



The Morgandale Connection

May 2024

Issue 309

The Council Members of Morgandale are ...

Tim Cooney, President

Gary Cassel, Treasurer

Marianne Natali, 1st Vice President

Cory Anderson, Board Member

Caren Rosch, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

For the period from

May 1, 2024 ~ May 31, 2024

Thank You ~ Diana Ward:

Diana Ward resigned from Council to move to a new home and community. We wish her all the best in her future endeavors. We would like to extend our deepest gratitude to Diana Ward for her unwavering dedication and invaluable contributions to the Council. Over the years, Diana has been a pillar of support and a driving force behind numerous initiatives that have significantly benefited our Community.



Diana was the Secretary of the Association since 2016, overseeing contracts and elections. Her time on Council has been productive, with the roof replacements and the Morgandale Drive roadway and curbing replacements. Diana was also on the Community Yard Sale Committee, Best Home Committee, and the American Red Cross Blood Drive Committee.

Diana's commitment, passion, and tireless efforts have not gone unnoticed. Her leadership and vision have left an indelible mark, and her absence will be deeply felt by all of us. Thank you, Diana, for your outstanding service and for making a lasting impact on our Council and Community.

New Council Member ~ Cory Anderson:

Council and Management are delighted to extend a warm welcome to Cory Anderson, our newest Council Member.



Cory was born and raised in Morgandale, living at his family home in Aberdeen Court for most of his life (approximately 25 years total when you add up all the years). Cory and his wife Carrie are now Homeowners after buying the family home in 2023.

Cory spent the beginning part of his professional career in the retail food industry working in customer service and product purchasing roles before becoming a retail food manager. The desire for a more consistent work schedule led him to the insurance industry in 2019, where he is currently a claims representative as a licensed auto damage appraiser for a major insurance company.

In his free time, Cory serves as a Morgandale Recycling/Environmental Committee Member. He is a member of the North Penn Singers community chorus. He enjoys hiking in the mountains, traveling to new places, and spending time with his family and friends.

We believe his passion to serve and shared values will be a great addition to our Community and Council. Welcome!

OPERATING PROJECTS AND ACTIVITIES

Attic Fan Fire ~ Jefferson Court:

Another bathroom fan fire occurred at Morgandale, on Jefferson Court, on Sunday, May 12th. We are happy to report that no one was injured, and there was minimal damage. This is yet another example of why Residents need to have their bathroom fans inspected, per Resolution Number 34.

2023 Audit:

Management informed our auditor, Ruotolo, Spewak & Co., that Council approved the 2023 audit. This document will be uploaded to the Resale Package.

Landscaping:

Clarke's Landscaping completed the landscaping project on Fairbourne Court, commencing with the removal of eight failing Crabapple trees and then installing eight new Redbud trees.

With nine cuts already completed this season, Clarke's has received minimal complaints. They also conducted the second lawn treatment, including fertilizer, pre-emergent crabgrass control, and broadleaf herbicide application.

Davey Tree Service applied a treatment to Blue Spruces, Douglas Firs, Austrian Pines, and the Scot Pines with an application of a foliar fungicide to help manage leaf diseases on these trees.

The In-House Maintenance Staff completed the mulching of the tree and bike shed beds. They also planted entrance flowers and graded and seeded old tree beds.

To address ongoing settling issues behind 313 – 317 Christopher Court resulting from Good Plumbing's sewer work last year, Good Plumbing delivered additional topsoil and then the In-House Maintenance Staff graded and seeded. We are optimistic that this additional dirt will rectify the settling problem.

Swimming Pool:

We had a good opening weekend, with two minor complaints that were unfounded. The pool had to close at 1:30 p.m., for the remainder of the day, on Monday, May 27th, due to inclement weather.

I.M. Pools is having a tough time hiring lifeguards. Our new pool manager, Jenna Stec, is working tirelessly to recruit and train lifeguards. Management sent another notice out to the community.

The pool bands were delivered throughout the month to those who completed their Census Forms. I must commend Marilyn and our dedicated In-House Maintenance Staff for their exceptional efforts this month. The men worked tirelessly on stuffing envelopes and delivering pool bands, ensuring everything is set for the upcoming season. Their hard work and dedication are truly appreciated.

Trash & Recycling Contract:

J.P. Mascaro thanks Council for extending the trash and recycling contract for another two years. Mascaro placed the order for 112 new brown toters.

Power Washing:

Sharp Stream Power Washing cleaned the algae off the homes on Clemens, Springhouse, Franklin, Keeler, Lexington, and Nashmont Courts this period. Management and the Residents are pleased with the results.

Speed Boards:

Council agreed that the speed boards, loaned to us by the Towamencin Police Department, slowed down the traffic around Morgandale Drive. Therefore, the Association will be purchasing one used speed board for Morgandale Drive, at a discounted price.

Mailbox Clusters:

Brad is in the process of cleaning and painting the mailbox clusters, which was approved by the Postmaster.

Social Engagement & Wellness Committee:

The Social Engagement & Wellness Committee held their inaugural event – the New Member Orientation, on May 8th, at 6:00 p.m. Eight Residents attended the event.

Tim Cooney, President of the Association, began the meeting with introductions and explaining the role of Council, which is to oversee the management of the Association, in accordance with the governing documents, and local, state, and Federal laws. Council Members are volunteer positions and are appointed by the Homeowners for a 5-year term.

Marianne Natali, Vice President, explained the purpose and role of the monthly Council meetings. Residents were encouraged to bring forth their ideas and suggestions for community improvements. The protocol for proposing new ideas and complaints is to email Jill or Marilyn, call the office, or attend a Council meeting in person. Management does not monitor the Morgandale Facebook page.

Caren Rosch, 2nd Vice President, provided an overview of the various Committees and their operations. Each Committee follows specific guidelines and must seek Council approval for their ideas and purchases. A list of the Committees was announced and distributed to the attendees.

Jill Geiger, General Manager, highlighted several important topics for Residents to be aware of, including:

- Email blasts for community updates
- Work orders for maintenance requests
- Census Forms and pool bands
- Annual and bi-annual inspections per Resolution Number 34
- Trash and recyclable collection schedules
- Grass cutting and snow removal services
- Parking regulations
- Bike sheds and tennis courts usage
- Clubhouse policies

Jill also provided a list of key events scheduled throughout the year to keep the community informed and engaged.

Marilyn Tarves, Assistant Manager, explained the Exterior Modification process. She outlined the steps Residents must follow to make any modifications to the exterior of their homes, ensuring that all changes meet community standards and guidelines.

In closing, the new Residents seemed to enjoy and learn from the event. Management would like to thank Council and the Social Engagement and Wellness Committee for all their hard work.

Social Engagement and Wellness Committee Members:

- Caren Rosch, Chairperson
- Nancy Brown
- Chris Carty
- Diane McLaurin
- Toria Morin
- Carrie Ryan

Best Home Committee:

The Best Home Committee inspected the community homes from May 13th through May 18th. They looked for the best-looking front gardens on the townhouses, single homes, and first floor flats. For second floor flats, the balcony areas were judged. They selected a home for its outstanding landscaping beds, and three other homes were acknowledged. The pictures and article are included in the newsletter.

Community Yard Sale ~ May 11th:

Thank you to the Yard Sale Committee, led by Cathie Leahy and Barb Jensen. While they did not have many people selling their items, the flow of shoppers was very good.

Recycling Day ~ May 18th:

Thank you to the Recycling/Environmental Committee for another successful Recycling Day. Details are highlighted in this newsletter under Recycling Corner.

Morgandale Day ~ June 8th:

We are eagerly anticipating Morgandale Day! While RSVPs are trickling in, Management plans to send out another reminder. All necessary supplies have been ordered, and entertainment arrangements are confirmed. Management, the In-House Maintenance Staff, and the Morgandale Day Committee are working hard to finalize the details for this huge event.

E-Mail Blasts & Website Updates:

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

May Meeting Agenda
March 28, 2024 Meeting Minutes
Mother's Day
April Newsletter
Lawn Treatment
Tree Spraying
Community Yard Sale & Photos
Recycling Day & Recycling Events
with Montgomery County
Memorial Day
The Best Home Award
Morgandale Day
American Red Cross Blood Drive
Lifeguards Needed
Insurance Updates
Pool Opening
Pet Supply Donations
Council Members
Events Calendar

General Maintenance:

The In-House Maintenance Staff has been extremely busy this past period with mostly landscaping. They edged and mulched tree and bike shed beds and back-filled around the newly poured concrete curbs at the Clubhouse. They graded and seeded old tree beds and bare spots, painted shutters, and delivered the April 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



Blood Drive
Morgandale Condominiums

Club House
1015 Forty Foot Road
Lansdale, PA 19446

Tuesday, June 18, 2024
2:00 p.m. to 7:00 p.m.





HOUSE RULES

BATHROOM FAN FIRES

We had yet another unfortunate incident involving a bathroom fan fire that recently occurred in our Community. Thankfully, no one was harmed, but this incident serves as a crucial reminder of the importance of regular inspections and maintenance.

To ensure the safety and well-being of all Residents, **we strongly urge you to have your bathroom fans inspected as soon as possible**. Bathroom fans, if not properly maintained, can pose a significant fire risk. Regular inspections can help prevent potential fires, safeguarding both lives and property.

In addition to inspecting your bathroom fans, we ask that you review and comply with all the safety measures outlined in Resolution Number 34. These measures have been put in place to prevent incidents like this and to minimize the risk of fire and other hazards. Compliance with these guidelines is essential for maintaining a safe living environment for everyone.

By taking these proactive steps, we can collectively work towards preventing future incidents, avoiding property damage, and reducing insurance claims. Your cooperation and prompt action are vital in maintaining the safety and security of our Community.

Thank you for your attention to this important matter. If you have any questions or need further information regarding inspections and the guidelines in Resolution Number 34, please do not hesitate to contact jill.geiger@associamidatlantic.com or mailyn.tarves@associamidatlantic.com.



RECYCLING CORNER



The Recycling/Environmental Committee hosted our Spring recycling event on Saturday, May 18, 2024, from 9:00 a.m. until 12:00 noon, in the Clubhouse parking lot.

Once again, Mother Nature made a valiant attempt to place a damper on our fun event, providing us with a cloudy, misty, drizzly, and somewhat cool day, but we still had 30 individual recyclers that participated in the event.

So here are the winners of our three \$25.00 gift certificates:

Dave Tracy – Pennland Court

Kathleen Somma – Centennial Court

Jeff Stanton – Nashmont Court

The individuals who answered a trivia question correctly and had their pick of a pencil holder, water bottle container, or a tote bag are as follows:

Robert Weaver – Marshall Court

Sammy Philip – Jamison Court

Marilyn Venetz – Devonshire Court

Peter Decker - Pennland Court

Noah Anglin – Mulberry Court

Christina Alfarano – Nashmont Court

Vicki Kile – Salinus Court

Dave Tracy – Pennland Court

Barbara Halter – Jefferson Court

Janelee Ramus – Hillock Court

Brandon Billetz – Clarella Court



We would like to thank the individuals who also donated items to the Pennsylvania SPCA and Manna on Main Street. A special thank you to two of our young recyclers, Noah and Pete, who showed up several times to recycle, and were even present when we picked the three winners of our \$25.00 gift certificates at the conclusion of the event. Noah and Pete ROCK!

Thank you to everyone who have embraced our recycling program here at Morgandale. We appreciate YOU.

Your Recycling/Environmental Committee:

Gary L. Cassel, Chair

Christine Carty

Esther Miller

Marianne Natali

Cory Anderson

Finances and Kids

It is not 'new news' that I recommend including children in your financial discussions. Especially the monthly budget meeting. Children have much more to offer than we may think. Bringing them into the discussion empowers them by being heard and developing a future planning mindset. It provides a good jumping off place for discussions around what the family can and cannot or will or will not take on this month.

In researching for the best age, it is both a broad spectrum of opinion and younger than you may have imagined.

The University of Michigan research says children as early as age three understand some financial and money concepts. Purdue confirms that money habits are already set by age seven! Other experts say age five, eight, and ten. You know your children so you decide when is best, but I would challenge you to start earlier than you planned to 'evaluate readiness'. Children are exposed to all sorts of money transactions and discussions, so they notice things we may not realize and may have a difficult time putting it all into perspective.

I see the power of the young mind when I watch the three-year-old living near me try to negotiate to ride his bike without a helmet, or go to a neighbor's house, or play a little longer. Yes, they are good negotiators, so it does make sense that they can also start to understand the value of a dollar. Kids learn their family values by modeling their environment and they learn by doing.

Talking about the family values around children and how you prioritize spending and saving, is as important as discussing the values of your religion, or telling the truth, helping others, or treating people with respect. I do not know many parents who shy away from a conversation on being a good sibling or helping around the house, but when it comes to having that same discussion around money, it might seem a little uncomfortable.

A couple of things that may help get you started:

Hold a family budget meeting and ask your young one to participate. They may have nothing to add the first few times, but eventually they will bring something to the table.

Hold conversations, not lectures on the values of money, lectures are not fun, and you want to use these discussions as interactive learning time. Yes, we can afford those fancy sneakers, but the priority for us right now is XXX, camp, vacation, or paying off the new appliance we needed. It is not a NO, it's a lesson in values.

If they are too confused, they are not ready. No harm, simply try again later.

Give kids actual dollars to control, small amounts to make decisions on. They need to have cash to hold, cash to let go of, and cash to get back and manage at the end of a transaction. There is a brain trigger when you let go of an actual dollar bill that does not happen in a swipe.

Set the example you are trying to build for your child. Children model the behaviors of those they love, so you must walk the talk on a regular basis for it to stick.

Perhaps awkward or uncomfortable the first time in, but letting money topics become as common as a discussion of dressing for the right weather, will help your child with better financial management for decades to come!

Until next time,

Live in gratitude and enjoy your summer!

Sandi 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 2024

Morgandale Council Meeting, Thursday, June 27th,
6:30 p.m., Edwardian Clubhouse, and Zoom.

Morgandale Blood Drive, Tuesday, June 18th,
2:00 p.m. to 7.00 p.m., Morgandale Clubhouse.

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM
Branch Vice President
215-368-6350

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General Manager
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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



If you are a dog owner, please make sure you, your family, house guests and hired dog walkers are aware of the following pet rules. If you see a violator, please do your part to support the health and safety of your community and notify the Management Office and the Towamencin Township in writing. Please be assured that your name will not be divulged to the violator.

The Morgandale Condominium Association strictly enforces their pet policy, and cites the Homeowner in accordance with the compliance procedure. A fine for a violation of this kind is \$100.00, increasing by \$250.00 per occurrence.

Thank you!

Morgandale Best Home



2401 Hillock Court

RECIPIENT

KATHERINE FLOYD
FOR HER WONDERFUL
PRESENTATION OF
LANDSCAPING BEDS

PRESENTER

CAROL ANTRIM
FOR THE BEST HOME
COMMITTEE
MORGANDALE CONDOMINIUM

MAY 2024

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.

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.

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