

The Morgandale Connection

**March
2025**

Issue 319

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 February 27, 2025 through March 21, 2025

CAPITAL PROJECTS/UPDATES

Clubhouse Oak High-Top Chairs:

Management has done some research on pricing for the high-top chairs that includes shipping. Before we place this order we want Council to be aware of the cost of shipping.

Shutter Painting:

The shutters in Fairbourne Court are now being painted. Management sent an e-mail blast to the court and will send further updates as the Staff moves into the next court.

OPERATING PROJECTS/UPDATES

Snow Removal:

Thankfully, fingers crossed, we have seen the last of S-N-O-W (shh) for this season. We also hope for the best in November and December!

Landscaping:

As stated previously, 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. In speaking with Jason from Clarke's, he expects this to commence in early to mid-April. We will keep you and those affected Homeowners advised.

The In-House Maintenance Staff is working diligently on raking out the turf and applying seed with edging. Things are coming right along!

The mulch has been ordered and is expected shortly.

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

Davey Tree applied a systemic soil injection to Plums, Cherries, Birches, Oaks, and Boxwoods on March 19, 2025. Additionally, they applied horticultural oil to vulnerable trees and shrubs throughout the campus. Both treatments are to help with the control of damaging insects.

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. For this period, you will see a very robust Work Order Report, which aligns with the coming of Spring!

Good's Plumbing: We discovered on Thursday, March 20th, the hot water heater for the Clubhouse had reached its useful life. As it was 13 years old, that hot water heater did not owe us a penny! That same day Good's came out and installed a new hot water heater. *Use caution when washing your hands!* *The cost for the 40-gallon gas powered hot water heater is between \$1,750 and \$2,000, which will be paid from Reserves.

Bergey's Electric: As you were aware, our In-House Staff worked on the electrical court light issue for several days. We even called in the expertise of Michael Bossert for his advice. Bergey's was contacted and they were on site between February 19, 2025 and February 27, 2025 to troubleshoot electrical issues at Springhouse Court. The cost for this is \$3,362.39. We are evaluating where that expense should be booked.

Dunne's Towing: At some point in February, the skid steer was taken to Dunne's for a repair of the fuel system, starter issues. What began as an expense estimated at \$3,25.00 has increased to nearly \$13,350.00. In discussions with the vendor, a replacement of the skid steer could be \$70,000.00. Therefore, as the Staff needs the skid steer for the upcoming mulch installation and for projects throughout the year, including snow removal, we are moving ahead with these repairs.

Pool Routines:

Berardelli's was on site on Wednesday, March 19, 2025, to drain the pool and clear out the debris, in preparation for the repairs to the surface and then painting. Matt spoke with Berardelli's while they were on site and he is pleased with the progress. When the pool is filled, Matt will test the pool robot cleaner and will train the pool attendants.

ADMINISTRATIVE UPDATES

2024 Audit:

The 2024 Audit draft has been delivered to our Treasurer, Gary Cassel. We are expecting a report on the audit findings during this meeting.

2025 Election Mailing:

This year's election mailing was delivered to Homeowners on site and mailed to Investor Owners on Wednesday, March 19, 2025. We have already started to receive ballots!

‘Swim At Your Own Risk’ - Resolution Number 35:

Resolution Number 35 was delivered to Homeowners previously and was mailed to off-site Homeowners. Although a community meeting will be offered in May, before the pool opens, our guest speaker at the Annual Election Meeting from Brown & Brown will give an update on the importance of adhering to the ‘Swim at Your Own Risk’ policy. Council and Management will evaluate the efficacy of this new process throughout the season. 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 Forms continue to roll in and Marilyn is reviewing each and every one!

E-Mail Blasts & Website Updates:

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

- February Newsletter
- Egg Hunt
- Pet Donations

COMMITTEE UPDATES

Site Committee:

The Site Committee completed 4 (four) Exterior Modification Requests this period.

Communications Committee:

The February Newsletter was 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 5th with a rain date of April 6th, and Recycling Day is scheduled for May 17th.

Social Engagement and Wellness Committee:

The Committee continues to meet and put together thoughtful and fun events. Management and members of the Committee met on Wednesday, March 19th for Morgandale Day planning!

The first Community Egg Hunt is scheduled for Saturday, April 12th.

CAI Trade Show and Annual Expo:

This year this event will be held in Lancaster starting the afternoon of April 30th and for the full day on Thursday, May 1st. I will be attending both days as I am presenting a program on Wednesday, April 30th at 3 p.m. on 'Building Community Spirit'. Marilyn and I are both attending the full day program on Thursday, May 1st. Please let us know if you would like to be registered!

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!

A very special acknowledgement needs to be made to Marilyn, Brad, Matt, and Ben for their support during this management transition. The key to success is having a goal, working together to achieve that goal, and caring about each other!

Sincerely,

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



FREE Morgandale Community



Egg Hunt



PHOTOS WITH
THE EASTER
BUNNY

April 12th 1:00 p.m.

Morgandale Clubhouse Front Lawn

GRAND PRIZE FOR MOST EGGS COLLECTED



Please send all responses (completed form or email)
to morgandalesocialengagement@gmail.com

Adult Resident Name(s) _____

Address _____

Email _____ Phone _____

Child's Name

Age Group (Circle One)

_____ Pre-K K - 1st Gr 2nd - 3rd Gr

_____ Pre-K K - 1st Gr 2nd - 3rd Gr

_____ Pre-K K - 1st Gr 2nd - 3rd Gr

_____ Pre-K K - 1st Gr 2nd - 3rd Gr

IMPORTANT INFORMATION:



- All children must be pre-registered. Unfortunately, we cannot accept walk-ins.
- All children must be accompanied by an adult at all times. An adult is classified as an individual at least 18 years of age, who is responsible for the actions of the child(ren) in his or her care.
- Each age group will have its own "hunt" – (1) Pre-K (2) K – 1st (3) 2nd – 3rd based on the grade that the child currently attends.
- Parents/guardians may accompany their children for the Pre-K hunt. Parents/guardians will be able to stand outside the Egg Hunt Field during the K – 1st and 2nd – 3rd hunts.
- All children and parents/guardians are required to check in at the registration table upon arrival where they will be given additional details on where to go for their respective hunt.
- Children should bring their favorite basket to collect the eggs. Baskets will not be supplied.
- Event will be held rain or shine. If it rains, the event will be moved inside the Clubhouse.
- Spectators are welcome.

PRIZES:

- A limited number of eggs released in the hunt field for each of the three age groups will contain labels for 1st, 2nd and 3rd prizes.
- A Grand Prize for each of the three age groups will be awarded for the most eggs collected.



Recycling Corner



Make Reuse Part of Your Resolution!

New Year's Eve may have come and gone, but you can still stay resolute with your resolutions—especially if they help reduce your eco-footprint!

One way to stay on track with your New Year's goal of reducing waste is reuse. Whether you're repurposing a worn-out t-shirt as a work rag, fixing an old bike or discovering that a vintage dress is much cooler than a new fast-fashion one you found online, there are tons of ways to give new life to old stuff.

Think Before You Toss or Buy New:

- When shopping for household supplies, look for opportunities to buy refillable soap and detergent, and reusable alternatives to paper products like cloth napkins and dish towels to reduce packaging waste.
- Instead of buying new clothes, go thrifting! You can find some great one-of-a-kind options that are still in good condition. (I personally love to shop at thrift and consignment shops; there are some great bargains to be found!)
- When appliances break down, consider repairing them—our new “Reuse, Repair and Thrift” tool can get you started: **RecycleSmart.org/reuse**

By supporting local waste prevention efforts, we can protect the environment and save money in the process. Let's make a difference together!

Reminder our Spring Clean-Up is Saturday, April 5th.

We always welcome new members to the committee. Also ideas, if you do not wish to commit to a committee.

Respectfully submitted: Marianne Natali

Your Recycling/Environmental Committee:

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



SATURDAY, MAY 10th ~ 8:00 A.M. – 12:00 NOON

Dear Resident:

The Morgandale Community Yard Sale will be held on Saturday, May 10th, from 8:00 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 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 Cathie Leahy at 215-368-8173 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 and Barb Jensen

Financial Sense

It's tax refund time and my question to you is, 'do you have a plan'?

Approximately two-thirds of households in the U.S. receive a tax refund, with the average refund amount exceeding \$3,000, according to IRS publications. Whether your refund is large or small, it deserves some thought about where it should go. I know many people treat it like a 'bonus', but remember, it's your own money that you lent to the government over the course of the year. Your hard-earned money deserves the same consideration as the time and effort you put into earning it.

If you've been following my work over the years, you know that my primary focus is helping people find peace of mind when it comes to their finances and getting a good night's sleep. So, when I ask, "What is your plan?", I want you to think about what keeps you up at night. Are you worried about making your monthly bills? Would paying down or paying off a high-interest credit card (with an average rate of over 24%) help you stay on budget? Are you dreading an upcoming car repair (like new brakes, tires, or a timing belt), or do you lack sufficient emergency savings?

Whatever is most important to your peace of mind should be where you consider using this extra cash. If day-to-day concerns aren't pressing, paying down the mortgage or boosting your retirement or educational savings could be great options. Is there a charity that you support or have always wanted to support? Now might be the time to consider it.

The key is to avoid letting the money get deposited into your checking account and disappearing over time without a clear purpose or trail. If you don't make a conscious decision about how to use it, that's exactly what will happen.

Until next time, live generously and in gratitude,

Sandi Greene, CLU, Financial Coach

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

Community Egg Hunt, Saturday, April 12th,
1 p.m., Clubhouse Lawn

Community Yard Sale, Saturday, May 10th,
8 a.m. to 12 noon, Clubhouse Parking Lot

Spring Recycling Event, Saturday May 17th,
9 a.m. to 12 noon, Clubhouse Parking Lot

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. During COVID-19 restrictions, by appointment only.

Fax: 215-368-6375

Website: www.morgandalecondo.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.

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Thinking About Selling Your House?

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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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