

Morgandale Connections

October 2025

The Morgandale Council Members:

Gary L. Cassel, President

Marianne A. Natali, 1st Vice President

Carrie Ryan, 2nd Vice President

Caren A. Rosch, Treasurer

Cory Anderson, Secretary

Morgandale Day

Morgandale Day was well worth the wait this year! After being rained out earlier in the summer, residents finally enjoyed a perfect day of sunshine and fun. More than 120 people came out to celebrate, filling the community with energy and excitement. The Mummers string band brought lively entertainment, ending with a rousing performance of *Fly Eagles Fly* that had the crowd cheering.

Guests feasted on juicy burgers, hot dogs, chicken, and Italian hoagies, followed by two large cakes, cupcakes, and plenty of sweet treats. There were even some Philly favorites like Tastykakes and soft pretzels.

Kids had a blast with games and temporary tattoos, while bingo players won wonderful prizes donated by generous sponsors. Special congratulations went to Emily Naylor and Vega Benes for winning for the best decorated bikes, and to Emily's Dad Benjamin Benes, who took home top honors for best dressed and best team spirit. Not to be forgotten – Nathan and Samuel – each won a jar of candy for accurately guessing the number of pieces in the jars.

From great food to great company, Morgandale Day was a true community celebration—and everyone had a fantastic time!

Thank you to all the sponsors listed below, the Morgandale Day Committee, Morgandale Council, and Morgandale Staff and Management, for making the event a great success!



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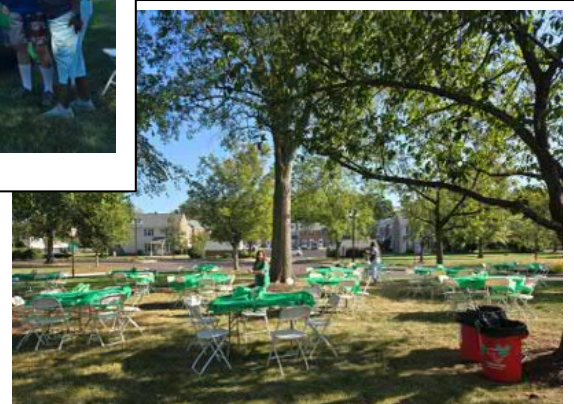
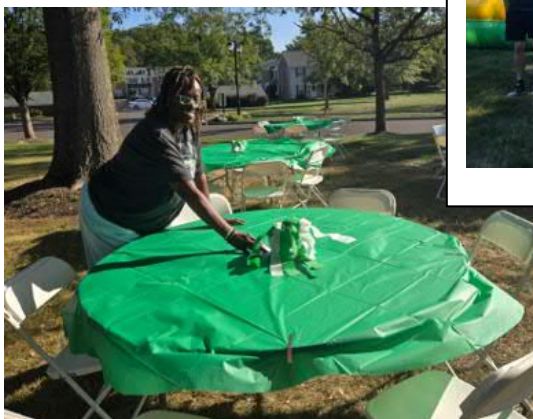
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More photographs from this year's Morgandale Day



Recycling Corner

With the holiday shopping season approaching, this is a great time to send a reminder about the necessity of everyone flattening their boxes before placing them in the cardboard and paper recycling bin. Flattening the boxes allows for more residents to drop off their recycling between pickups from our recycling service. This also prevents unnecessary overflow that can result in waste getting blown around by the wind and collecting on the lawns of nearby homes.

The following photos were taken on Sunday, September 21st, 2025 at 5:00pm. Approximately 20 minutes was spent flattening the overflowing boxes, creating a significant amount of space for additional residents to drop off their cardboard and paper before the Monday morning pickup (the large green recycling/cardboard/paper dumpsters are emptied on Mondays and Fridays).

Before flattening:



After flattening:



A significant amount of Styrofoam was found and removed when completing the above flattening. Per our recycling service, they do not collect "Styrofoam or any other form of foam packaging". Below is information from our recycling service J.P. Mascaro & Sons regarding what is collected for the Paper, Cardboard, and Corrugated Paper:

Paper: Materials that are collected include newspaper, magazines, advertising inserts, catalogs, junk mail, envelopes, waxed paper, paper bags, phone books, and wrapping paper (remove metallic paper, bows, etc.) Place all paper in heavy brown bag or tie together with twine. Do not use wire or plastic bags.

Cardboard and Corrugated Paper: Cardboard boxes and items such as cereal boxes, tissue boxes, and gift boxes can be collected, as well as milk and juice cartons. Please flatten cardboard.

Thank you to those who are already following the instruction on the bin, and we ask that everyone please heed the instruction to "flatten boxes before dumping". Thank you!

Respectfully submitted: Cory Anderson

Recycling Committee: Esther Miller, Chairperson, Gary Cassel, Marianne Natali, Chris Carty, Cory Anderson, and Carrie Ryan

MORGANDALE CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

FOR THE PERIOD FROM AUGUST 31, 2025, TO SEPTEMBER 25, 2025

CAPITAL PROJECTS/UPDATES

Concrete and Curbing 2026 – Management met with Tom McPhillips of All Out Services the week of September 22nd to walk the courts included in Phase 3. *They are Hillock, Piedmont, Stony Creek, Clarella, Springhouse and Stockton. Tom will be bidding this year on both concrete sidewalks, curbing and asphalt.

Asphalt Resurfacing 2026 – Please read above.

Privacy Fencing Contract – Phase 1 - The contract between Morgandale Condominium Association and Montco Fence is nearly complete, however we await start dates from Montco Fence to finalize the contract.

As a place holder, the courts included in Phase 1 are: Brunswick, Centennial, Cross Hill, Lexington, Nashmont, Piedmont, Stony Creek, Winfield, Stockton, and Jamison. Additionally, Walt Beard and The Fence Guys have been notified Phase 1 is in the process of being awarded to another bidder, however we will invite them to bid on Phase 2. I have also asked all three bidders to start looking at what Phase 2 might look like, for planning purposes, although these expenditures are reserve items and do not affect our 2026 Operating Budget.

*Homeowners who intend to replace their privacy fence before this project is underway need to contact the Management Office for specific information on what material and style of fence will be approved.

Door and Door Frame Painting, including shutters: Management is in the process of putting together a schedule for door and shutter painting that will include outside bidders. All of this will be presented to Council for discussions and final decisions. In the interim, one of our in-house staff members will resume painting the week of October 6, 2025.

OPERATING PROJECTS/UPDATES

Landscaping:

Our mowing continues with interruptions only due to slower grass growth.

Tree Removal:

Management has one proposal thus far on tree removal and hard pruning to possibly be addressed in 2025. This information will be presented to Council once it is complete.

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

Trash Toters:

The in-house staff continues to inspect the trash enclosures and to replace any toters with those we have in inventory. Thus far, we have replaced ten toters.

General Maintenance:

The In-House Maintenance Staff has planted the fall mums throughout the site, and they look beautiful!

Additionally, all sewer stacks have been jetted by Matt Frisco, and a map of the project has been updated.

COMMITTEE UPDATES

Site Committee:

The Site Committee has approved two (2) Exterior Modification Requests and seven (7) are pending at this time.

Communications Committee:

The August Newsletter was distributed the week of September 15, 2025.

Pet Committee:

The September Doggie Swim was a success, with many furry friends and their parents in attendance. Unfortunately, the weather did not cooperate again this year however everyone had fun for the time we had and of course, those puppy ice cream cups were a huge hit!

The next event will be the annual Halloween Parade with more information to be shared soon.

Yard Sale Committee:

The Yard Sale was a success this year, as always, however we did not have as many participants as we had previously. We look forward to this event for the Spring of 2026!

Recycling & Environmental Committee:

The Fall Recycling Event has been scheduled for October 11, 2025. We are ready with our give away items and another fun time!

Social Engagement and Wellness Committee:

Morgandale Day was Saturday September 20th. Please find a report on this event later in this newsletter.

Clubhouse Rentals:

There are five rentals during the month of September.

Sincerely,

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



A SAFE HALLOWEEN

Here are a few tips for keeping the Trick or Treaters safe this Halloween:

Costume Safety:

- Be sure to choose a costume that will not cause safety hazards; all costumes, wigs, and accessories should be fire-resistant. Stay away from long trailing fabric.
- If children are going out after dark, fasten reflective tape to their costumes and bags, or give them glow-sticks.
- Opt for nontoxic Halloween makeup over masks, which can obscure vision; always test makeup in a small area first to see if any irritation develops.
- Remove all makeup before children go to bed to prevent skin and eye irritation.

When They are on the Prowl:

- A responsible adult should accompany young children on the neighborhood rounds.
- If your older children are going alone, plan and review a route acceptable to you.
- Agree on a specific time children should return home.
- Teach your children to NEVER enter a stranger's home or car.
- Instruct children to travel only in familiar, well-lit areas and stick with their friends.
- Tell your children not to eat any treats until they return home and take care to avoid any food allergies. A grownup should check all goodies before eating. Remove any loose candy, open packages, and any choking hazards.
- Be cautious around animals, especially dogs. Remember you are 'dressed' up.
- Instruct them to be sure to look both ways crossing a street. When possible, stay on the sidewalks or walk facing traffic.
- Try to avoid cutting across lawns.
- Only visit a house where the front light is on.

Safety Tips for Motorists:

- Watch for children walking on roadways, medians, and curbs.
- Enter and exit driveways, alleys, and courts carefully.
- Be sure to maintain a safe distance and speed limit.
- Discourage new, inexperienced drivers from driving on Halloween.

FINANCIAL SENSE

One of the most important things to do with your money is to Keep It.

Frauds are everywhere. Scammers target any opening; Text, Email, Phone Calls.

Phishing email is when a scammer sends a fraudulent email to you to get you to provide personal information or to click on a link. They often come from a source that looks legitimate, a contact you know, a bank, a store or service you are receiving. But banks and legitimate businesses will not ask for your personal information online. Hover over the email sender in your 'In Box', and it will reveal the address of the actual sender. As an example, the 'photos' from Kathy Smith, shows an address of xxxcypes@xxxx. Do not open emails that come from unknown senders, but if you accidentally do, never click on an embedded link.

Scam Texts are called smishing (SMS Phishing), and they can come from legitimate looking senders. Ignore them; if a bank is sending a text about a recent purchase, it should just be advising you. I recently made a big purchase, and my bank texted me about the check being presented. If the check was not legitimate, I was to contact them. It did not require me to respond.

Then there are the phone calls that are impersonation-calls, callers impersonating your bank, or your nephew needing money.

What should you do? Try to stay calm. If your blood pressure and heart rate are raised by suspicious activity, it is probably a fraud! Do not engage in these calls, texts, or emails. Delete them immediately or hang up immediately.

If your computer starts to scream and say it is being locked, and you need to call "Microsoft at this number," DO NOT!

If you need to check with your bank, call your branch at the local number listed or call their customer service line that is listed online.

If you need to call Microsoft or another computer company, look up the number or call a 'geek' directly.

If a caller seems legitimate because they already know some sensitive details, remember that much of this type of information can be gathered through social media and other online sources. This knowledge does not prove they are acting in your best interest, it may simply mean they are trying to gain even more information from you. Even if you do not personally use social media, your friends or family might, and details about you can still be accessed through them. For example, a statement like, *"Hi, we met at your brother Bob's birthday barbecue last Saturday"* is not enough reason to trust an unknown caller.

Change your passwords, keep them safe, and stay diligent in your online phone and email surroundings. Do not live in fear but be aware. Look into fraud insurance as well. Some track only and some track and do fraud restitution work, so select wisely.

Until next time, Live generously and with kindness

Sandi Greene, CLU Financial Coach

LENDING LIBRARY

Sometimes you just cannot pick up a book written by the same author, over and over. Again, another David Baldacci novel. "King and Maxwell" is about two former Secret Service agents who turned private investigators. Sean King and Michelle Maxwell, you might know, were a featured TV series. So, you would know a little bit of their history together.

These two private investigators are hired by a teenage boy who is told by the U.S. Army that his father, a soldier, was killed on an important secret mission in Afghanistan. But, through means of their secret coded communication, he finds that his father is still alive.

Sean and Michelle's job is to find the truth thru the government, CIA, National Security and FBI. Danger begins with Sean, Michelle, and Tyler, the teenager determined to find his father who was not killed in action (KIA). Their hunt for the truth leads them to dangerous levels of power and to the uncovering of the most clandestine of secrets. Sean and Michelle are determined to help and protect Tyler. Even if it means they might pay for it with their lives.

This is an excellent read filled with excitement and intrigue. It also sheds some light which relates to any hypothetical disaster that has the possibility to actually occur.

Hope all enjoyed the Summer and read a few good books!

Submitted by: Jane Kane

Library Committee:

Jane Kane and Dan Pillie



MORGANDALE Pet Spotlight:



Celebrating Our Furry, Feathered, Finned, and Shelled Friends



Pet's name is: **Luna**

Court name: **Windsor**

Type of pet: **Cat**

Age of pet: **1 year**

Luna is energetic, aloof, and playful. In a house with a dog, she is the alpha-dog. She runs and jumps on the dog and she will smack-play to get his attention. She runs away sounding like a house full of elephants!

HONORING THE JOYFUL COMPANIONS OF OUR COMMUNITY



MORGANDALE Pet Spotlight:



Celebrating Our Furry, Feathered, Finned, and Shelled Friends



Pet's name is: **Vinny**

Court name: **Windsor**

Type of pet: **Pomeranian**

Age of pet: **3 years**

Vinny is a sassy boy. He can sit and lay down back to back (he can rotate between the two to get treats). One time I tried to put booties on him, it was amazing!

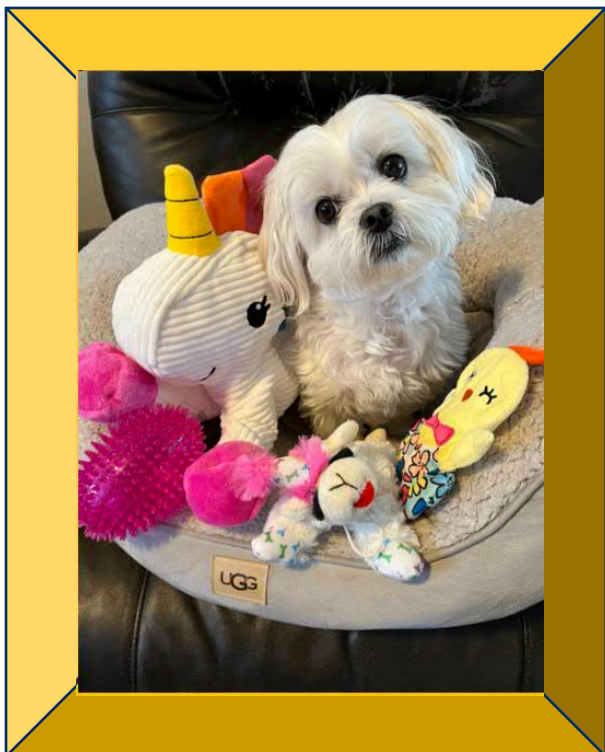
HONORING THE JOYFUL COMPANIONS OF OUR



MORGANDALE Pet Spotlight:



Celebrating Our Furry, Feathered, Finned, and Shelled Friends



Pet's name is: **Daisy**

Court name: **Aberdeen**

Type of pet: **Maltese Mix**

Age of pet: **10 years**



Favorite toy: Lambchops of all kinds



Favorite place to be: With my Mom



Best known for: Having the prettiest haircut



Best Friends: Mitzi, Gus, Quincy, Max

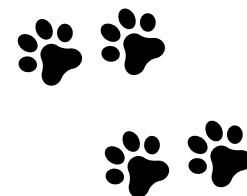


Favorite activity: Napping

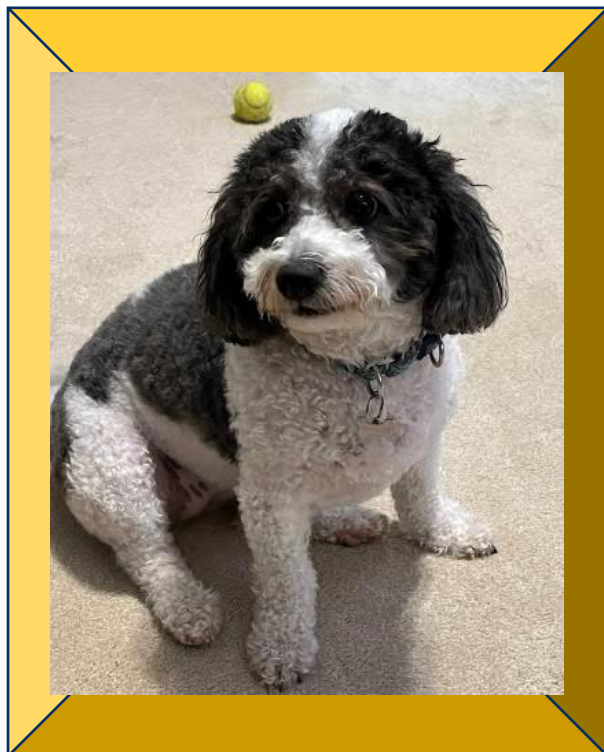
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MORGANDALE Pet Spotlight:



Celebrating Our Furry, Feathered, Finned, and Shelled Friends



Pet's name is: **Quincy**

Court name: **Clarella**

Type of pet: **Mini Bernedoodle**

Age of pet: **3 years**



Favorite toy: A stuffed moose is her favorite toy and her bedtime companion.

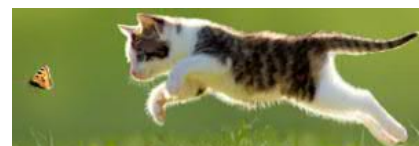
Favorite place to be: Quincy enjoys being outside watching the cares and people go by.

Best known for: She begs for attention from both people and other dogs.

Best friends: Quincy likes playing with all the neighborhood dogs.

Favorite activity: Taking long walks with Gus, Sammy, Tootsie, and their owners.

HONORING THE JOYFUL COMPANIONS OF OUR COMMUNITY



MORGANDALE Pet Spotlight:



Celebrating Our Furry, Feathered, Finned, and Shelled Friends



Pet's name is: **Dolly**

Court name: **Centennial**

Type of pet: **Chihuahua Mix**

Age of pet: **10 months**



Favorite toy: Small tennis balls.

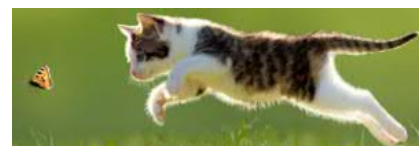
Favorite place to be: Back of sofa, looking out the window.

Best known for: Barking at all the big dogs!

Best friends: Gus, Quincy, Milo

Favorite activity: Fetching small tennis balls.

HONORING THE JOYFUL COMPANIONS OF OUR
COMMUNITY





Announcements from the Pet Desk

October 2025



To Love a Canine Dog Rescue MILES FOR MUTTS

OCT 19th, 8 am - 12 pm - WILSON FARM PARK
WAYNE, PA

<https://runsignup.com/Race/PA/Wayne/Miles4Mutts>



Home at Last Dog Rescue Howloween 5K and Dog Walk

OCT 25th, 9 am - 1:30 pm - PARKSIDE PLACE PARK,
NORTH WALES, PA

5K run/ walk & 1 - mile walk ... Dogs welcome. Costumes encouraged for everyone! Vendors ~ Food trucks ~ Raffle baskets ~ Dog activities ~ Costume contests ~ Music ~ FUN for the whole family ~~ For more info and to REGISTER to run or walk visit

www.HOWLOWEEN5K.COM



Fun E Farms HALLOWEEN SPOOKTACULAR

OCT 26th, 10 am - \$20 per horse, \$5 to view-920
Mount Airy Road, Collegeville, PA 19426

Come out and see the horses and riders in their most spooktacular Halloween costumes!



MORGANDALE Halloween Pet Walk

OCT 26th, 3 pm - 4 pm - TOT LOT AREA

Dress up your pet in their Halloween finest for a group walk around the Morgandale loop. Spectators and photographers welcome!



Animals in the News

Bucks County Nonprofit Saves and Rehabilitates Animals in Need of Homes

<https://bucksco.today/2025/09/last-chance-ranch-quakertown/>



RoseBridge Farm & Sanctuary

www.rosebridgefarmsanctuary.com

Don't Miss These Activities in Bucks County If You Love Animals

<https://bucksco.today/2025/09/animal-activities-bucks-county/>



MeWow Cat Café

www.mewow.cafe

Want to take your pet to local events? Check out Bring Fido and search “events”.

www.BringFido.com





HALLOWEEN

Did You Know? Handy Information

Upcoming Dates to Remember:

- Vaccine Clinic (Clubhouse) – Tuesday, Oct. 14, 2025
- Fall Best Home Contest – Oct. 20, 2025 – Oct. 24, 2025
- Halloween Pet Walk – Sunday, Oct. 26, 2025
- End of Daylight Savings – Sunday, Nov. 2, 2025
- Election Day – Tuesday, Nov. 4, 2025
- Veteran's Day – Tuesday, Nov. 11, 2025
- 2026 Budget Hearing – Thursday, Nov. 20, 2025
- Thanksgiving – Thursday, Nov. 27, 2025
- Adult Holiday Party – Sunday, Dec. 7, 2025
- Red Cross Blood Drive – Wednesday, Dec. 17, 2025

Management Contact Information:

- Office Hours are Monday through Friday
- 8:00 a.m. to 5:00 p.m.
- Fax: 215-368-6375
- www.morgandalecondo.com
- Carol A. Richard, CMCA, AMS, PCAM
- Branch Vice President
- 215-368-6350
- Marilyn Tarves, CMCA
- Assistant Community Manager
- 215-368-6350
- Marilyn.Tarves@associamidanatlantic.com

The Lost and Found is in the Management Office. Stop by, call 215-368-6350, or email Marilyn (see above for email address).

Towamencin Township information can be found on-line at www.towamencin.org.

For problems with mail delivery, contact the Lansdale Post Office directly at 215-853-3138.

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.

BERKSHIRE HATHAWAY
Home Services
Keystone Properties

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Direct: 267-638-2120

Business: 215-855-1165 ext. 120

Fax: 215-855-3136

E-Mail: gary@garycassel.com

Website: www.garycassel.com

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

BERKSHIRE HATHAWAY
Home Services



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Relocation Certified REALTOR®

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