

The Morgandale Connection

June 2025

Issue 322

The Council Members of Morgandale are:

Gary L. Cassel, President	
Caren A. Rosch, Treasurer	Cory Anderson, Secretary
Marianne A. Natali, 1st Vice President	Carrie Ryan, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION MANAGEMENT REPORT

For the period from May 17, 2025 through June 19, 2025

CAPITAL PROJECTS/UPDATES

Concrete and Curbing 2025:

The concrete and curbing project will commence on Monday June 23, 2025, in Brunswick Court. Approximately 2 to 3 days later, Clemens Court will commence, followed by Devonshire, Lexington, the Nashmont Apron, and Windsor cul-de-sac, and lastly, Centennial and Christopher courts. Without weather delays or change orders, the project will take 27 days to complete. Residents affected in Brunswick Court have been notified and Clemens Court will be notified on Friday June 20th. Clarke's will follow behind back filling each court as it occurs. Maintenance will seed when the weather is appropriate!

Asphalt Resurfacing 2025:

Management is meeting with Tom McPhillips of All Out Asphalt on Tuesday June 24, 2025 to discuss the upcoming asphalt project. Tom is aware of the time frames for the concrete project. At this point, the asphalt project will commence in August of 2025. More information will be provided during the June 26, 2025 meeting.

Privacy Fencing Proposals:

Management expects proposals for Phase 1 of this proposed project to begin later in 2025. The courts included in Phase 1 are: Brunswick, Centennial, Cross Hill, Lexington, Nashmont, Piedmont, Stony Creek, Winfield, Stockton and Jamison. We would like to have all three proposals from The Fence Guy, MontoFence, and Walt Beard to have this discussion and hope to have them all in Executive Session on June 26, 2025.

AED Device Update:

Management has not received a response from Cintas with the revised scope of work or for the scheduling of an in person meeting with Council. Management has contacted our representative's supervisor for follow up.

Shutter Painting:

The shutters are in process on Hillock, Clarella and Centennial Courts. We will be incorporating a cycle of door painting as well and the schedule is being developed now.

OPERATING PROJECTS/UPDATES

Landscaping:

Grass cutting has resumed around the rain drops and is back on schedule.

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

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 also see a very robust Work Order Report, which aligns with the coming of Summer.

Pool:

The pool has been open since Memorial Day and all is going well. We have an enthusiastic crew of pool band attendants with very few incident reports. Berardelli started our routine delivery of chlorine on June 9, 2025, which will continue throughout the season. Matt Frisco has a supply of chlorine in the pool shed in case it is needed in between deliveries. Robby the robo cleaner is doing a fantastic job! We would add a special thanks to Matt, who mowed the grass in the pool area when Clarke's was unable to do so, due to weather. Matt did this at least 3 weeks in a row to ensure our pool goers would be comfortable.

ADMINISTRATIVE UPDATES

2024 Audit:

Management received the final 2024 audit.

Census Form 2025:

The Census Forms were due on April 1, 2025; however, they continue to slowly arrive into the office. We have not yet sent out warning letters; however, once pool band distribution occurs, we will be sending out warnings. Management is going to put some serious thought into the distribution of the Census Form and Pool Waiver for 2026 (if we continue with the SAYOR platform).

E-Mail Blasts & Website Updates:

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

- May Financials – posted on TownSq
- May Newsletter
- American Red Cross Blood Drive
- Concrete and Curb Replacement

COMMITTEE UPDATES

Site Committee:

The Site Committee has approved three (3) Exterior Modification Requests and four (4) are pending at this time.

Communications Committee:

The May Newsletter was prepared and was emailed via the website and TownSq on June 17, 2025. We are transitioning documents and other announcements to TownSq and find many individuals are utilizing this site. Management plans to add instructions for registering on TownSq in the next Newsletter and in upcoming issues.

Best Home Committee Award Spring 2025:

The Best Home Committee met and selected Kirsten Trimble at 701 Springhouse for the Spring Award! There were many homes who deserved mentioning and they are as follows: 1216 A Cross Hill Court, 1622 Morton Court and 712 Springhouse Court. Gary Cassel was kind to pick up Kirsten's award letter and gift card on June 19, 2025 and will be delivering it to her home shortly.

Pet Committee:

The Pet Committee is looking for articles for the 'Pet Spotlight', which features Residents' pets along with the pet's picture.

Recycling & Environmental Committee:

The Fall Recycling Event has been rescheduled for October 13, 2025, to accommodate the rescheduled date of Morgandale Day to September 20, 2025. Thank you Recycling Committee.

Social Engagement and Wellness Committee:

The Committee continues to meet and put together thoughtful and fun events! The Committee's next event is the Adult Pool Party, to be held on Friday August 1, 2025. We have two pool band attendants, who are lifeguards, committed to serve at this event so safe swimming can be offered.

Sincerely,

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

Social Engagement Committee

Calling All Morgandale Residents!

We Need Your Help to Make Morgandale Day a Success!

Morgandale is known for its vibrant community spirit and fun-filled events, and we want to keep that energy going strong! To continue offering the events we all know and love, like **Morgandale Day, the Adult Pool Party, and the Holiday Party**, along with exciting new additions like the **Egg Hunt, Harvest Party**, and other creative ideas the Social Committee has up their sleeve, **we need your help**.

We understand that times are tough for many, and not everyone can contribute financially—that's okay! That's why we welcome both **food donations and time donations**. Your support in any form makes a big difference.

We also know your time with family and friends is precious, so we've adopted a **"shift approach"** to volunteering. You can sign up for short, **30-minute shifts** to lend a hand and still enjoy the event's festivities. It's a small commitment that helps in a big way.

Our goal as the Social Engagement Committee is to continue offering **inclusive, high-quality events** for everyone in the community, without creating added costs that could lead to higher expenses for the Community. By working together and **sharing the load**, we can ensure our events remain **fun, affordable, and community-focused**.

We have a few fun-filled events coming up over the next few months. It all starts with our **Adult Pool Party** – back by popular demand – which will be held, rain or shine, on **Friday, August 1st, 7:00 p.m. to 9:30 p.m.** Joe DiVita will be back to play the steel drums, and the pool will be open so guests can cool off with a nice evening swim. Sandwiches, salads, and "adult" beverages will be served. We will be kindly asking that guests sign up to bring a dessert or side dish. More details will be provided on how to sign up when the registration form is sent out in the coming weeks.

Mark your calendars, and come out to enjoy a nice evening by the pool with your fellow Morgandale neighbors.

Stay tuned for more fun events from the Social Engagement Committee!

The Morgandale Social Engagement Committee



<https://www.townsq.io>

Sign up with your email or your account number!



Recycling & Environmental Committee

The average American gets a new smartphone every two years. What should be done with the old phones so they don't end up in the landfill?



Consider how cellphones are everywhere today — can you go into public for even a few moments without seeing a dozen of them? — and it becomes clear that recycling phones is increasingly important.

And yet, not many people are taking that extra step when they upgrade to a new device. Reports show that cellphones are recycled at a rate of somewhere around 8 percent to 12 percent, leaving plenty of precious resources that could be reused. Not only that, but the materials in a phone can pollute up to 40,000 gallons of groundwater if that phone is disposed of improperly in a landfill.

That's the bad news. The good news is that recycling phones is not all that difficult.

Most cell phone providers have drop-off bins or mail-in programs to make recycling your old phone easy, but there are lots of ways you can recycle your phone and give to others. Many charities have partnered with cell phone refurbishing companies and recyclers as a way of generating funds while keeping phones out of landfills, so everybody wins. They always make sure to wipe any personal information before recycling or reusing these phones.

Erasing the data on an iPhone, for example, only involves pressing a few buttons on your screen. Just go into your phone's settings, select 'General', and then scroll down to the bottom of the screen and select 'Erase'. The whole process should take you less than a minute, and then you can rest assured your personal information is safe before you send your phone off on its new life.

Here are some ways to donate old phones:

Help Victims of Domestic Violence

The *National Coalition Against Domestic Violence* (NCADV) collects cell phones to help fund their programs. They accept phones and partner with Cellular Recycler, which sells refurbished electronics. Some of the funds from those sales then go back to NCADV. They'll also accept other types of old electronics too, including old laptops, digital cameras, video game consoles, and MP3 players, along with all of the related charging cords and accessories.

Support a Worthy Cause

Another cool charity, *Cell Phones for Soldiers*, doesn't actually send your old phone to troops overseas (security issues), but uses the money earned from recycling or reselling your phone to buy prepaid phone cards for soldiers.

Help Keep Your Community Safer

Did you know that all cell phones sold in the U.S., regardless of their carrier subscription status, must be able to dial 911 in case of an emergency? So that half-decade-old phone tucked away in storage will still call for an ambulance or police assistance, provided the battery is chargeable. *911 Cell Phone Bank* is an organization that accepts used cell phones and recycles them to victims of abuse for emergency use.

Do I need to turn off Find My iPhone before giving away my device?

Yes. Before you give your device to someone else, turn off 'Find My iPhone' to ensure that the other person can activate and use the device normally. The best way to do this is to sign out of iCloud and then erase all content and settings from your device before handing it over.

This completely erases your device, turns off 'Find My iPhone', and removes the device from your Apple ID account.

Recycling & Environmental Committee:

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

Pet Committee Corner

As we cruise through the dog days of Summer, let's not forget our furry (and feathered!) companions.

Whether they bark, purr, or chirp, they love a little extra attention—and they are pretty great at melting our stress away, too!

Just a friendly reminder: our four-legged friends feel the heat even more than we do. Keep them cool with plenty of fresh water and limit their time outdoors when temperatures soar.

And speaking of our pups... tell them to *pencil in* the annual Doggie Swim on **September 6th at 1:00 p.m.**—tails will be wagging!

Pet parents, don't forget to enter your adorable animal in our Monthly Pet Spotlight! Forms are available at the Management Office and can be submitted each month. Let your pet shine!

LENDING LIBRARY

Another winner by Susan Isaacs. "Long Time No See" is a follow-up novel of "Compromising Positions". Though having the same characters, it can be a stand-alone read. This was written in 2001. Her stories and characters never get old. Isaacs does it again with her upscale suburbanites along with a funny romance just to spice things up. There are old friends, a former lover, and 'quirky' new characters. This novel has a mix of murder and humor—though murder should never be taken lightly.

The main female protagonist, as written, has a personality like no other. She has intelligence and a wit about her that makes you wish she was your best friend. This who-done-it gives you many people to choose from. Will your intuition and guess, figure out who the real killer is and why the perpetrator did the evil deed.

I also give this a five-star rating. The novel is a perfect poolside read. Both books can be found in the paperback section of our library. Summer is now officially upon us. So, put your feet up and relax with one of the many novels in our library. Free to read and free to enjoy.

Happy Summer!

Lending Library Committee:

Jane Kane
Dan Pillie



Financial Sense

Freedom and Financial Independence

We don't know what's in store for us in this ever-changing climate but getting ourselves into the best possible position now is the smartest strategy for reducing current and future stress.

I know I've said this before, but planning is essential—whether it's related to your career, your education, your money, retirement, or even downsizing. Being proactive today gives you more control tomorrow.

One key area to plan for: rising costs. Think five, ten, even fifteen years out. Taxes go up. Condo fees go up. Insurance premiums and day-to-day living expenses all rise over time. If you're currently in a solid financial position—with no credit card debt and a stable emergency fund—consider creating a “slush fund” for those future increases. This can help cover the gaps between your income and rising expenses down the line.

I recently read articles about a well-known retirement community in Florida. Residents who've lived there for 20+ years are now struggling to keep up with rising fees. When you're on a fixed income, the costs of maintaining things like 36 golf courses and 90 swimming pools don't go down—they go up. That kind of long-term maintenance should be factored into your retirement planning, especially if you're considering this type of community. (To be clear: Morgandale has done an excellent job managing finances and keeping amenities robust yet reasonable—so this isn't a warning, just perspective.)

Here are a few suggestions to build for your cushion:

Get Rid of the Storage Unit: If you're renting a storage unit, it's time to ask, ‘Why?’. Redirect that monthly payment into savings. Go through the contents, and sell, donate, or incorporate the pieces you genuinely care about into your home. If it's something you want to keep, it deserves to be enjoyed—not tucked away for years.

Revisit Your Subscriptions: We've all heard this one before, but it's still worth repeating: cut the apps and streaming services you're not using. If you only use a music app seasonally (like for Summer runs), pause it during the off months. For TV services, rotate your subscriptions, you probably don't use five services each month so select one or two and rotate through the others. I use Prime during the holidays for shopping and binge my favorite shows, then try to cancel by March. I don't always hit the mark, but it's a conscious monthly decision—not a forgotten expense.

Focus on Variable Spending One Category at a Time: Look at your budget and identify the categories with the most fluctuation. Pick one each month and set a goal to cut it by a certain percentage. For instance, tackle food first—cut back on dining out, skipping delivery apps for the month. Enjoy prepared meals when you dine out, not when you're eating at home. Next month, focus on miscellaneous spending or utilities. Be more mindful of electricity and water usage. Try adjusting your thermostat by five to seven degrees during the day and track your savings. Every bit helps.

Set Family Goals Together: If you're part of a household, get everyone involved. Are you having the family monthly budget meeting? If not, time to bring it back. (See FS May 2024) Set a shared savings goal and agree on a small reward if you hit it—like a family movie night or special outing. It turns saving into a team effort and builds healthy habits together.

Enjoy the benefits of the warm weather and opportunities to spend time outdoors.

Till Next Time, Live in Gratitude and Kindness,

Sandi Greene, CLU, Financial Coach

Morgandale Adult Pool Party

FRIDAY, AUGUST 1ST
7:00 PM TO 9:30 PM

**Steel Drummer ~ Pool will be
Open ~ Food ~ “Adult” Beverages**

Name: _____

Court: _____

Email: _____

I will bring: _____

Total Number of Adults _____

Please RSVP by Thurs July 31st

LOST AND FOUND

LOCATED IN MANAGEMENT OFFICE
Stop by, call 215-368-6350, or e-mail
Marilyn.Tarves@associamidatlantic.com

U.S. Mail Problems?

Contact the Lansdale Post Office.
215-853-3138

Future Dates to Remember 2025

Morgandale Council Meeting

Thursday, July 24, 2025, at 6:30 p.m.
Edwardian Clubhouse and via Zoom

Adult Pool Party

Friday, August 1, 2025, 7 p.m. to 9:30 p.m.

Morgandale Council Meeting

Thursday, August 21, 2025, at 6:30 p.m.
Edwardian Clubhouse and via Zoom

Doggie Swim

Saturday, September 6, 2025, at 1:00 p.m.

Morgandale Day

Saturday, September 20, 2025, 11 a.m. to 3 p.m.

Management Contact Information

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www.morgandalecondo.com

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

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.

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.



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