



The Morgandale Connection

December
2024

Issue 316

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 **2024 – A Year of Transformation**

Dear Friends,

We are delighted to share with you the achievements and transformations that have taken place over the past year. We take great pride in the community we have built together and hope that you continue to enjoy living here at Morgandale.

Financial:

The Council is pleased that your Association was able to meet its fiscal capital and operating financial responsibilities in 2024, despite the large insurance increase mid-year. Important factors to the success of our year-end financial results were careful planning, lack of snow, bidding, solid employees, long-term contracts, warranties, sustainable products, maintaining equipment, safe investments, sound legal advice, and a good delinquency collection process to name a few.

Capital Projects/Expenditures:

While there were many improvements throughout the community this year, the following were the most significant improvements:

Roadway Paving Project: 'All Out Parking Lots' completed the paving of the Clubhouse Parking Lot and Walking Path in the summer of 2024.

Curbing: Trozzi Construction has successfully completed the installation of concrete curbing and walkways at the Clubhouse, along with four walkways leading to homes.

Sanitary Sewer System: Morgandale continues to maintain the sanitary sewer lateral, collection, and clean-out lines throughout the community. This year, sections of the sanitary sewer collection lines were replaced at Clarella and Centennial Courts. The Association provides annual status reports to the Towamencin Township.

Swimming Pool Upgrades: The 15-year-old motor and seal for the pool pump was replaced. New cushions and a few additional chairs were purchased.

Pool Gazebo: The Council approved one new gazebo for the pool area in 2024 and an additional new gazebo in 2025.

Pole Barn Roof: The Pole Barn roof was replaced by Pioneer Metal Roofing.

Lending Library Renovation: The renovation of the Lending Library was completed this year. The large mirror in the library was removed, the wall was painted, and additional bookshelves were installed.

General Maintenance:

In-House Maintenance Staff: The past year has been an active one for our outstanding In-House Staff: Matt Frisco, Brad Schredl, and Ben Johnson 'The Men'. They go all-out to serve your Association. They worked incredibly hard this past year, tackling every project until completion. We are so very fortunate for each of these individuals, their devotion, good work ethics, and varying personalities. Please take the time to thank them when you see them out on property.

Landscaping: The tree maintenance is continual, with our In-House Maintenance Staff removing or pruning the smaller trees and bushes throughout the year.

Clarke's Landscaping removed approximately 11 dead or dying trees and pruned 4 trees throughout. We planted eight new trees on Fairbourne Court.

Clarke's Landscaping trimmed the shrubs throughout this Summer, and we believe they did a good job.

The In-House Staff graded and seeded several turf areas this past Fall and did a wonderful job.

The large landscaping bed between Piedmont and Stony Creek Courts was renovated by Clarke's Landscaping, with the help of Resident Cindy Watson.

Power Washing: Sharp Stream Power Washing cleaned the algae off the homes on Clemens, Springhouse, Franklin, Keeler, Lexington, and Nashmont Courts in June. The In-House Maintenance Staff powerwashed the brick half walls and resin fencing in Stockton, Jefferson, and Cross Hill Courts.

Bike/Storage Shed Cleaning: All of the bike sheds were cleaned this year. A dumpster roll-off was placed at the pole barn by Mascaro for the bike shed trash.

Painting: The painting of the wooden porch posts, pediments, and exterior door framing was done this year, as well as the shutter painting on Windsor and Keeler Courts.

Trash Toters: J.P. Mascaro and Sons provided 115 new brown trash toters, which the In-House Maintenance Staff used to replace the oldest toters this year.

Electric Speed Board: The electric speed board was installed on Morgandale Drive near the lower tennis courts.

Committees and Social Events: Volunteering and giving back have a positive impact and help build connections and strengthen the community. Below is a list of Committees and volunteers that we are so very thankful for:

Adult Pool Party

Caren Rosch, Chairperson
Cory Anderson
Nancy Brown
Ray Davis
Cathie Leahy
Diane McLauren
Toria Morin
Carrie Ryan

American Red Cross Blood Drive

Barb Jensen, Chairperson

Best Home Committee

Darlene Ayres, Chairperson
Carol Antrim
Gary Cassel
Tony Sergio

Communications Committee

Tim Cooney

Holiday Party Committee

Ray Davis
Cathie Leahy

Librarians

Jane Kane
Dan Pillie

Morgandale Day Committee

Marianne Natali, Chairperson
Nancy Brown
Ray Davis
Carol & Abigail DiJoseph
Cathie Leahy
Caren Rosch

Pet Committee

Jill Meehan, Co-Chairperson
Caren Rosch, Co-Chairperson
Amie Balandovich
Karen Fiedler
Gloria Krempecke
Marianne Natali
Cindy Watson

Pool Committee

Jane Kane
Cathie Leahy

Recording Secretary

Carrie Ryan

Recycling/Environmental Committee

Gary Cassel, Chairperson
Cory Anderson
Christine Carty
Esther Miller
Marianne Natali

Site Committee

Tim Cooney
Ken Hill

Social Engagement and Wellness Committee

Caren Rosch, Chairperson

Nancy Brown

Chris Carty

Diane McLaurin

Carrie Ryan

Yard Sale Committee

Barb Jensen

Cathie Leahy

We would also like to congratulate Carrie Ryan for winning this year's 'Bob Farra Making a Difference' award.

Administrative Updates:

Swimming Pool ~ Swim at your own Risk: 'Swim at Your Own Risk' policy, will come into effect in May 2025. This is a one-year trial period. This policy is intended to allow Residents to use the pool facilities without the presence of a lifeguard on duty. Pool attendants will be hired to check bands upon entry.

Electronic Voting: Management is pleased to announce that the Council has approved a contract with Vote HOA Now for the April 2025 election. Vote HOA Now is a company specializing in online voting services for community associations. Their platform enables secure, efficient, and transparent voting processes, ensuring compliance with federal and state election laws.

Storm Door Alternative: Council approved an alternative storm door. This information has also been posted to the community website.

Contract Renewals: The Association renewed contracts with Sharp Stream Powerwashing, Clarke's Landscaping, Ruotolo, Spewak, and Co., Davey Tree, and All Out Parking Lots.

Conclusion:

As we bid farewell to a transformational year, we extend our heartfelt gratitude to each and every one of you. Looking forward, we are excited about the future and the opportunities that lie ahead for our community.

We wish all our Residents and your families the best in the holiday season and health, peace, and prosperity in the New Year.

The Council of Morgandale Condominium

Tim Cooney, President

Marianne Natali, Vice President

Cory Anderson, Secretary

Gary Cassel, Treasurer

Caren Rosch, 2nd Vice President



Recycling Corner



Reuse and Repurpose Cardboard Boxes

With the large amount of used cardboard boxes that our community generates, there is significant potential to get extra use from that cardboard before it ends up in our recycling bin! Here are three ideas to consider:

1. Need a box to send a package or give a gift to someone, but all your boxes on hand are covered in product branding? Instead of buying a new box, wrap the outside of a branded box with brown recycled paper roll (Recycled Kraft Paper Roll) that can be found at a local craft store. If it is a small package or gift, you can also reuse a plain brown paper grocery bag.



2. Make a cat scratching post by cutting many cardboard pieces to your preferred size and gluing them flat sides together to make a scratching post. Feeling particularly crafty? Taper the pieces you cut from large to small, and shape it more like a cone, or even like a tree stump!



3. Create a puzzle board. Glue or tape multiple pieces (about 4-5) of large, flat cardboard together to create a sturdy board that can be placed on a tabletop when working on a puzzle. The puzzle board can be moved around as needed to store your unfinished puzzle and free up your tabletop. Feeling particularly crafty? Add a fabric covering. Use scrap fabric on hand (an old tablecloth would be perfect) and affix it to your new puzzle board with fabric glue.



Submitted By: Cory Anderson

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



Morgandale's Pet Spotlight Meet Devon



We are excited to reintroduce Devon, one of Morgandale's rescue cats, who found her forever home with a loving family in New York. Devon is thriving and clearly enjoying her new life! When she first came to us, she was unwell, but thanks to the dedication of our Pet Committee, she was nursed back to health and ready for adoption. Stories like Devon's highlight the joy and success of our Morgandale rescue efforts, and we could not be happier for her and her new family.

To have your pet featured in the Morgandale newsletter, contact the Management Office to complete the Pet Spotlight form.



2024 Winter Best Home



Congratulations to **The Whelan Family of 2537 Devonshire Court**, winner of this year's Winter Holiday Best Home. It was great to see all the fun decorations for the Winter Holiday contest. The community looked very festive during the month of December. Again, it was very difficult to narrow the selections to just one. Thank you to everyone that makes our community look wonderful. Below are some of the other homes that deserve recognition.

Best Home Committee: Darlene Ayres, Chairperson, Gary Cassel, Carol Antrim, and Tony Sergio



1600 Belvedere Ct.



2412 Hillock Ct.



410 Centennial Ct.



Financial Sense

2025: A Year of Change – Staying Grounded Amidst Transformation

With change on the horizon, particularly in Washington, many are worried about its impact on financial security. No matter which side of the political fence you are on, changes will have an impact on finances, and this deserves our time and attention. But political promises are not legislative actions, so we must stay grounded in the facts and act once we understand the impacts of legislation. Here is my short list on what to do and how to navigate the uncertainty:

- Stay informed and avoid making decisions based on fear. Choices made in fear are often the worst decisions we make. Make sure you follow trusted financial leaders who are experts in their field. You should not go to your dentist for mechanical advice and do not listen to politicians for your financial advice!
- Do not get caught up in politically charged rhetoric. Rhetoric is not legislation! Political promises evolve during the legislative process. Staying informed and understanding the outcomes is essential in understanding what you need to know.

Being anxious can make us want to 'do something.' Here are my 'Do It Now' suggestions to make sure you are in the best place you can be financially:

- Review your Asset Allocations in your retirement and savings!
The S&P 500 increased 23% in 2024, with similar results for the last five years. Your portfolio has probably shifted with these results. What was a 60/40 stock-to-bond ratio might now look closer to 75/25. Review your current allocation and make sure it fits with your risk tolerance. Adjust where necessary and consult with a fiduciary financial advisor if needed.
- Audit your Subscriptions and Recurring charges.
Cancel unused subscriptions and try to negotiate lower rates where possible.
- Address Credit Card Debt
Call to negotiate a lower interest rate on cards with a balance. You often can but you need to ask!
Write down a plan to pay off the balances as quickly as you can.
- Increase Savings Contributions
If you have paid off debts or have an increase in income, you may be able to increase savings by a percentage or two. DO it, your older self will thank you!

Act on what you can control today. Stay the course, remain informed, and make decisions based on facts, expert advice, and your personal financial goals.

Till Next time, Happiest of New Years wishes to each of you!
Sandi Greene, CLU, Financial Coach



HOUSE RULES

Management Keeps Spare Keys on File for Your Convenience and Safety

As part of our commitment to your convenience and safety, Management keeps spare keys on file for Residents who choose to provide one. This service is designed to offer peace of mind in various situations, such as locking yourself out, misplacing your key, granting access to a trusted family member, or during emergencies.

Residents supply their own keys to Management. All keys are securely stored in a locked box to ensure maximum protection. Rest assured, we take key management seriously and only release them under strict conditions. If someone other than the Resident requests a key, we require identification and verification before granting access.

This service is completely optional, and there's no pressure to participate. However, we encourage Residents to take advantage of this offering by dropping off a key at the Management Office.

For more information or to update your key on file, please contact Management at 215-368-6350.

Thank you for trusting us to help safeguard your home and well-being!



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

Morgandale Council Meeting, Thursday, January
23rd, 2025, Edwardian Clubhouse, 6:30 p.m. and
Zoom.

Passport to Flavor: A Potluck Experience, Tuesday,
February 25th, 6:30 p.m. to 8:00 p.m.

Management Contact Information

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Branch Vice President
215-368-6350

Jill L. Geiger, CMCA, AMS, PCAM
General Manager
215-368-6350
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



MORGANDALE RESIDENTS

SAVE THE DATE

PASSPORT TO FLAVOR: A POTLUCK EXPERIENCE

THE SOCIAL ENGAGEMENT AND WELLNESS COMMITTEE
INVITES YOU TO

**JOIN US ON FEBRUARY 25TH
FROM 6:30 PM – 8 PM
AT THE EDWARDIAN CLUBHOUSE
TO CELEBRATE THE DIVERSITY
IN OUR COMMUNITY**

**ATTENDEES WILL BRING A SHAREABLE DISH THAT
SHOWCASES THEIR HERITAGE.**

**A FORMAL INVITATION WITH ADDITIONAL
INFORMATION TO FOLLOW!**

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.

BERKSHIRE HATHAWAY
Home Services
Keystone Properties

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Fax: 215-855-3136

E-Mail: gary@garycassel.com

Website: www.garycassel.com

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.



Gary L. Cassel

BERKSHIRE HATHAWAY
Home Services



Gary L. Cassel, GRI
Broker / Owner
Felicitation Certified REALTOR®

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