



The Morgandale Connection

July 2023

Issue 299

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Don Lyons, 1st Vice President

Diana Ward, Secretary

Marianne Natali, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from
June 16, 2023 – July 21, 2023

CAPITAL FUND PROJECTS AND ACTIVITIES

Asphalt Maintenance/Replacement:

Kipcon Engineering revised the specifications to repave all the courts, basketball court, and the walking path over a five-year time period. The specifications were sent to six contractors, to be returned by August 18th. Once the bids are reviewed by the Engineer, Management, and Council, a contractor will be chosen.

Management inspected the stormwater ground drains for the first two phases with Trozzi Construction (concrete contractor), and is happy to report that no repairs are needed.

Sewer Work ~ Christopher Court:

Good Plumbing replaced the sewer collection line behind 313 through 317 Christopher Court this period. Good Plumbing wanted to relocate the sewer line to avoid having to remove Homeowners' shrubs. However, due to the underground electric and the pitch of the ground, they could not relocate the sewer collection line as originally planned. Therefore, they replaced the old sewer line with new in the same location. As a result, Arborvitaes

behind 314 and 315 Christopher had to be removed. The dirt piles will remain for a few weeks so the soil can settle. The In-House Maintenance Staff will then grade and seed this area.



Lighting:

Brad and Ben installed new light poles on Mulberry, Hillock, and Clemens Court this period. I am happy to report that they completed the light pole project. Thank you, Brad and Ben!

OPERATING FUND PROJECTS AND ACTIVITIES

702 Springhouse Court ~ Fire Renovation:

Eastern Diversified Services (EDS) is getting close to completing the renovation of this home. They are projecting to be done by the first week of August.

Landscaping:

Clarke's cut 13 times so far this season, with minimal complaints from Residents.

Clarke's is doing a good job with the shrub trimming. They are making excellent progress, due to utilizing six crew members.

Davey Tree Service treated specific trees for Japanese Beetles this period.

The entrance beds were weeded and watered several times this period. Low hanging branches were trimmed throughout, and the curbs were sprayed with weed killer.

The landscaping beds at the clubhouse have been cut back.

Pool Season:

The pool season is going smoothly. The lifeguards are doing a fantastic job. We are fortunate to have Matt Frisco maintaining the pool filtration system and chemicals. Because of his knowledge, we have not had any 'down time' due to chemical imbalances. He also checks the bathrooms on the weekends to ensure everything is clean.

Three pool umbrellas had to be replaced.

Power Washing:

Matt completed the power washing on Norwood and Pennland Courts and is now in the process of powerwashing the homes on Brunswick Court.

Trash Toters:

J.P. Mascaro inspected the trash toters throughout the community and agreed to replace 46 damaged totes. They ordered a total of 75 totes; therefore, the extras will be stored at the Pole Barn.

Adult Pool Party ~ August 4th:

The Adult Pool Party Committee met again this period. Management sent another invitation reminder via e-mail blast and with the Newsletter.

50th Anniversary Committee:

The 50th Anniversary Committee met twice this month to discuss the next surprises they have in store for the community.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website:

May 25, 2023 Meeting Minutes
June Newsletter
Powerwashing Notices
Tree Spraying
Shrub Trimming
The Component Responsibility Chart
Updated Clubhouse Rental Form
Happy Eid al-Adha
Fireworks Prohibited
July 4th Greeting
Doggie Swim ~ Volunteers Needed
Adult Pool Party Invitation

Property Inspections:

Aside from driving the entire property weekly, Management inspected Piedmont, Springhouse, Centennial, Clarella, Christopher, and Brunswick Courts this period, which generated a few work orders and violation letters.

General Maintenance:

The In-House Maintenance Staff has been busy this past period, which is reflected in the work order report. In addition to the many work orders, the In-House Maintenance Staff watered flowers, weeded tree beds and curb lines, emptied the trash and doggie stations, checked and swept the trash enclosures as needed, painted shutters, and delivered the June newsletter.

A big thank you to Marilyn, Matt, Brad, Ben, and Aidan for all their hard work!

Sincerely,

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

Time Capsules

June 25, 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. 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/e-mail 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 December 31, 2023. 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
Caren Rosch

CELEBRATING AN ORIGINAL OWNER — Ellen Simmons

Ellen Simmons and her young family moved into Lexington Court in 1975 — 47 years ago! When the family moved to Morgandale, her three daughters (Rebecca, Kimberly, and Jennifer) were nine months, 2 years, and 4 1/2 years old. Morgandale was a much smaller development at that time with many young families and multitudes of playmates! Her daughters now have families of their own.

In the early years, the lifeguards were able to give swim lessons before the pool opened, and this is where the Simmons girls learned to swim. Ellen notes that her daughters “...went on to swim year-round on swim teams so it was a good investment!” The pool was popular. There was a porch which has now been enclosed, and families were able to eat on the picnic tables up there, overlooking the pool. Through the mid-1980s, Residents also were able to use the refrigerator in the clubhouse kitchen to keep our drinks and perishables cold.

We were lucky to live in a smaller court. Once or twice, we were able to get permission to block off the entrance to the court so that we could park our cars elsewhere, bring out our picnic tables and a few grills, so that we could have a "block party". It was a nice way to meet any neighbors who were new to the court.

Ellen still enjoys life at Morgandale. She says, “Over the years I've heard many people complain about all the "rules and regulations" but people don't realize sometimes that, while these may be frustrating at times, it's what makes Morgandale a consistently uniform place to live and enjoy community living.”

The Morgandale Community thanks Ellen for sharing her recollections and for her longtime contributions to our community!

Submitted By: Chris Carty

50th Anniversary Committee:

Marianne Natali, Chairperson
Chris Carty

Toria Morin
Diane McLaurin

Caren Rosch
Joan Cossman

Library Committee



‘The MacGregors’, by Nora Roberts, will be enjoyed by the female reader. It reads better than any ‘Hallmark’ TV movie. A romance about a girl meeting a guy on a cruise ship. He’s tall, dark, and handsome, and she is a long, blonde-haired natural beauty. Money meets money in this romance novel. The girl is looking for a new challenging adventure, and unbeknownst to the guy, her father (the matchmaker) gives him a ticket on the same cruise ship. She is the daughter of a successful wealthy businessman, and the ‘guy’ is a successful casino owner.

The reader can use her imagination as to what transpires next. You cannot help falling in love with all the MacGregors. The family unity is a powerful, passionate, and loving brood. The father is a strong dominating Scottish man, who manages the love lives of his children without them ever knowing it. He is proud of all his children and all their accomplishments.

It was nice to read a violence-free novel. Remember, a book is a magical portal to another dimension. Imagine yourself on that cruise ship and enjoy the ride.

I have been reorganizing the books in the community library. Hopefully you can find the perfect book for your summer reading.

Submitted By:

Jane Kane

Library Committee:

Jane Kane
Dan Pillie

PS: At this time we are running out of space for any more books. We appreciate all of the donations, especially the reading material such as paperback and hardcover novels. Unfortunately, we are not accepting puzzles, political literature, or educational texts books.

THE RECYCLING/ENVIRONMENTAL CORNER

Walmart Will Pay You for Old Electronics (Even Broken Ones)

Are you one of those people who doesn't know what to do with their old or broken electronic devices, such as phones, laptops, and tablets? You can now dispose of them in an eco-friendly way and even get gift cards to Walmart or Sam's Club. Through Walmart's Gadget to Gift Cards Program, you can sell your used electronic devices for recycling. Here's how the program works.

Walmart's Gadget to Gift Cards is a partnership between Walmart and CExchange, a company specializing in electronics recycling and trade-in services. Gadget to Gift Cards helps customers dispose of their old electronic devices in an environmentally friendly way, while providing a convenient platform as well as gift cards to get rid of them.

To begin, visit the [Gadget to Gift Cards website](#) and complete online appraisals for all the items you want to trade in. When sending your items, you are responsible for packaging them securely (perhaps reusing an Amazon box), but CExchange will cover the shipping costs.

After receiving your items, CExchange will evaluate them to ensure they match the appraisals. If everything checks out, they will send you a confirmation email. You can expect to receive your gift card two to four weeks after the products are received.

Items in good condition and working order will be resold, ensuring their continued use. Items that are no longer usable will be disposed of responsibly, taking care of the environment. For items that fall in between, Walmart will sell them in the secondary refurbishment market.

The Walmart eGift Card is a reusable card for shopping, gift giving, and more. It can be used for purchases at [Walmart.com](#) or any Walmart store nationwide. Sam's Club members can also use it for purchases at [Samsclub.com](#). The Walmart Gift Cards are exempt from sales tax, and they have no expiration date.

The CExchange program accepts a wide variety of electronic devices, from smartphones and tablets to MP3 players, video games, cameras, laptops, and GPS units, among others. You can even send accessories such as chargers and adapters. The list of accepted items is on the Gadget to Gift Cards website.

You can even send broken or damaged items if they appear on the list on the website. When appraising a damaged item, you will need to provide an accurate description in the 'condition' section. This will determine how much money you'll receive.

During the appraisal process, search for your device, and answer a few questions about its working condition, and what accessories you will include. The CExchange offer will be calculated immediately.

During the evaluation process, if there are any discrepancies in the condition, model name/number, or accompanying accessories, the firm will contact you via email and provide a revised appraisal.

There's no limit to the number of electronic devices you can recycle. Trading in old electronics not only declutters your space, but also allows you to earn gift cards in return.

As much as we take care of our devices, they only have a limited lifespan. However, throwing them in the trash is neither practical nor environmentally responsible. More than 60 million tons of electronic waste (e-waste) is produced worldwide each year, with an average of more than 15 pounds of e-waste generated per person. This e-waste, when left in landfills, releases toxic chemicals that harm the environment and living organisms. By choosing to trade in your old electronics, you'll declutter your home, perhaps make a little money, and also help protect the planet and its inhabitants.

Submitted By: Chris Carty

Recycling/Environmental Committee: Gary Cassel, Chair, Marianne Natali, Chris Carty, Mary Ann Brennan, and Esther Miller

Dog Days of September ~ Morgandale Dog Swim

Saturday, September 9th ~ Rain or Shine

1:00 p.m. – 3:00 p.m.



Your pooches will have the chance to go swimming at the Morgandale Pool at our 5th Annual Dog Days of September Dog Swim.

- All dogs must be under control during this event.
- All dogs must be current on shots.
- All dogs must be accompanied by an adult, 18 years or older.
- Only **Morgandale** dogs are allowed in the water during this event.
- Dogs must play well with others.
- Please bring a leash to use when escorting your dog in and out of the pool area.

For dogs that “don’t play well” with others, we will offer four 15-minute private swim slots between 12-1 p.m. Should we have an overwhelming response for these slots, we will need to conduct a random raffle.

If you would like to join the Pet Committee or assist with the doggie swim event, please let us know!

Please R.S.V.P. by September 5th to jill.geiger@associamidatlantic.com

OR call the Management Office at 215.368.6350.

Name of Resident: _____

Names of Pooches: _____

How many Pooches: _____

Address: _____

Private swim slot? Yes/No



HOUSE RULES

CARDBOARD RECYCLING

It is essential that we work together to maintain a clean community. We continue to face challenges with Residents not recycling cardboard properly, and as a result, the clubhouse parking lot is littered with loose boxes. While many of our Residents are conscientious about recycling and following the guidelines, there are still instances where improper recycling practices persist, leading to an unsightly community.

Improper cardboard disposal includes:

- Leaving cardboard boxes in the trash enclosures.
- Leaving cardboard boxes outside of designated recycling bins.
- Not breaking down cardboard boxes before placing them in the recycling bins, which takes up unnecessary space, creating overflow onto the parking lot.

As a community, we must address these concerns collectively to ensure our community is clean and our recycling efforts are effective.

The Association and the Recycling Committee have made many attempts over the years to solve this problem with notices in the newsletters, e-mail blasts, violation letters, and signs on the dumpsters.

Our commitment to responsible recycling benefits the environment but must be done in a fashion that positively affects our community. Let us work together to protect our beautiful surroundings.

Thank you for your attention to this matter. Your cooperation and involvement are vital in ensuring our community is clean while being environmentally responsible.



SATURDAY, SEPTEMBER 16th ~ 8:00 A.M. – 12:00 NOON

Dear Resident:

The Morgandale Community Yard Sale will be held on Saturday, September 16th, from 8:00 a.m. to 12:00 noon. Please register by calling Diana Ward at 215-361-2042.

If you call and leave a message, please give your name, address, and telephone number and Diana 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 Diana Ward 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, Diana Ward, and Barb Jensen

Please click [HERE](#) to visit the Morgandale Condominium Association web site.

Financial Sense - July 2023

We live in a society that has become consumed with the expectation of instant gratification. The Vice President of Prime was on a morning show recently talking about the increase in deliveries that are same day or one day. He was proud of the accomplishments and changes in strategy and supply chain management that enabled this increase, as he should be. But what does instant gratification mean to your finances?

Your financial life is usually the opposite of 'instant gratification', so we need to understand that developing a mindset of patience, practice, and consistency is foundational to building wealth.

I have mentioned before that the power of compound interest is the most valuable tool to growing wealth. Albert Einstein said, "Compound interest is the eighth wonder of the world. He who understands it, earns it, he who doesn't, pays it."

Consider this example, if you save \$300 every month for 30 years, with an interest rate of 7.5% (market average for the last 20 years), you will have contributed \$108K, and have an account worth over \$400K. If you reduce the time to 20 years, the final savings is around \$167K. To save the same \$400K in 20 years would require a monthly contribution of \$720.

Another tool to building wealth is spending wisely, which means not making impulse purchases. If you see something you 'need to have', wait a day or two, in most cases, the urge to buy will pass. If you have a tough time with impulse purchases, consider setting up a high interest online savings account. The benefits of these accounts are of course the high interest, but the bonus is the time needed to transfer the money to a regular checking or savings. This time (usually 48 hours) will give you a cooling off period to consider the purchase.

We need to instill the concept that pride in savings is as important as having the 'new thing'. Many people only know a culture of everything being available at our fingertips and buying with a swipe of a card or a tap of the phone. This makes spending money easy. There is no emotional attachment to spending on a card or tapping a phone. Taking out a \$50 bill and giving it to someone else creates an emotional reaction, even if it is subtle.

Try making 'saving' the new spending. Watching your accounts grow to the point where you are financially healthy can be as exciting as buying something new.

Here are some actions you can take this month:

- Log into an online compound interest calculator and play with the numbers. Start with anything you can spare and see how it grows. [Investor.gov](https://www.investor.gov) is one available by the US government.
- Set a dollar amount that is a limit to what you can spend without a 'cooling off' period.
- Research high interest savings accounts and consider moving your emergency savings to one that you like. Consider another account for savings for other large purchases down the road.

Until next time, live generously and with gratitude.

Thank you for allowing me into your home.

Sandra 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 2023

Morgandale Council Meeting, Thursday, August
24th, 6:30 p.m., Edwardian Clubhouse and Zoom.

Morgandale Dog Swim, Saturday, September 9th,
Rain or Shine , 1 p.m. to 3 p.m., Pool Side.

Community Yard Sale, Saturday, September 16th,
8 a.m. till 12 noon., Clubhouse Parking Lot.

Morgandale Condominium Association, the Council for
Morgandale Condominium Association, and Associa
Mid-Atlantic does not endorse any of the advertisements. This
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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.

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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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You may be surprised at the value of your house in today's market.



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