



The Morgandale Connection

November
2023

Issue 303

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 November 1, 2023 through
November 10, 2023

CAPITAL PROJECTS

Sewer Work – Windsor Court:

Good Plumbing replaced the section of the root infiltrated sewer lateral servicing 1611 Windsor Court. A mound of dirt will remain for a few weeks to settle, and then the In-House Maintenance Staff will grade and seed.



Marshall Court Project:

The In-House Maintenance Staff completed the backfilling of soil and seeding, around the new concrete and retaining wall, on Marshall Court. Marano Iron Works installed the new railings this period. Trozzi Construction sealed the new concrete sidewalks with Acro sealer, which increases the longevity of concrete by protecting it from damage caused by freeze-thaw cycles, UV rays, and general wear and tear. The project is finished!

OPERATING PROJECTS AND ACTIVITIES

Landscaping:

Clarke's cut 23 times so far this season, with minimal complaints from Residents.

The In-House Maintenance Staff started the leaf removal. This process will take at least four weeks to complete. They will then return to clean the gutters one last time before the winter.

Swimming Pool:

Berardelli Pool Service replaced the tile around the perimeter of the pool; therefore, Berardelli is finished with this project. The pool has been winterized for the season.

Painting:

Brad completed the painting of the light fixtures on the half walls on Stockton, Cross Hill, and Jefferson Courts.

Shutter Painting:

The In-House Maintenance Staff is in the process of painting the shutters in Crowther Court.

Snow Removal:

We are aggressively looking to hire snow shovelers. There are times when we cannot get snow shovelers; therefore, we utilize Clarke's Landscaping for snow removal. The winter snow removal procedures were delivered to the Residents.

Water Spigots:

The water spigots throughout the community were turned off for the winter season.

50th Anniversary Committee:

The Committee organized a 'Sock Drive' to benefit Rubye's Kids and Veterans.

Rubye's Kids empowers children in need, especially those experiencing homelessness, by providing educational and personal care items, as well as joyful, enriching experiences. We would like to thank the Morgandale community for their generous donations and our Resident and Committee Member, Diane McLaurin (center in red), for inspiring our sock drive.



The Committee is working on a few nice gestures for the community for November and December.

Best Home Committee Awards:

The Best Home Committee awarded 2413 Hillock Court the Best Home for the Fall/Halloween contest. This award was presented to the Residents this period. An article was placed in the most recent newsletter.

Holiday Party ~ Sunday, December 3rd:

Preparations are underway for the December 3rd Holiday Party. Every year at the holidays, the Morgandale community sponsors a family in need. The Holiday Party invitation asks Residents who want to donate to the family to bring their gift cards/gifts to the December 3rd Holiday Party or drop them at the Management Office by December 4th.

American Red Cross Blood Drive ~ Tuesday, December 19th:

Committee Members Barb Jensen and Diana Ward scheduled an American Red Cross Blood Drive for Tuesday, December 19th. A notice will be forthcoming.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website:

October Newsletter
Sock Drive
Best Home Committee Judging
Electronic Recycling Event
Pet Donations
Snow Shovelers Needed
Happy Halloween
Veterans Day

Property Inspections:

Aside from driving the entire property weekly, Management inspected Jefferson, Stockton, and Winfield Courts this period, which generated a few work orders and violation letters.

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 removed leaves, turned off the common water spigots, repaired two light poles, emptied the trash and doggie stations, checked and swept the trash enclosures as needed, and delivered the October Newsletter and Budget Meeting Announcement.

A big thank you to Marilyn, Matt, Brad, and Ben for all their hard work!

Jill L. Geiger, CMCA, AMS, PCAM

General Manager for Morgandale Condominium Association

2024 COUNCIL MEETING SCHEDULE AND SPECIAL EVENTS

Thursday, January 25th	Council Meeting
Thursday, February 22nd	Council Meeting
Thursday, March 28th	Council Meeting
Tuesday, April 2nd	Annual Election & Council Meeting
Saturday, April 20th	Clean-Up Day
Wednesday, May 8th	Council Meeting
Saturday, May 18th	Recycling Day (tentative)
Sunday, May 19th	Yard Sale (tentative)
Saturday, June 8th	Morgandale Day
Thursday, June 27th	Council Meeting
Thursday, July 25th	Council Meeting
Friday, August 2nd	Adult Pool Party
Thursday, August 22nd	Council Meeting
Saturday, September 7th	Doggie Swim
Saturday, September 14th	Yard Sale
Saturday, September 21st	Recycling Day
Thursday, September 26th	Council Meeting
Thursday, October 24th	Closed Budget Workshop
Thursday, November 21st	Budget & Council Meeting
Sunday, December 8th	Holiday Party

*** NOTE –All Council Meetings will be held at 6:30 p.m. and date subject to change.**



HOUSE RULES

No Solicitation

As part of our ongoing commitment to maintaining a harmonious living environment within our community, we would like to remind all Residents of our policy regarding solicitation.

It has come to our attention that there have been instances of solicitors attempting to engage with Homeowners within our community. To ensure the safety, privacy, and tranquility of our neighborhood, we want to reiterate that Morgandale Condominium Association strictly prohibits solicitation within the community.

Our 'No Solicitation' policy is in place to safeguard the well-being of our Residents and to maintain the peaceful atmosphere we all value. Solicitation includes, but is not limited to, the selling of goods, services, or any commercial activities conducted door-to-door.

Some of these solicitors will say they are approved by the Association or the Township, and that their neighbors are contracting with them. Please know that this information is not valid.

If you encounter any individuals engaging in solicitation, please report the company name promptly to the Management Office at 215-368-6350.

Let's work together to uphold the values and standards of our community by refraining from engaging with solicitors within our neighborhood.

By reinforcing these guidelines, we aim to create a secure and comfortable living space for all Residents. If you have any questions or concerns regarding this policy, please do not hesitate to e-mail jill.geiger@associamidatlantic.com or call the office at 215-368-6350.



Recycling/Environmental Corner



DON'T THROW AWAY OLD LEGO BRICKS!

LEGO Replay is a simple to use platform that allows you to pass forward your much-loved LEGO bricks and share the power of play with kids in need. When children play with your donated LEGO bricks, it helps them learn to problem solve, collaborate, and think creatively. With LEGO Replay, worlds of play can be rebuilt and reimagined many times over helping to inspire the builders of tomorrow.

LEGO works closely with multiple donation partners who proudly give your much-loved LEGO bricks new life. The children who receive the bricks continue to play with them, creating endlessly. By donating to LEGO Replay, you can help give thousands of American children the chance to learn through play and continue their growth.

The entire process is very easy. Choose the bricks or elements that you would like to donate. They do not have to be full sets. Take apart built sets to the best of your ability. No need to clean or wash the bricks. They do not accept Technic and Mindstorm kits, nor any electronic components, as well as non-LEGO merchandise. No need to include instructions.

Once you have packed them in a box, go the website: LEGO.com/Replay and print out a shipping label for your free shipping.

So far 146,128 boxes of LEGO bricks have been donated which in turn have supplied 311,192 children with Replay donated bricks.

Submitted By: Mary Ann Brennan

Recycling/Environmental Committee:

Gary Cassel, Chairperson
Mary Ann Brennan
Marianne Natali
Chris Carty
Esther Miller

Best Home Committee Winter Holiday Contest

The Best Homes Committee would like to announce our Winter Holiday Contest. Our goal to bring the Morgandale community together by highlighting the beauty of our neighborhood is still the same.

Single homes, townhouses and first floor flats will have front gardens, windows, and doors judged. For second floor flats, the balcony areas will be judged.

We will look about the neighborhood from December 18th – 23rd to find the best looking Holiday decorations (within the community guidelines) and select one home to recognize for its outstanding appearance. A certificate and \$100 gift card will be presented and resident/residence will be recognized in the monthly newsletter.





**American
Red Cross**

GIVE SOMETHING THAT
Means Something®
GIVE BLOOD

Blood Drive

Morgandale Condominium

Tuesday December 19th, 2023
2:00PM to 7:00PM

Morgandale Condominium – Club House
1015 Forty Foot Road
Lansdale, PA 19446

Sign up at redcrossblood.org and use sponsor code:

Morgandale

OR SCAN TO SCHEDULE AN APPOINTMENT



Come give Dec. 18 thru Jan. 5 for a NEW long-sleeved Red Cross T-shirt.
Yeti. Set. Donate.

Schedule your blood donation appointment today!

1-800-RED CROSS | RedCrossBlood.org | Download the Blood Donor App

Financial Sense

Getting Ready for 2024

The holidays have begun, and the New Year is quickly upon us. Each year is an opportunity to reflect and reset. While this can be done anytime, it is often done now (from a financial perspective), because the year-end bills come in, last paystubs are provided, and we start to pull the pieces together for tax planning.

As you reflect on the year, start to plan for the next. What top two or three goals do you want to do with your life in the New Year? Many people just get by month to month, and then are surprised to end up exactly where they are today 12 months from now. Get a vision of something you want to change. A vision of a savings account well-funded, a vision of a credit card debt paid off, a vision of a degree that you have been wanting to start. The old saying is “How do you eat an elephant? One bite at a time”.

As you make your shopping lists for the kids, the grands, your friends, and family, stop and make a short list for yourself too.

1. Pay yourself first! Set up an ***automatic transfer***, from your paycheck or savings, of any monetary amount you can afford, and place it in a high-yield savings account.
2. Check your credit score and review your credit report for mistakes. Get any inconsistencies corrected!
3. List your debts by amount and by rate of interest. Select one to focus on and set a timeline to get it paid off! Snowball or Avalanche Methods (4/2021 ed)
4. Look around the house and find ONE thing that could use your attention. Fix a hanging drawer, unclutter a closet shelf, or toss the old magazines that have been hanging around for more than 8 months - you don't need it. You will probably be surprised at how accomplished you feel when you walk by that repaired drawer, decluttered shelf, and coffee table space after you have made some changes.

Small steps build relationships in life and small steps build a better relationship with yourself. Avoid the Jan 1st “I’m going to rehaul the world/lose 50 pounds/ run every day” crazy talk. Take this time *before* the exuberance of the New Year’s Resolution season to put a slower, well thought-out plan in the works, so that when New Years comes you are already moving forward to your better life.

Remember this smart guy once said, “The first step towards getting somewhere is to decide you’re not going to stay where you are”. JP Morgan

Enjoy all the festivities of the season, the lights, the carriage rides (Fischer’s Park, Peddler’s Village, and Bethlehem). Treat each other with great kindness, and especially treat yourself with the same kindness.

Till next time, live in generosity and have a very happy holiday season!

Sandra 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, January
25th, 6:30 p.m., Edwardian Clubhouse and Zoom.

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

Management Contact Information

Carol A. Richard, CMCA, AMS, PCAM
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





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

Cell: 215-450-2373

Direct: 267-638-2120

Business: 215-855-1165 ext. 120

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
Relocation Certified REALTOR®



Keystone Properties
2131 N. Broad Street, Suite 200
Lansdale, PA 19446
Bus 215-855-1165 ext. 120 Fax 215-855-3136
Cell 215-450-2373 Direct 267-638-2120
gary@garycassel.com
www.bhhskeystone.com



A member of the Franchise system of BHI Affiliates, LLC.



Unwrap the Magic of the Season... with Edible Arrangements' Holly Jolly Bouquet!

Edible Arrangement Lansdale
Ralph's Corner Shopping Center
2333 Welsh Road
Lansdale, PA 19446

Store Hours:
Monday-Saturday 9:00 AM – 5:00 PM
Sunday: 9:00 AM – 2:00 PM

Tel: (215) 362-3004