



The Morgandale Connection

June 2023

Issue 298

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

50 Years and Counting Morgandale Celebrates





Congratulations to the Best Decorated Bicycle winners, first and second place, and the Best Dressed Costume.

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from

May 19, 2023 – June 15, 2023

CAPITAL FUND PROJECTS AND ACTIVITIES

Asphalt Maintenance/Replacement:

Kipcon Engineering is in the process of revising the paving specifications, to ensure they are considering the unique characteristics of our neighborhood. Kipcon possesses specialized knowledge in the field of road construction and paving. Their expertise allows them to assess the current condition of our roads accurately, identify any underlying issues, and develop a plan for drainage improvement. However, with the help of Management, we will develop a comprehensive phasing plan together, to achieve a high-quality roadway and the necessary logistics for a successful project.

The pavers that will be bidding on the project are as follows:

Unitex
HD Paving
Gorecon
Asphaltech
All Out Parking Lots

Management will be inspecting the stormwater ground drains with Trozzi Construction, to address any repairs or replacements prior to the paving work.

Sewer Repairs:

The contract for the sewer lateral replacement, between Good Plumbing and the Association, has been signed by all parties. Good Plumbing scheduled the replacement of the sewer collection line, behind 313 through 317 Christopher Court, for the week of June 19th. Management informed 309 through 317 Christopher Court of the schedule.

Light Poles:

Brad and Ben are doing a fantastic job with installing the new light poles. They installed new light poles in Nashmont, Pennland, Aberdeen, Jamison, Rosedale, Mason, Morton, Windsor, Salinus, Stony Creek, Stockton, and Piedmont Courts so far this season. Winfield, Cross Hill, Clemens, Hillock, and Mulberry Court light poles will be replaced when the new poles are delivered.

Aidan cleaned the light fixtures on the half walls on Cross Hill, Stockton, and Jefferson Courts.

Garage Roof:

In addition to the proposal from Lemus Construction to replace the garage roof, Management is in the process of obtaining proposals from Eiseman Construction and G. Fedale Roofing.

New Court Spigots:

Good Plumbing replaced two court spigots in Pennland Court this period.

OPERATING FUND PROJECTS AND ACTIVITIES

702 Springhouse Court House Fire:

EDS installed the insulation and drywall this period. The drywall finishing is in process.

Powerwashing:

Matt completed powerwashing algae off the siding in Windsor, Salinus, and Crowther Courts. Matt is in the process of powerwashing Pennland Court. The last courts to be powerwashed by Matt are Norwood and Brunswick Courts.

Pool:

The pool is now open full-time. The lifeguards are doing an amazing job this year. We have not received any complaints. The Census Forms continue to flow into the office or are sent to us via e-mail. Census Forms were due back by April 14th. Homeowners that did not submit their Census Form were sent a letter this past period. Pool bands were delivered to those that submitted Census Forms and are in good standing. Matt maintains the chlorine and filtration systems at the pool and oversees the lifeguards. Thanks Matt!!

The Association recently installed a defibrillator at our community pool. A defibrillator, also known as an Automated External Defibrillator (AED), is a portable device that can deliver an electric shock to the heart in case of sudden cardiac arrest (SCA). SCA is a life-threatening condition that can occur unexpectedly, even in individuals who appear healthy. Prompt use of a defibrillator can

significantly increase the chances of survival by restoring a regular heart rhythm. The lifeguards are trained to use the defibrillator effectively. The safety and well-being of our community members are of utmost importance, and we believe that having a defibrillator readily available at the pool is an important precautionary measure.

The electrical bonding around the pool was broken in several areas. Electrical bonding is a safety measure that ensures all conductive elements in and around the pool are connected to a common grounding point. This bonding process is essential for dissipating electrical faults. Berardelli Pools immediately replaced the bonding line and have taken all necessary steps to complete the replacement process efficiently and with minimal disruption.

Backflow Preventer:

The annual inspection of the Clubhouse Backflow Preventer was completed by Good Plumbing, and all is good. Good Plumbing submitted the required paperwork to North Penn Water Authority.

Landscaping:

Clarke's cut nine times so far this season, with minimal complaints from Residents. We skipped two cuts due to the drought. Management sent an e-mail blast to the community regarding the condition of the lawn.

Clarke's applied a lawn treatment of Pre-Emergent Crabgrass Control and a Broadleaf Herbicide this period.

The new trees and flowers are being watered frequently. A few bushes have been pruned. Clarke's removed a large hanging branch from a tree located between Brunswick and Lexington Court. Management created a list of trees that need pruning, removal, and new tree requests. Management scheduled an inspection of the trees with Dave Clarke, Tim Cooney, and Management for June 19th.

The Emerald Ash Borer is a highly destructive insect that specifically targets and infests Ash trees. Unless an Ash tree is treated, an Emerald Ash Borer infestation can have devastating consequences. Davey Tree inspected all the Ash trees in preparation for the injection this year (three-year cycle). There are 29 treatable Ash trees. Often the case with Ash trees, further evaluation during the growing season

was needed. The trees that looked 'poor' in the Winter, rated fair at this time. 'Fair' being some thinning and dead limbs that may need to be removed, but overall healthy and treatable. 'Good' being close to normal health with a standard amount of dead limbs for an Ash tree. 'Good' is the highest rating they generally use, as there are few trees in an urban setting that would rate 'excellent.' These trees were marked with ribbons and are in the process of being injected.

50th Anniversary Committee:

I cannot thank the 50th Anniversary Committee enough for their wonderful display at Morgandale Day. The Committee will be meeting on July 10th to discuss the time capsules and trivia contest from Morgandale Day. They also will be discussing other great things planned for the rest of the year.

50th Anniversary Committee Members

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

Morgandale Day ~ Saturday, June 3rd:

I would like to extend my gratitude to Council, the Committees, helpers, Carol, Marilyn, and the In-House Maintenance Staff, who dedicated their time and energy to make this event a resounding success. I was thrilled to watch the children as they enjoyed the games and activities, the cheerful conversations shared by adults, and witness the overall sense of a thriving community. The pictures were posted to the Community's website and an article will be placed in the next newsletter.

Morgandale Day Committee Members

Marianne Natali
Carol DiJoseph
Cathie Leahy
Ray Davis
Caren Rosch
Nancy Brown

The Best Home Committee:

The Best Home Committee completed the judging for their Spring award. A home was picked and will be awarded and announced in the near future. Thank you to the Best Home Committee.

Best Home Committee Members

Diana Ward, Chairperson
Carol Antrim
Barb Coughlin
Darlene Ayres
Gary Cassel
Tony Sergio
Sharon Finan

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website:

April 27, 2023 Meeting Minutes
Household Hazardous Waste/Shredding
Event Announcements
May Newsletter
Morgandale Day Notices
Morgandale Day Photos
Bathroom Fan Fires
Powerwashing Notices
Memorial Day Notice
Pool Opening & Census Forms
Lawn Treatment
Tree Treatment
Grass Cutting & Drought
Save These Dates
A Note from the 50th Anniversary Committee
The Best Home Committee Notice
A Note from the Pet Committee

Property Inspections:

Aside from driving the entire community weekly, Management completed thorough inspections of Winfield and Jefferson Courts this period. As a result, several letters and work orders were written.

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 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 May 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

Celebrating Original Owner at Morgandale



Ron Madden moved into Morgandale in 1975. At the time he was a carpet installer in the area and for convenience decided to move to Morgandale. Because new homes were slow in selling, he took advantage of the government's plan of a \$2000 rebate to buy.

He married and lived in Morgandale with his wife and 3 children for 11 years. In that era, Lansdale was still very much country, you could buy milk in a bag from Freddie Hill and had to go to North Wales for pizza.

Although he no longer lives in Morgandale, he does own two rental properties. He has high praises for Management and the Maintenance crew.

The 50th Anniversary Committee, along with the Morgandale community, would like to thank Ron for his dedication.



Morgandale Day Donators

Associa Mid-Atlantic
Chick-fil-A
Clarke's Landscaping
Dairy Queen
Distinct Eye Photography
Edible Arrangements
Freddie Hill Farms
Freddie's Steakburgers
Giant
Lemus Construction
Ralph's Corner Diner

Mark and Carol Richard
Royal Farms
Saladworks
The Mill
Treacy Landscaping
Vinny's Pizza
Yantze
J.P. Mascaro
Jersey Mike's Subs
Planet Fitness



HOUSE RULES

As stated in the Morgandale Rules and Regulations, the privacy fences are indeed considered common property and are maintained by the Association. It is the responsibility of the Association to ensure the upkeep and maintenance of these fences, to maintain a uniform appearance throughout the community.

In accordance with the Association's guidelines, we would like to remind you that Residents are not permitted to stain or paint the privacy fences. This restriction has been in place for decades, to avoid variations in color or design that may detract from the overall appearance.

We understand that personalizing these fences might be a preference for some Homeowners; however, it is crucial that we maintain the overall integrity and appeal of the community. Homeowners/Residents that stained or painted their privacy fences need to return them back to their natural state.

We appreciate your understanding and cooperation in adhering to these guidelines. By doing so, we can ensure that our community continues to be an attractive and inviting place for all Residents. Should you have any further questions or concerns, we encourage you to reach out to jill.geiger@associamidatlantic.com or marilyn.tarves@associamidatlantic.com or attend our regular Association meetings.

Thank you for your attention to this matter, and we appreciate your ongoing support in maintaining the beauty and uniformity of our community.



THE RECYCLING/ENVIRONMENTAL CORNER

HOW TO BUILD A POLLINATOR GARDEN

Pollinators are the engine that run healthy habitats. Pollinators include butterflies, bees, birds, and many insects. The U.S. Fish and Wildlife Service has been actively working to restore and conserve millions of acres of land, but they need the public's help. Whether you have a few feet on your balcony, or a yard in need of landscaping, you can make a difference. Here is an easy step by step guide to build your own pollinator garden and help ensure the future is filled with pollinators.

1. While flowering plants can grow in both shady and sunny locations, consider your audience. Butterflies and other pollinators like to bask in the sun and some of their favorite wildflowers grow best in full or partial sun with some protection from the wind.
2. Look at your soil – is it sandy and well-drained or more clay-like and wet? You can turn over a test patch or check out the soil mapper for your county to learn more. Your soil type and the amount of sunlight it gets will help determine the kinds of plants you can grow.
3. Research which varieties of milkweed and wildflowers that are native to your area and do well in your soil and sunlight conditions. Native plants are the ideal choice because they require less maintenance and tend to be heartier. Find a nursery that specializes in native plants near you – they'll be familiar with plants that thrive well in your area. It is also essential to choose plants that have not been treated with pesticides, insecticides, or neonicotinoids. Perennials come back each year and don't require a lot of maintenance.
4. Pollinators need nectar early in the spring, throughout the summer and even into the Fall. Choosing plants that bloom at different times will help create a bright and colorful garden, that both you and the pollinators will love for months. Plants that attract pollinators include milkweed, sunflowers, butterfly bush, coneflower, daisy, and many others.
5. Your choice of whether to use seeds or start with small plants will depend on your timeline and budget. If using seeds, plan on dispersing them in the Fall or late Winter. Seeds can be scattered over the snow in the winter. If you're using small plants, follow frost guidance before putting them out. You'll want to add nutrient-rich compost or soil.
6. It may take some time, but you will eventually see butterflies and other pollinators enjoying your garden. It may take a couple of seasons for milkweed to start producing flowers. The butterflies, bees, and other pollinators will thank you for making a difference!

Submitted by:
Mary Ann Brennan

Your Morgandale Recycling/Environmental Committee

Gary L. Cassel – Chair
Mary Ann Brennan
Christine Carty
Esther Miller
Marianne Natali

Spring 2023 Best Home



Congratulations to **Gerald & Rebecca Wanner, 1625 Morton Court**, winners of this year's Spring Best Home. It is evident that they put time and care into their gardens. The Committee would like to thank every Resident for their efforts in preparing and maintaining their gardens. Even though we had a stretch of very dry weather, it was very difficult to narrow the selections to just one. The community is looking wonderful because of everyone's efforts. Below are a couple of runners-up.

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



2435 Hillock



1622 Morton



910 Stockton

Financial Sense

Alternative Budgeting

When I collaborate with people, we create a detailed budget so we can see where the money is going. It takes work and vulnerability, because often where your money is going is not where you think it is. We do this together and then review the results on a regular basis. My role is equally guidance and accountability.

If you are working on your own and are not a detailed oriented person, you may quickly drop the ball when it comes to budgeting in a detailed way. So, I want to share another tracking option that requires less work.

Know one key number. What you earn minus what you spend. That will immediately tell you where you stand. Doing this is easy!

Have income automatically deposited into your checking account. Use your debit card for expenses during the month and review where you stand mid-month and at the end of the month. Reviewing during the month gives you the opportunity to adjust spending so you can finish with a positive result. Be careful to review unpaid checks if you also use checks. Have a good starting balance in your account or have your card linked to a savings account, which will help avoid overdraft fees should you make a mistake.

An example, and keeping the math simple:

- \$600 balance in the account at the start of the month

- Deposits of \$4000 from income streams

- Expenses of \$4100 leaves \$500 in balance at the end of the month

This scenario puts you in the red by \$100 the finances need attention.

This example could help you understand where you can adjust spending.

Same scenario with expenses of \$3600 shows you are on the positive side to the tune of \$400. You may still be overspending on unnecessary things like subscriptions and food, but you have the luxury of doing so if your savings is strong. Consider taking part of the extra money to add to the emergency fund or pay down credit cards or loans.

Having a solid understanding of your income vs expenses is critical to living a financially sound life. But this demonstrates that it is not critical whether the eating out, groceries, or entertainment bucket is over or under, as long as the combination of the variable expenses are within a desired percentage of income.

Hope you find this helpful.

Till next time live generously and with gratitude.

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, July 27th,
6:30 p.m., Edwardian Clubhouse and Zoom.

Adult Pool Party, Friday, August 4th, 7:00 p.m. to
10 p.m., Poolside.

Morgandale Condominium Association, the Council for
Morgandale Condominium Association, and Associa
Mid-Atlantic does not endorse any of the advertisements. This
Advertisement page is supplied as a convenience to Homeowners.

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM
Branch Vice President
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



**BBcookz
Meal Prep
Services**

Monthly menu change
to assure your always
getting a new taste

Fresh meals delivered to
your door weekly

GET IN TOUCH
215-370-3432
bbeluch314@gmail.com



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
Home Services

Gary L. Cassel, GRI
Broker / Owner
Relocation Certified REALTOR®



Keystone Properties
2131 N. Broad Street, Suite 200
Lansdale, PA 19446
Bus 215-855-1165 ext. 120 Fax 215-855-3136
Cell 215-450-2373 Direct 267-638-2120
gary@garycassel.com
www.bhhskeystone.com



A member of the franchise system of BHI Affiliates, LLC.

k.w. KELLER WILLIAMS REAL ESTATE

THINKING ABOUT SELLING?

There has never been a better time to sell.
We specialize in selling condos like yours!



Call or text 215-239-7953 **TODAY** for your **FREE**.
No obligation, no hassle, comparative market analysis!



Gregory Parker, Realtor
Keller Williams Real Estate

910 Harvest Drive, Ste 100
Blue Bell, PA 19422

Call/Text 215-239-7953

Broker 215-646-2900

Greg@CallGregParker.com

www.CallGregParker.com

Each Office is Independently owned and operated.

**CURIOUS ABOUT WHAT
YOUR HOME IS WORTH?**
Use your phone's camera to scan here





Patrick J. Linskey
residential mechanic • heating and cooling

Heating & A/C, Plumbing & Electrical

- Heating & A/C service, repairs and installations
- Water Heater service, repairs and installations
- Appliance installations (incl. microwaves, garbage disposals)
- Plumbing repairs and installations (incl. toilets, sinks, faucets)
- Water filtration & softeners
- Gas piping

***EPA Cert # 0352207329800 - Insured by Nationwide
Pennsylvania Home Improvement Contractor Registration # PA037042***

267-446-8246

WWW.PJLMECHANIC.COM

E-Mail: PJLINSKEY@COMCAST.NET

MORGANDALE RESIDENT

