



The Morgandale Connection

May 2023

Issue 297

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

April 22, 2023 ~ May 18, 2023

CAPITAL FUND PROJECTS AND ACTIVITIES

Asphalt Maintenance/Replacement:

Kipcon Engineering received the coring report and subsequently submitted the bid specifications to Management. The core results show less than an ideal amount of asphalt covering the court roadways; however, the subbase and subsoil are very stable. Therefore, once the surface asphalt is milled, it is likely that some areas of base course may require repair prior to installing the new asphalt overlay. Management will be meeting with Kipcon on Wednesday, May 24th to review the specifications.

Sewer Repairs:

A section of the sewer collection line, behind 313 through 317 Christopher, should be replaced. Over the past two years, a few homes experienced sewer backups or gurgling at this building. On a few occasions, one Homeowner contracted with a plumber to snake their line. The Association water jetted this line on several occasions, always coming up with roots.

Management contacted Good Plumbing to video the collection line behind 309 through 317 Christopher Court. The location of the sewer collection line is right behind and/or under the Homeowners' back flower beds. This line has root infiltration and sagging from 313 through 317 Christopher Court. Sagging is somewhat typical of old lines; however, the roots were significant at the seams in the terracotta sewer collection line. The snaking and jetting were somewhat maintaining the line; however, continual backups, root infiltration at every seam, and the sagging makes it a candidate for replacement.

Management is waiting for a proposal from Good Plumbing to replace the section of the sewer collection line behind 313 to 317 Christopher Court.

Lighting:

The In-House Maintenance Staff installed new light poles on Stony Creek, Morton, Salinus, Piedmont, Mason, and Jamison Courts this period. All lights are working!! Two lights on Pennland Court have been repaired.



Tennis Courts:

Mainline Tennis power-scrubbed and caulked the upper tennis courts this period. A new tennis net was installed at the upper court.



OPERATING FUND PROJECTS AND ACTIVITIES

Insurance Renewal:

Management informed Brown and Brown that the Council approved the insurance renewal proposals. The new policies were uploaded to the Resale Package and our website. The Brown and Brown Homeowner letter, outlining the Association's insurance coverage and recommendations for the Homeowner's insurance, was sent via e-mail to the community, and was inserted into the newsletter.

Treasurer's Letter:

The In-House Maintenance Staff delivered the Treasurer's Letter to the Homeowners this period, and Management mailed it to the off-site owners. We received one positive and one negative response so far.

702 Springhouse Court House Fire:

The exterior work, electrical rewire, and plumbing work have been completed to date by EDS. The HVAC duct work is in process.

The attic insulation was removed at 701 Springhouse Court. The attic will be cleaned, and the insulation will be replaced soon.

Powerwashing:

Sharp Stream Power Washing completed the powerwashing project on Clarella, Centennial, Cross Hill, Jefferson, Stony Creek, Fairbourne, and Hillock Courts this period, and they did an excellent job. In addition, they were easy to work with, friendly, and efficient.

The In-House Maintenance Staff is in the process of powerwashing the algae off the siding in Windsor Court. The other courts to be powerwashed by the In-House Maintenance Staff are Pennland, Salinus, Crowther, and Brunswick.



Pool:

Berardelli Pool Service filled the pool and turned on the filtration system this period. The In-House Maintenance Staff set up and cleaned the pool furniture. The flowerpots will be planted before opening day on Saturday, May 27th.

The pool bands were delivered this period to those that submitted their Census Form. The Pool Rules and schedule were included with the delivery.

The Pool Committee, Management, and the Lifeguards met on Thursday, May 25th to review the staff and pool rules. We are happy to report that Hilary, our pool manager with IM Pools, will be returning this year. IM Pools secured nine lifeguards this season, with several returning guards.

Landscaping:

Clarke's cut six times so far this season, with minimal complaints from Residents. The entrance flowers were planted this period.

Davey Tree Service completed the 2nd leaf disease application on Thursday, May 18th.

Survey Response Letter:

Management sent the Survey Response Letter via e-mail to the community this period. We received positive feedback from the letter.

50th Anniversary Committee:

The 50th Anniversary light pole banners were installed this period. The Committee is working tremendously hard preparing for Morgandale Day and their activities for this year. Thanks to Committee Members: Marianne Natali, Joan Cossman, Toria Morin, Diane McLauren, Chris Carty, and Caren Rosch.

Community Yard Sale ~ Saturday, May 13th:

The Community Yard Sale was held on Saturday, May 13th. An advertisement was put in the local newspaper and on social media. Many notices were sent to the community encouraging participation and shopping. However, due to the inclement weather, many yard sale participants canceled. Thanks to Committee Members: Cathie Leahy, Diana Ward, and Barb Jensen.



American Red Cross Blood Drive ~ Tuesday, May 16th:



Thank you to Barb Jensen and Diana Ward for another successful Blood Drive.



Recycling Day ~ Saturday, May 20th:

Recycling Day was held on Saturday, May 20th. Thanks to the Recycling/Environmental Committee: Gary Cassel, Marianne Natali, Chris Carty, Esther Miller, and Mary Brennan for all their hard work.

Morgandale Day ~ Saturday, June 3rd:

The Morgandale Day Committee is quite busy with only two weeks left to go. The invitation was sent via e-mail and was delivered with the newsletter. The food, entertainment, supplies, and prizes have been purchased/reserved. The Towamencin Fire and Police Departments will lead our Morgandale parade, starting promptly at 11:00 a.m. Good old farm fun is planned for all ages. Thanks to the Morgandale Day Committee: Marianne Natali, Ray Davis, Caren Rosch, Nancy Brown, Cathie Leahy, and Carol DiJoseph.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website:

Recycling Day Announcement
Community Yard Sale Reminder
Community Yard Sale Pictures
Tree Spraying Notice
Survey Response Letter
Stray Cat Notice
Blood Drive Notice
Power Washing Notice
Insurance Updates
March 23, 2023 Meeting Minutes
Household Hazardous Waste/Shredding Event
April Newsletter
Pool Bands and Census Forms Notice

Property Inspections:

Aside from driving the entire community weekly, Management completed thorough inspections of Windsor, Belvedere, Aberdeen, Keeler, Franklin, Fairbourne, and Cross Hill Courts this period. As a result, several letters and work orders were written.

Aidan Wunderly:

We are pleased that Aidan returned on a part-time basis this Summer. Aidan is a Temple University student, who is also working an internship this Summer, with the Philadelphia Union Soccer Club, as a photographer.



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 installed new light poles, power washed homes, planted flowers, weeded tree beds, renovated and seeded many turf areas, emptied the trash and doggie stations, checked and swept the trash enclosures as needed, and delivered the April newsletter and pool bands.

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

The Best Home Award

The 'Best Home Committee' will be reviewing the gardens of our community homes from June 5 - 10, 2023.

Spring judging will look at the front gardens, doors of townhouses, single homes, and first floor flats. Second floor flats, balcony areas will be judged. Who has the most eye catching, neatest, prettiest flowers and plants, in the ground or planters?

Remember, a certificate and \$100 gift card will be presented to the selected resident/residence and they will be recognized in the monthly newsletter.





Celebrating Original and Long-Term Owners at Morgandale

Roland Gibboni

written by Joan E. Cossman

This year is Morgandale's 50th Anniversary. We are happy to celebrate by honoring our original and long-time residents.

This month we are honoring Roland Gibboni, a 43-year resident who lives at 1506 Aberdeen Court. Roland was the first and only owner of this property, moving to Morgandale in March 1980, when 1506 was brand new and the units on Aberdeen Court were still being built. Roland purchased the home before it was completed. The cost of the unit was \$73,000 with a current value over \$300,000! In 1980, Roland said there were about 500 units completed in the community with the remaining homes built by 1984.

At that time, he was living in the Philadelphia area and working in Lansdale and wanted to find a home closer to his job. Roland said that if he knew before he purchased the home on Aberdeen Court that the driveway was at a difficult angle to get into the garage, he would have waited just a little longer and purchased a home in another Court. Or, he may have made a change to the building plans to not have a family room and changing the configuration of the garage. No matter what, he was definitely purchasing a home in Morgandale as it was an up and coming community that met his needs.

Roland is conscious of the environment and has driven a hybrid or electric car for many years and would love to see public charging stations on the property. What he likes most about condominium living is the low maintenance of owning a home here with no outside work. The Staff over the years have done a wonderful job in maintaining the community. He considers Morgandale a well-run community that hasn't changed significantly since he moved into his home. He appreciates that the Morgandale Board works hard to keep the community safe and financially sound. He likes living here, never had a reason or desire to move, and stayed for 43 years.

Although there are only seven (7) homes on Aberdeen Court, Roland has had many different neighbors over the years. We are a small court and help each other out when there is a need, watching for packages, and looking out for the well-being of the neighbors. Other changes include the growth of the trees and the landscaping. He hasn't been too involved in Community activities, but he does periodically attend the Annual Meeting to hear what goals were achieved in the prior year and the plans for the coming year. During COVID, he attended meetings virtually including the roofing meeting. It was so nice to have him join us.

The Council for Morgandale, Management, and the In-House Staff would like to thank Roland for his long-term commitment to the Morgandale Community. Roland is part of our community, our history, and our pride.



HOUSE RULES

BALL PLAYING

Morgandale established guidelines and regulations to ensure the safety and harmony of our community. One of these rules specifically addresses ball playing near homes. The Association has received several complaints from Residents concerning property damage and potential safety hazards caused by ball games played too close to homes.

While we understand the importance of outdoor activities and recreation for children and families, it is crucial to strike a balance between enjoyment and consideration for our neighbors' well-being. Morgandale's rule exists to prevent property damage, minimize disturbances, and maintain a peaceful living environment for all Residents.

We kindly request your cooperation in adhering to this rule and ensuring that your family members do not play ball near homes within the community. Instead, we encourage you to utilize the designated common areas at the tot lot and open spaces in the center of the property, which provide ample room for recreational activities.

If you have any questions or concerns regarding this rule or any other community-related matters, please feel free to contact jill.geiger@associamidatlantic.com or marilyn.tarves@associamidatlantic.com. We are here to assist and address any issues you may have.

Thank you for your cooperation with this matter.



Library Committee

An author who I know will never disappoint me, Lisa Scottoline.

‘Accused’ is another novel featuring Rosato & Associates, attorneys-at-law. Their client is a thirteen-year-old girl who comes from a wealthy Philadelphia family. She happens to have a very high IQ, which begins the case of who killed her older sister. It takes a team of lawyers to prove the innocence of the wrongfully accused and put the right murderer behind bars. This is the most unusual case that the firm has ever encountered. All the characters are strong and reliable.

Scottoline is a native Philadelphian who puts the reader on the streets of ‘Philly’ and the surrounding counties (except Montgomery). She knows when and how to interject levity and can really set the pace for this thriller ‘who-done-it’. ‘Accused’ is fast paced and a quick page turner, because of all the twists and turns in this murder case. It took a young girl to pursue this mystery and put an innocent bystander back in his rightful place in society.

Summer soon will be here. Visit our library and borrow a book or two or three. There are many pool side reading adventures to be had.

Written 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

The Recycling/Environmental Committee hosted our Spring Recycling Event on Saturday, May 20, 2023, from 9 a.m. to 12 noon, in the Clubhouse parking lot.

The cool and drizzly weather did not dampen the spirits of the Committee Members, along with the 42 recyclers who made it a point to bring their recyclables to the three bins during that timeframe.

The individuals who answered the trivia question correctly (and had their choice of a red pencil holder, a tote bag, or a bottle of hand sanitizer marking Morgandale's 50th anniversary) are as follows:

Cory Anderson – Aberdeen Court	Gary Brooks – Mulberry Court
Kathy Brower – Morton Court	June Christman – Winfield Court
Joan Cossman – Aberdeen Court	Karen Eck – Brunswick Court
Barbara Halter – Jefferson Court	Pat Knauff – Devonshire Court
Sherry Messina – Mulberry Court	Jeanette Nelson – Brunswick Court
Abbey Pasquale – Piedmont Court	Kerri Pavone – Belvedere Court
Shawn Philip – Jamison Court	Vince Scutti – Mason Court
Andy Smagalski – Piedmont Court	Jeff Stanton – Nashmont Court
Gavin Stroup – Clemens Court	Connie Weigner – Clarella Court

The three lucky winners of our \$25.00 gift certificates are as follows:

Rocco Falcone – Stony Creek Court
Barbara Halter – Jefferson Court
Kathleen Somma – Centennial Court

Once again, the Recycling/Environmental Committee would like to thank all of our Morgandale Residents for embracing the recycling program at Morgandale. You are greatly appreciated!

Your Morgandale Recycling/Environmental Committee

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





From your Pet Committee

We were recently called into action when a little girl found an abandoned kitten near Devonshire Court on her way to school. The kitten was in bad shape; multiple ticks, eye infections, and an upper respiratory infection. She was taken to our Resident Vet and treated accordingly. She is estimated to be four to five months old. She is now in a loving foster home and thriving. We are looking for a forever home for her.

Please see below; it is against the law and punishable to abandon a pet.

If you need help with caring for or need to rehome your pet, please reach out to us and we will assist in whatever way we can.

The PA SPCA Humane Law Enforcement states “PA State Law defines animal abandonment as when someone knowingly or recklessly leaves animals without the care of food, water, and shelter”, and “a person commits an offence if the person intentionally and knowingly abandons an animal”. The PA General Assembly amended the dog cruelty and abandonment laws to now include cats at large.

In addition to the laws, consideration needs to be taken regarding abandoning animals to the elements (bad weather and no shelter), vehicle traffic, and harm from wildlife. We have an increase in the fox population in our community and there have been occasional sightings of coyotes, both of which will hunt cats and small dogs.

We named her Devon because she was found on Devonshire Court.



Financial Sense

Do you know how to get rich? I do, and it is a remarkably simple recipe.

- 1- Get the best job you can for your skills.
- 2- Spend less than you make.
- 3- Don't go into debt.
- 4- Invest in an excellent quality portfolio.
- 5- Work more to get more income to invest.

Got it?

Are any of you still reading?

These steps or similar are in all sorts of literature. If it's so easy and just a mathematical equation, then why are we not all rich? Because it isn't about the math, it's about values, beliefs, and commitments. You may agree with the concept of no debt, but if your child needs a medical treatment are you going to say no? Or will your family values kick in and ignore the 'rule of no debt', of course they will!

Getting to success is different than getting rich. Each person's version of success looks different, and I feel each version should start with 'a good night's sleep'. Getting to the place where money is not clouding your life with stress and worry, allows you to get a good night's sleep, which is a good measure of success in my book. Whether you rent, own a home, drive a new car or one that is ten years old, being in a place where you have a plan and resources (to pay recurring and emergency bills) is an excellent start. Sleep helps us make better decisions, be more focused, more present, and develop better relationships. Each one of those items sets us up for new and greater opportunities.

One of the problems with a focus on getting rich is that there are unlimited definitions of that word. It is easy to concede to a definition that is not true to our own values and goals. Driving a nice car so coworkers are impressed is not a sign of success. If you cannot afford that impressive car, it is plain senseless. We want to live on less than we make but a few people will make an argument that we make so little it is impossible. If we live on less, we will need to forgo things that we think people we care about. Will they still care for us if we don't continue to have or do those things we cannot afford? In fact, I would bet that many of us have purchased something we could not truly afford so we would look good to someone. It's not immoral behavior, its human nature, but eventually it will prevent you from reaching your own goals.

So, following those 'get rich' steps at the top of this article will work, but first you must have your head in the game. If you need to adjust your financial picture, it is possible you need to fine-tune your self-talk and self-perception. What does 'success' mean for your life? Don't worry about rich, let's set success as a goal. Do you believe that you have the skills and determination to meet your goals? Do you believe you deserve to win in your financial life? Or do you still have that background noise saying the 'little guy can't get ahead'. I came across this JP Morgan quote recently, "The first step towards getting somewhere is to decide you're not going to stay where you are". It's not even about *where* you are going but just deciding to move! Change begins in the mind.

Set your own priorities, know what really matters to you and then set your spending plan around those values. Your financial plan needs to match your values and inner voice. Your attitude about money and giving and saving needs to align with your priorities, and it is important to know that you deserve and can obtain your version of financial success. Once you have that figured out then, yes, it gets down to the math, the numbers. If you don't think you can, you won't, if you're scared you still need to take that first step.

Let me close with one more JP Morgan quote, "Go as far as you can see, once you get there, you'll be able to see further". A good piece of advice.

Have a great month! Be kind and live with generosity,

Sandi Greene, CLU, Financial Coach

SAVE THESE DATES

Adult Pool Party

Friday, August 4th
7:00 p.m. - 10:00 p.m.
Poolside

Doggie Swim

Saturday, September 9th
1:00 p.m. - 3:00 p.m.
Pool

Community Yard Sale

Saturday, September 16th
8:00 a.m. - 12:00 noon
Clubhouse Parking Lot

Recycling Day

Saturday, September 23rd
9:00 a.m. - 12:00 noon
Clubhouse Parking Lot

More Details to Come!

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, June 22nd,
6:30 p.m., Edwardian Clubhouse and Zoom.

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.

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Office Hours—Monday through Friday, 8:00 a.m. to
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