

The Morgandale Connection

July 2025

Issue 323

The Council Members of Morgandale are:

Gary L. Cassel, President

Caren A. Rosch, Treasurer

Cory Anderson, Secretary

Marianne A. Natali, 1st Vice President

Carrie Ryan, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION MANAGEMENT REPORT

For the period from June 20, 2025 through July 24, 2025

CAPITAL PROJECTS/UPDATES

Concrete and Curbing 2025 :

The concrete and curbing project is in process with Brunswick, Clemens, Devonshire, Lexington, Nashmont Apron, and Windsor and cul-de-sac completed, and Centennial and Christopher underway. Clarke's has been following along with backfilling. Additionally, our Staff has been outstanding repairing electrical lines, doing additional backfilling, and also assisting Trozzi with power washing of the courts. *For 2026 the Trozzi contract will include the immediate removal of all dirt accumulated from excavation and it will include power washing.

Asphalt Resurfacing 2025:

Management awaits an update from Tom McPhillips of All Out Asphalt following our meeting on June 24, 2025. We will convene a pre-construction meeting on site with Tom and our team, prior to the start of this project. Additionally, communication to the entire community will occur as soon as a date is set to start this project, with routine updates throughout the project.

Privacy Fencing Proposals:

Management is in the process of providing additional information on this upcoming project; however, it is not expected to begin until the winter of 2025/2026.

Shutter Painting:

The shutters are in process on Hillock, Clarella, and Centennial Courts; however, during my inspections this Spring and Summer, the majority of the courts need shutter painting. We are considering obtaining proposals for shutter and door painting from outside vendors to move this process along. Of course, Council will make this decision once we have pricing.

OPERATING PROJECTS/UPDATES

Landscaping:

Grass cutting continues with very few issues reported from Homeowners. Additionally, I await a proposal from Clarke's Landscaping on tree removal for this year. We have identified a number of dead and dying trees to remove before we would consider, in a few years, any new plantings.

As stated previously, Clarke's Landscaping has chipped the branches at the pole barn and will return as the pile continues to grow.

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. And, the Staff will reconvene snaking the connector lines throughout the site on Monday, July 21st.

Pool :

The pool continues to have a few hiccups, primarily with folks not obtaining pool bands; however other than this, we have been safe so far this season. Again, Matt is outstanding with everything related to the pool. Additionally, Becky Schaeffer and I will be holding Pool Boot Camp on July 23rd for all pool band attendants.

ADMINISTRATIVE UPDATES

Census Form 2025:

The Census Forms were due on April 1, 2025; however, they continue to slowly arrive into the office, as we have discussed. First fines will be added to accounts this week.

E-Mail Blasts & Website Updates:

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

- June Newsletter, will be posted shortly
- Save The Date – Adult Pool Party
- Concrete and Curb Replacement Updates, as often as possible

COMMITTEE UPDATES

Site Committee:

The Site Committee has approved five (5) Exterior Modification Requests and four (4) are pending at this time.

Communications Committee:

The June Newsletter is just about ready to go out and will be posted via email, TownSq, and will be hand delivered shortly along with a sign up sheet for the Adult Pool Party. Management has added an advertisement in the June Newsletter for registering on TownSq and for upcoming issues.

Pet Committee:

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

Recycling & Environmental Committee:

The Fall Recycling Event has been rescheduled for October 13, 2025, to accommodate the rescheduled date of Morgandale Day to September 20, 2025. Thank you Recycling Committee! We received a generous supply of JP Mascaro pencil cans and JP Mascaro totes for this event!

Social Engagement and Wellness Committee:

The Committee continues to meet and put together thoughtful and fun events! The Committee's next event is the Adult Pool Party, to be held on Friday August 1, 2025. We have two pool band attendants, who are lifeguards, committed to serve at this event so safe swimming can be offered.

Clubhouse Rentals:

There is one clubhouse rental this weekend, two the weekend of July 26th, and one the weekend of August 16th; however, this can always change.

Maintenance Staff and Management Staff Schedule:

I say this every month however, it is true, a very special acknowledgement needs to be made to Marilyn, Brad, Matt and Ben for their continued support. We meet together weekly to review projects and plans, and everyone has the opportunity to voice their thoughts. We also have donuts, which is never a bad idea however I have been asked to reduce the donuts to only half dozen.

Sincerely,

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



Recycling & Environmental Committee

I found it quite interesting when I picked up a casual summer dress that was designed with the planet in mind; it is made from 92% recycled polyester.

I did a deeper dive to discover textile recycling is the process of recovering and reproducing materials from used clothing and other textiles. It involves sorting, cleaning, and often shredding the fibers that can be used to create new fabric, insulation, or other products. Recycling textiles helps reduce waste in landfills, conserves natural resources, and decreases the environmental impact of textile production and allows for the creation of new products.

Check out Green Philly, at <https://greenphl.com>, for more information on textile recycling.

Take good care of yourself during these hot Summer months.

Submitted by: Marianne Natali

Your Recycling/Environmental Committee:

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



Calling all Pet Lovers...

Donate your new or gently used items to pets in need.

Donations can be dropped off every FRIDAY.
Donations will be delivered to the **Montgomery County SPCA.**

Please make your contactless drop off to:
Jill Meehan
401 Centennial Court
Please leave items in bin on front porch

1. Items must be dropped off in a bag
2. Only clean/gently used items will be accepted
3. Items need to be easily transported by one person

***NOT ACCEPTED:** Open bags of food, bed sheets, soiled or torn donations, expired food, items too large to transport.

Suggested Items:

- ❖ Canned or bagged dog and cat food
- ❖ Kitten food
- ❖ Cleaning Supplies, Paper Towels, Trash Bags
- ❖ Towels, small blankets
- ❖ Travel carriers and crates

Thank you for helping the animals and supporting our local Montgomery County SPCA.



Interested in joining the Pet Committee?
Please reach out to the Management office.

Lending Library

Three dead bodies, two FBI consultants, and a thriving fracking town in London North Dakota sets the premise for "Walking the Wire" by David Baldacci. This is the perfect thriller. So many characters in yet another who-done-it novel. Many of his works have been adapted for both feature films and television. (Don't look forward to seeing it on Broadway)

There is a slow start introducing all of the characters but then it progressively uncovers ruthless business owners, shady government officials, and all their secrets. Oh, the basis for all the troubles stems from the fracking that is going on in London North Dakota.

At this point, if you know nothing about fracking, Baldacci goes to great detail about the entire procedure and why it causes so much negativity. A foreign unknown group also makes the plot thicken. Fracking can be dangerous to those in the surrounding area, especially when a poisonous bunker is revealed.

I don't see the connection of the title "Walk the Wire", but who am I to criticize. This heavy-duty thriller will be enjoyed by all. Trust me! Giving this a 5-star rating, of course. I used the word "fracking" so much I feel like I'm saying a "bad" word. The days have been so hot, rainy and dreary. It's time for a good book!

Happy Summer!

Submitted by: Jane Kane

Lending Library Committee:

Jane Kane
Dan Pillie



Financial Sense

The Big Question - “Why?”

I often emphasize the importance of reducing debt, increasing savings, seeking specific and smart financial advice, and knowing your numbers. But, becoming financially strong and independent goes beyond understanding math, financial terms, taxes, or investments. True success includes the ability to take that knowledge, apply it to your unique situation, and most importantly, take consistent action.

You cannot become financially independent without first building a strong foundation of financial knowledge. From there, financial literacy teaches you how to apply that foundation to real-life decisions. But, even that is not enough.

Success comes when you apply your knowledge and literacy to strategies and tools.

Education is essential—however by itself, it doesn't lead to success. Knowing that you *should* fund a retirement account, build an emergency fund in a high-yield savings account, focus on healthy financial ratios or debt reduction (understanding the difference between good and bad debt) means little without follow-through.

This is where financial capability and advocacy come into play. Where the good starts growing. To reach that level, you need to understand your “why”.

Your “why”, when it's strong enough, becomes your compass. Without it, it's easy to give up or get sidetracked by life's distractions.

This is one reason many companies automatically enroll employees in retirement savings plans. Yes, you can opt out—but you must take action to do so. And, we know as humans, taking *no* action is often easier than taking an action. Some companies even allow you to automatically increase your savings rate each time your salary goes up. Again, the goal is to help you build a habit without having to rethink it every time.

Still, the best results come when you intentionally tie your goals to your financial behavior. Take time to define your goals. What matters most to you or your family? Use that as a framework for your saving and spending decisions. Yes, it takes effort, but it gives meaning to your “no” when temptation strikes.

“No, we're not buying those new golf clubs right now—because we've decided to take a trip, buy a house, update a bathroom, or prepare for an upcoming car purchase.”

Having a reason, your why, makes discipline feel like direction, not punishment.

Till next time, Live in Gratitude and Kindness,

Sandi Greene, CLU, Financial Coach



SATURDAY, SEPTEMBER 13TH ~ 9:00 AM – 12:00 NOON

Dear Resident:

The Morgandale Community Yard Sale will be held on Saturday, September 13th, from 9:00 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 8:00 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 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
Marilyn.Tarves@associamidatlantic.com

Towamencin Township Information: **www.towamencin.org**

U.S. Mail Problems?

Please contact the Lansdale Post Office directly
at 215-853-3138

Dates to Remember 2025

Morgandale Council Meeting
Thursday, August 21, 2025, at 6:30 p.m.
Edwardian Clubhouse and Zoom

Doggie Swim
Saturday, September 6, 2025, 1 p.m.-3 p.m.
Morgandale Pool

Community Yard Sale
Saturday, September 13, 2025, 9 a.m.-12 noon
Edwardian Clubhouse Parking Lot

Morgandale Day
Saturday, September 20, 2025, 11 a.m.-3 p.m.
Edwardian Clubhouse Lawn

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 - Monday through Friday
8:00 a.m. to 5:00 p.m.

Fax: 215-368-6375

www.morgandalecondo.com

Morgandale Condominium Association, the Council for Morgandale, and Associa Mid-Atlantic do not endorse any of the advertisements. The advertisement pages are supplied as a convenience to Homeowners and Residents.



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

BERKSHIRE HATHAWAY
HomeServices



Gary L. Cassel, GRI
Broker / Owner
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