest savings account: Automate deposits into the account to make saving easy and consistent.
- ⇒ Once month one is saved, move on to month two, then three, one step at a time.

If your goal is debt reduction, start by adding just \$20 to your payment this month. Could you increase that to \$27 next month? Small, incremental increases like this reduce your overall debt and make the process feel less oppressive. As you get excited about your progress, you might find ways to contribute even more whether it's \$5, \$20 or \$500.

**Kaizen** isn't limited to finances. It works in all areas of life. If you want to eat healthier, try incorporating one meal per week that does not contain processed foods. If you want to get more sleep, go to bed 10 minutes earlier. As your body adjusts, add another 5 minutes.

This method works because small improvements build up over time without overwhelming us. In **Kaizen**, even a 1% improvement is considered a win. Everyone can find one thing to improve by 1%. Add one additional rep to your exercise today - just one and you've created a win!

**Kaizen** encourages us to be kind to ourselves, recognize small victories and create momentum toward achieving bigger goals. Every small step forward brings us closer to our target; 1% at a time!

**Until next time, Live generously and kindly.**

**Sandi Greene, CLU, Financial Coach**

## **Social Engagement & Wellness Committee**

We would like to introduce you to our newest Morgandale Committee, the Social Engagement & Wellness Committee. The Committee started in March of 2024 and was a result of Resident surveys historically expressing an interest in having events to socialize and foster community and fellowship. Committee Member Carrie Ryan said, "When I became the Recording Secretary for the Council, I got to see first-hand the excellent work that our various committees put into making Morgandale great. I was thrilled when the Social Engagement Committee was created. After attending a few of the events they hosted, I decided to become a member so that I could give back to our Community. I look forward to creating and supporting new events that cater to the interests of our Residents. If you have an idea for an activity but aren't sure how to make it a reality, our Committee is here to help!"

The Committee's key responsibilities are to support existing events and plan new events promoting inclusivity and an opportunity for our Residents to get to know their neighbors in a relaxed social setting. In addition to supporting many of the events that have been held each year, the Committee has also hosted two New Resident Orientations in 2024, which will continue to be held twice a year, and created a Crochet Club that meets on a regular basis. Committee Chair Caren Rosch said, "I'm really happy to see the progress the Committee has made in such a short time and the level of commitment each member brings to the group. Based on Resident feedback and some plans we have come up with, 2025 will be an exciting year. We hope to see many of our Residents join us for some fun-filled events."

Many of you may remember the survey sent out late last year asking for feedback on the types of events you'd like to see in our Community. Your input was appreciated, and the Committee is now working on planning some of those events!

It's important to note that the Committee currently operates without funding from the Morgandale Community, relying entirely on donations to cover expenses. To continue offering high-quality events, some activities may require a modest fee to cover admission or event costs. In some cases, the Committee may organize gatherings where attendees are encouraged to bring a dish or other necessary items to support the event. The Committee also has plans to establish some fundraising activities to help defray costs to Residents.

As mentioned, the Committee's main job is to plan, organize, and host events; however, they still need your help. They are looking for volunteers to help at specific events. They recognize that Residents want to attend many of the events which can prove challenging if they volunteer to help. Therefore, the Committee is establishing a "shift" approach to volunteering where instead of signing up to help during the entire event, a Resident can sign up to help for a few hours during the event and still have time to enjoy participating in the event itself. Committee Member Nancy Brown said, "I have lived in Morgandale for 20 years. Since my retirement, I have been looking to be more active in the Community. This Committee has provided me the opportunity to meet many wonderful people. It is an honor for me to be a part of this Community and Committee."

We appreciate your understanding and support as we strive to create enjoyable experiences for everyone in the Community! We always welcome any ideas that you may have. Kindly reach out to the Management Office with your ideas/suggestions. Stay tuned for more details on upcoming events.

### **Morgandale Social Engagement and Wellness Committee**

Caren Rosch, Committee Chair  
Nancy Brown  
Diane McLaurin  
Carrie Ryan

**SAVE THE DATE!!**

# **FREE Morgandale Community Egg Hunt**

**April 12, 2025  
1:00 P.M.**

**Pre-K to 3rd Grade**

**Morgandale Clubhouse Front Lawn**

**Registration Information Coming Soon!**

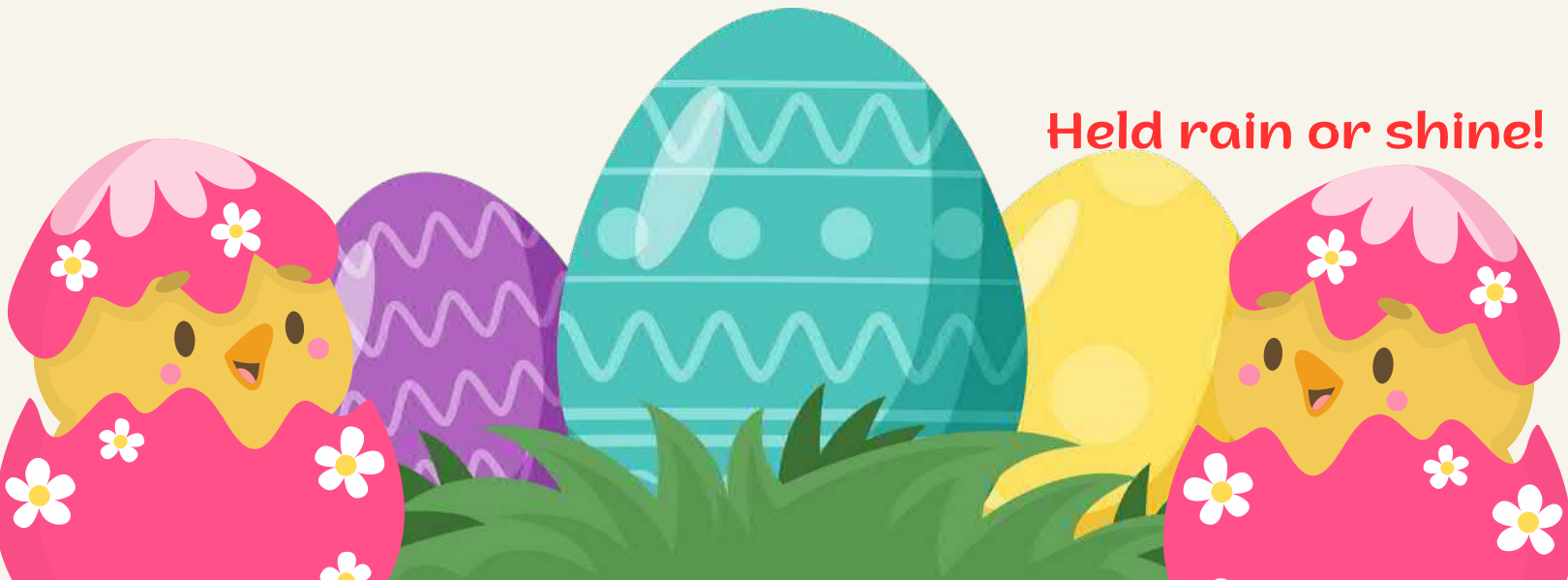
**Easter Eggs!**

**Candy!**

**Prizes!**

**Special Guest!**

**Held rain or shine!**



## **Lending Library**

I finally found a novel that was a real thriller. Written by Brad Thor in 2016, "Foreign Agent" tells of terrorism, the CIA and conflicts within Russia and the U.S.A. Sounds familiar! I guess it will never get old. Brad Thor has been known as the "master of thrillers". This novel is filled with intrigue and edge-of-your-seat suspense.

The agent is Scot Harvath. He's a former U.S. Navy Seal with extensive experience in espionage. Working for a private intelligence company, he provides valuable information about terrorism that has spun out of control in the U.S. and in Europe. (This is not important, but he also seems to be a bit of a "ladies" man, my kind of guy.)

The chapters are short, and Thor keeps the momentum going at a quick pace. He gives the reader the insight on all the scenarios that could possibly happen, and I'm sure are happening to this day.

I highly recommend this book and I give it a 5-star rating. My opinion only.

There are several books on the shelves just like this one. Many are Brad Thor novels too! Come to the library and browse through the shelves and borrow a good book.

**Submitted by:**

**Jane, your friendly neighborhood Librarian**

**Library Committee**

Jane Kane  
Dan Pillie  
Barbara Keen



### **LOST AND FOUND**

LOCATED IN MANAGEMENT OFFICE  
Stop by, call 215-368-6350, or e-mail  
Marilyn.Tarves@associamidatlantic.com

### **Towamencin Township Information:**

**[www.towamencin.org](http://www.towamencin.org)**

**U.S. Mail Problems....**contact the Lansdale Post Office. 215-853-3138

### **DATES TO REMEMBER 2025**

Morgandale Council Meeting, Thursday, March 27<sup>th</sup>, at 6:30 p.m., Edwardian Clubhouse and via Zoom.

Morgandale Annual Meeting and Council Election, Tuesday, April 8<sup>th</sup>, at 6:30 p.m., Edwardian Clubhouse and via Zoom.

### **Management Contact Information**

Carol A. Richard, CMCA, AMS, PCAM  
Branch Vice President  
215-368-6350

Marilyn Tarves, CMCA  
Assistant Community Manager  
215-368-6350  
Marilyn.Tarves@associamidatlantic.com

Office Hours - Mon. through Fri., 8:00 a.m. to 5:00 p.m. During COVID-19 restrictions, by appointment only.

Fax: 215-368-6375  
[www.morgandalecondo.com](http://www.morgandalecondo.com)

## **Free Tax Preparation for 2024 offered by AARP**

At: Montco SAAC ( Senior Center)  
536 George St  
Norristown, PA 19401

In February & March  
Call for appointment  
610-275-1960 or 484-393-1602



## 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.

## Thinking About Selling Your House?

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[www.bhhskystone.com](http://www.bhhskystone.com)

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