



The Morgandale Connection

June 2024

Issue 310

The Council Members of Morgandale are:

Tim Cooney, President

Gary Cassel, Treasurer

Marianne Natali, 1st Vice President

Cory Anderson, Secretary

Caren Rosch, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from

June 1, 2024 ~ June 21, 2024

CAPITAL PROJECTS

Walking Path Replacement:

'All Out Parking Lots' will begin replacing the walking path on July 15, 2024. This project is expected to take a few weeks. During construction, sections of the walking path will be closed. In preparation, Clarke's Landscaping will remove nine trees along the path due to problematic roots. All landscaping renovations will be completed in the Fall by the In-House Maintenance Staff.

Concrete Replacements:

Management was not satisfied with the concrete replacement near the Management Office door. Therefore, Trozzi Construction will return to replace a few blocks of concrete at no extra charge.

OPERATING PROJECTS/UPDATES

Landscaping:

With 11 cuts already completed this season, Clarke's Landscaping has received minimal complaints. They also conducted the third lawn treatment, which included fertilizer, pre-emergent crabgrass control, and broadleaf herbicide application.

Management walked the property with Clarke's Landscaping to identify any dead or failing trees. Clarke's will submit a breakdown of costs to the Council for review.

Davey Tree Service applied another treatment to Blue Spruces, Douglas Firs, Austrian Pines, and Scot Pines with a foliar fungicide to help manage leaf diseases.

Brad raised the branch levels and weeded around the Clubhouse in preparation for Morgandale Day.

Ben sprayed the weeds along the curb lines throughout the community.

The entrance flowers and new trees are watered regularly.

Swimming Pool:

Overall, the pool operations are going somewhat smoothly. However, there have been a few incidents of people entering without bands and some unruly behavior. Management and I.M. Pools are working hard to resolve these issues to ensure a safe and enjoyable atmosphere for our Residents. I.M. Pools continues to face challenges scheduling lifeguards due to a lack of staff and has met with Management several times to discuss solutions.

Management has ordered six new lounge chairs and six new lounge cushions. Additionally, two pool umbrellas have been replaced.

Painting:

Brad finished cleaning and painting the mailbox clusters, which was approved by the Postmaster.

The In-House Maintenance Staff is in the process of painting the wooden porch posts, pediments, and exterior door framing. Ben cleaned, scraped, and painted the walk-out basement walls and stairs to the Clubhouse basement.

Gutter Cleaning:

Matt cleaned the gutters on Springhouse, Keeler, Franklin, Clemens, Lexington, and Nashmont Courts this period.

Inspections:

Management inspects the entire community weekly by driving in and out of every court. The backs and fronts of Devonshire, Stony Creek, and Norwood Courts were thoroughly inspected this period, which generated a few violation letters and work orders.

Social Engagement & Wellness Committee:

The Committee met on Monday, June 17th to discuss the upcoming crochet class, Adult Pool Party, and the next social event.

Morgandale Day ~ June 8th:

We are thrilled to share the success of this year's Morgandale Day with all of you! With approximately 175 attendees, it was wonderful to see our community come together for a day filled with joy, laughter, and camaraderie.

Highlights of the day included an outstanding performance by the Rey Azteca Mariachi Band, which brought vibrant and festive music that everyone enjoyed. The petting zoo was a delightful experience for children and adults alike, offering a chance to interact with a variety of friendly animals. Our food provided a delicious array of food, ensuring no one went hungry, and the bingo games added an element of excitement and fun for participants of all ages.

The 50th Anniversary Committee sealed the two time capsules (one to be opened in year 2048 and the other to be opened in year 2073). They also unveiled the new Morgandale light pole banner. Numerous other activities kept the day lively and engaging for everyone involved.

Such an event would not have been possible without the dedication and hard work of many individuals. A special thank you goes out to the Morgandale Day Committee for their meticulous planning and coordination. To all the volunteers who generously gave their time and effort, your contributions were invaluable and deeply appreciated. Lastly, a big thank you to the Council for their support and resources, which were crucial in making Morgandale Day a complete success.

We are grateful to be part of such a wonderful community and look forward to many more events that bring us together. Thank you once again to everyone who participated and contributed to making Morgandale Day a memorable occasion.

Thank you to the Morgandale Day Committee Member & Volunteers:

Marianne Natali	Gary Cassel
Caren Rosch	Tim Cooney
Nancy Brown	Cory Anderson
Toria Morin	Carol DiJoseph
Diane McLaurin	Chris Carty
Ray Davis	Cathie Leahy

Also, thank you to Marilyn, Matt, Brad, and Ben for all your hard work to make this event run smoothly.

American Red Cross Blood Drive ~ June 19th:

Barb Jensen, Chairperson of the American Red Cross Blood Drive, reported that the event was a complete success. A total of 31 people came to donate, resulting in the collection of 30 pints of blood. This donation will help 90 hospital patients and is truly lifesaving! Thanks to Committee Member Barb Jensen, and Kaitlyn Guldin, Account Manager from the American Red Cross, for their hard work and dedication.

Adult Pool Party ~ Friday, August 2nd:

The Committee is in the preliminary stages of planning this event and is excited to announce that the theme will be a luau, featuring a steel-drum band and other fun activities.

Management has sent a 'save the date' notice to the community, with the invitation to follow shortly.

E-Mail Blasts & Website Updates:

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

- May Newsletter
- Best Home Award
- American Red Cross Blood Drive
- Crochet Class
- Pool Hours
- Tree Spraying
- Save These Dates (Upcoming Events)
- Morgandale Day Reminders & Photos
- Events Calendar Updates

General Maintenance:

The In-House Maintenance Staff has been extremely busy recently with landscaping and painting. They swept the trash enclosures and curb lines within each court, and vacuumed the pool multiple times. They also delivered the May Newsletter.

Management would like to thank Marilyn, Matt, Brad, and Ben for all their hard work.

Sincerely,

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

Morgandale Day Winners



Best Decorated Bicycle



Best Dressed Theme



Rey Azteca Mariachi Band



HOUSE RULES

POOL RULES ~ BALL PLAYING

Due to the complaints we have received regarding ball playing in the swimming pool, the Council for Morgandale has decided to prohibit the use of balls in the pool. This decision was not made lightly. Our primary concern is the safety and well-being of everyone who enjoys the pool.

The use of balls in the pool has led to several incidents where swimmers have been accidentally hit or startled, increasing the risk of injury. Additionally, the presence of balls can obstruct lifeguards' view, making it more difficult to monitor the pool effectively and respond quickly to any emergencies.

We understand that this may be disappointing to some members who enjoy playing ball games in the pool, but we believe this measure is necessary to maintain a safe and enjoyable environment for all.

We appreciate your understanding and cooperation in adhering to this new rule. Thank you for your attention to this matter and for your continued support in keeping our community safe.



RECYCLING CORNER



How To Stop Junk Mail

Tired of having your mailbox crammed with ads and other mail you didn't ask for, like pre-approved credit card applications? The good news is that there are ways to cut down on how much unsolicited mail you get.

How To Get Less Mail From Marketers

To decide what types of mail you do and don't want from marketers, register at the Direct Marketing Association's (DMA) consumer website DMAchoice.org, and choose what catalogs, magazine offers, and other mail you want to get. DMAchoice will stop most, but not all, promotional mail. This service WILL NOT eliminate all promotional mail. It does NOT apply to entities with whom you have an existing business relationship, local retailers, or restaurants. You will have to pay a \$4 processing fee, and your registration will last for 10 years.

If you do not have online access, register by sending your name and address (with signature), along with a \$5 processing fee (check or money order payable to the Association of National Advertisers or ANA) to:

DMAchoice
Consumer Preferences
P.O. Box 900
Cos Cob, CT 06807

The site also offers the no-cost option to stop mail from being sent to someone who's deceased ([Deceased Do Not Contact List](#)) or to a dependent in your care ([Do Not Contact for Caretakers List](#)). Registration for the Caretakers List will last for 10 years.

DMAchoice.org also has an Email Preference Service that lets you get less unsolicited commercial email. Registration is free and will last for six years. To learn more about what options you have for dealing with unwanted email, read this article on email spam.

How To Stop Credit Card and Insurance Offers

If you don't want to get prescreened offers of credit and insurance in the mail, you have two choices for opting out of those offers:

- opt out of getting them for five years
- opt out of getting them permanently

(continued next page)

To opt out for five years: Go to optoutprescreen.com or call 1-888-5-OPT-OUT (1-888-567-8688). The phone number and website are operated by the major credit bureaus.

To opt out permanently: Go to optoutprescreen.com or call 1-888-5-OPT-OUT (1-888-567-8688) to start the process. **But to complete your request, you'll need to sign and return the Permanent Opt-Out Election form you'll get after you've started the process.**

When you call or visit optoutprescreen.com, they'll ask for your personal information, including your name, address, Social Security Number, and date of birth. Sharing your Social Security Number and date of birth is optional, but the website says that giving this information can help them ensure that they can successfully process your request. It says the information you give is confidential and will be used only to process your request to opt out.

Submitted By: Chris Carty

Recycling/Environmental Committee:

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

Morgandale Condominium

American Red Cross Blood Drive

Lifesaving Results!

Barb Jensen, Chairperson of the American Red Cross Blood Drive, reported that the Blood Drive on June 19th was a complete success. A total of 31 people came to donate, resulting in the collection of 30 pints of blood. This donation will help 90 hospital patients and is truly lifesaving! Thanks to Committee Member Barb Jensen, and Kaitlyn Guldin, Account Manager from the American Red Cross, for their hard work and dedication.

THANK YOU!

Lending Library



My next book review is written by Kathy Reichs, a forensic anthropologist. Her claim to fame, was the TV show ‘Bones’. The ‘Virals’ is a fascinating mystery novel that contains a combination of science and a look into the future with teenage characters.

The main character is a female science geek who meets up with four other geeks when she moves to a small island community in South Carolina. This is when and where the adventure begins.

Real science, real fantasy, and heart-stopping mystery. These every day, very real teenagers forge ahead into a deadly adult world and become the ‘Virals’. Something incredible happens to their bodies which gives them superior powers.

The ‘Virals’, with their heightened senses and quick canine reflexes, help them solve a 20-year-old murder mystery. Reichs with her forensic knowledge and expertise in story telling created this thrilling novel, which will also appeal to animal lovers.

Submitted By:

Jane Kane

Library Committee:

Jane Kane
Dan Pillie

Financial Sense – Life Insurance

June 28th was National Insurance Awareness Day, reminding us of this essential component in your financial plan. Did you know that the first life insurance company in America, the Presbyterian Ministers Fund, was founded in Philadelphia, to support the needs of ministers' widows over 265 years ago in 1759? This was the birth of an industry, with the New England Mutual Life Company following some 76 years later in 1835.

Life insurance is as crucial to a financial plan as car insurance is to driving. If you haven't assessed your insurance needs in the last 12 months, now is the time. The best time to buy insurance is not seasonal, it is now, because we don't know what is in our future. Don't delay.

Life insurance provides both the financial security we first think about, as well as emotional security. When a loss happens, it eases anxiety by giving families time to grieve and move forward. It is not a permanent need for most people. It serves to mitigate risks while you have debt and dependents. The cost to replace income, as well as the work of a stay-at-home parent, should not be underestimated. Once debts are paid off, dependents are self-sufficient, and you have a solid financial foundation, you may no longer need life insurance.

When considering coverage, term life insurance is recommended for its affordability and simplicity. Choose a term that aligns with your anticipated needs, typically ranging from 15 to 40 years. Ensure your beneficiary arrangement is sensible, especially if you have minor children. Minor children cannot access funds, so designation of a trustee ensures that what you want for your children is accessible and actionable.

How much do you need? That depends on your situation, how many people are depending on your income, how long that need will remain, how much debt you have, and how much savings is in place. It is not difficult but will take you some time to think through your individual needs.

I love a strong benefits package with group life coverage at work, but too often hear that workplace coverage is in place as the sole coverage. Workplace coverage should supplement your own plan, not replace it. You have no control over the continuity of employer-provided coverage, which can be lost with job changes or employer decisions. Getting individual coverage while you are in good health and young will provide the best cost/benefit, but regardless of your age, if you need it, individual coverage trumps group every time.

Life insurance is a key component of a strong financial plan, particularly while you are building and securing your future. If you don't have it, get it, if you cannot afford what you need then get what you can afford, and plan to add to your base as your income allows.

Until next time, live generously and in gratitude,

Sandi Greene, CLU, Financial Coach

Oil, Paint and Propane Tanks

Oil, paint, and propane tanks are not to be disposed of at the trash enclosure at the Clubhouse or anywhere else within the community grounds. These items are considered hazardous waste and require special handling to ensure they do not pose a risk to our environment and the safety of our community. Improper disposal can lead to significant health and safety hazards, including the risk of fires, chemical exposure, and environmental contamination.



How to Properly Dispose of Hazardous Materials:

Oil: Used motor oil should be taken to designated recycling centers or automotive shops that offer oil recycling services. Do not bring it to the Clubhouse dumpster.

Paint: Unused or old paint should be brought to hazardous waste collection events announced by your Recycling/Environmental Committee. Do not bring it to the Clubhouse dumpster.

Propane Tanks: Empty or partially used propane tanks should be returned to the supplier or taken to a hazardous waste facility that accepts them. Some exchange programs are also available at retail locations. Do not bring it to the Clubhouse dumpster.

We appreciate your cooperation in adhering to these guidelines. By properly disposing of hazardous materials, we can help protect our environment and ensure the safety and well-being of our community. For more information on where to dispose of these items safely, please visit morgandalecondo.com (under trash and recycling) or contact the Management Office at 215-368-6350.

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

Morgandale Council Meeting, Thursday, July 25th, 6:30 p.m., Edwardian Clubhouse, and Zoom.

Adult Pool Party, Friday, August 2nd, 7:00 p.m. to 10:00 p.m., Morgandale Pool area.

Management Contact Information

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215-368-6350

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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

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



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



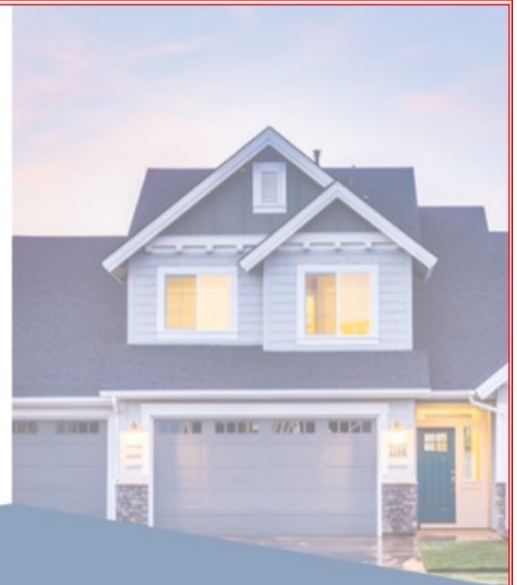
Thinking About Selling Your House?

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

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HomeServices



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

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