



The Morgandale Connection

October
2024

Issue 314

The Council Members of Morgandale are:

Tim Cooney, President

Gary Cassel, Treasurer

Marianne Natali, 1st Vice President

Cory Anderson, Secretary

Caren Rosch, 2nd Vice President

MORGANDALE CONDOMINIUM ASSOCIATION MANAGEMENT REPORT

For the period from

September 21, 2024 ~ October 25, 2024

CAPITAL PROJECTS

Clarella Court Sewer Issue:

Good Plumbing successfully replaced a section of the sewer collection line behind 525 Clarella Court, though it was not an easy task. When the builder installed the pipe over 50 years ago, they backfilled it with concrete. As a result, Good Plumbing had to jackhammer through the concrete to access the pipe. You might wonder how roots were able to penetrate a sewer line encased in concrete—there was a small section where the concrete had cracked, allowing the roots to make their way in. Quite unbelievable!

In preparation, Clarke's Landscaping removed the Weeping Cherry tree (the source of root intrusion) located between 524 and 525 Clarella Court.

Concrete Replacements:

Trozzi Construction replaced a few concrete blocks by the Management Office door that were poured unsatisfactory.

Pole Barn Roof Replacement:

The Association awarded Pioneer Metal Roofing the contract to replace the Pole Barn roof. We are hoping that this work will take place before the end of the year.

Pool Gate:

The pool gate and lock need to be replaced. Management will present proposals to Council at the November 21st meeting.

OPERATING PROJECTS/UPDATES

Landscaping:

Mowings: Due to the dry, hot weather and lack of growth, Clarke's Landscaping skipped a few cuts this period. So far this year, there have been 20 cuts with minimal complaints. The Association awarded Clarke's Landscaping a three-year contract for lawn mowing.



Lawn Treatment:

Clarke's Landscaping completed a lawn treatment this period. Management will present the lawn treatment proposals for year 2025 to Council at the November meeting.

Seeding:

Brad worked most of the month seeding bare spots; however, due to the upcoming winter weather, the seeding will resume in the Spring.

Leaf Removal & Gutter Cleaning:

The In-House Maintenance Staff continue with leaf removal and gutter cleaning.

Tree Applications:

Chris Marshall from Davey Tree Services thanks the Council for approving their three-year tree spraying proposal. Chris also confirmed that no chemicals are sprayed on the trees in the basin between Aberdeen and Winfield Courts.

Tree Work:

The Association approved Clarke's Landscaping's proposal for the pruning of four trees, the removal of three failing trees, and the installation of 22 new trees.

Bed Renovation:

Clarke's Landscaping completed the renovation of the large landscaping bed between Piedmont and Stony Creek Courts. Cindy Watson was a huge help. A detailed article and pictures are highlighted in this newsletter.

Painting:

Ben completed the shutter painting on Keeler Court and is now painting the shutters in Franklin Court.

Association Vehicles:

The four-wheeler was not going into reverse; therefore, the In-House Maintenance Staff had it repaired at the Montgomeryville Cycle Center.

The older John Deere Gator was not starting without a jump. A new battery was installed, but it was unsuccessful. Little's John Deere repaired the Gator and it is now operational.

The 2019 Dodge Ram was taken to Spaniel's Service Center for an inspection and oil change.

Inspections:

Management conducts weekly inspections of the entire community, driving through each court. This period, the fronts and backs of Stony Creek, Piedmont, Springhouse, Centennial, Clarella, Christopher, and Brunswick Courts were thoroughly inspected, resulting in a few violation letters and work orders.

2024 Audit & Taxes:

The Association signed a three-year contract with Ruotolo, Spewak, & Co for the 2024, 2025, and 2026 audit and taxes.

Social Engagement and Wellness Committee:

The Committee is currently organizing the upcoming New Member Orientation and have many other exciting ideas planned for the community. A big thank you to this wonderful Committee for all their efforts!

Pet Committee:

The Pet Committee is getting much response from the dog owners for the 'Pet Spotlight', to feature their pets in an article along with a picture. The Pet Committee is also having a Halloween Pet Walk on Saturday, October 26th.

Best Home Committee:

The Best Home Committee is in the process of inspecting homes to select a lucky winner for a \$100 gift certificate.

Holiday Party ~ Sunday, December 15th:

The holiday party will be held on Sunday, December 15th, from 4:00 p.m. until 7:00 p.m., in the Clubhouse. A 'Save-the-Date' was sent to the community. A formal invitation will be forthcoming.

Vaccination Clinic ~ Tuesday, October 8th:

The community's annual vaccination clinic was held on Tuesday, October 8th. Sonya Albert, a representative from Giant, reported that everything went smoothly, with a total of 96 vaccines administered. Residents expressed their gratitude for the convenience of this service.

E-Mail Blasts & Website Updates:

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

September Newsletter
August Minutes
Pet Spotlight
Vaccination Clinic
Events Calendar Updates
Rosh Hashanah
Shubh Navratri
Best Home Fall Contest
Montco Household Hazardous Waste Event
Missing Cat
New Photo Album ~ History Photos and Correspondence
Trash and Recycling Menu ~ Retrievr Information

General Maintenance:

The In-House Maintenance Staff has been exceptionally busy recently, removing leaves, cleaning gutters, and handling numerous work orders. They swept the trash enclosures, emptied community trash cans and doggie stations multiple times, and weeded and watered the flowerbeds on several occasions. Additionally, they cleaned the Clubhouse, and delivered the September Newsletter.

Management would like to extend gratitude to Marilyn, Matt, Brad, and Ben for their hard work and dedication.

Sincerely,

Jill L. Geiger, CMCA, AMS, PCAM

General Manager for Morgandale Condominium Association

.

Piedmont/Stony Creek Garden Bed Renovation



The Piedmont/Stony Creek garden renovation was a resounding success, and we could not be more thrilled with the outcome! Thanks to the dedicated efforts of Cindy Watson from Piedmont Court and Clarke's Landscaping, the garden bed was completely transformed.

Together, they tackled the removal of the dying Colorado Blue Spruce, overgrown shrubs, weeds, English ivy, and other plants. Their goal was a well-planned, balanced replanting that would thrive in the compact clay soil and endure the dry summers without becoming overgrown.

Cindy thoughtfully selected a list of plants suited to the challenging conditions and native to the area. Among these were Arctic Fire Red Twig Dogwood, a dwarf version of the traditional red and yellow twigged dogwoods, adding vibrant Winter color and vertical structure. She also chose Cotoneaster, a low-growing, deciduous plant with dark-green leaves, pink Springtime flowers, and red Autumn berries, which also serves as an effective weed-suppressing ground cover. Other plants included Apricot and Red-Carpet Roses, a narrow upright Holly, native ferns, ornamental oat grass, daylilies, a mum, and a few decorative rocks.

A special thanks goes to the Residents and passersby who supported Cindy's project, with particular recognition to Tim (from Stony Creek), and Sharon, Chris, and Mark (from Piedmont) for their assistance along the way. We also extend our gratitude to the Council for allocating the budget for this much-needed project.

Above all, we want to express our deepest thanks to Cindy Watson (pictured above) for her time, expertise, creativity, and passion for gardening and for bringing this project to life. Well done!



HOUSE RULES

No Oil or Paint Disposal at the Clubhouse Trash Enclosure



We would like to remind all Residents that oil and paint are no longer accepted at the Clubhouse trash enclosure. Due to changes in disposal policies, we are no longer able to handle these materials for Residents.

For proper disposal, please keep an eye out for notices from your Recycling/Environmental Committee regarding upcoming Household Hazardous Waste events. These events provide safe and environmentally responsible ways to dispose of hazardous items like oil and paint.

If you have left any oil or paint in the trash enclosure, we kindly ask that you remove them as soon as possible.

Thank you for your cooperation and understanding. Let's work together to keep our community clean and safe!

Recycling Corner



I was blessed with a beautiful granddaughter in September 2023. Anyone who has children knows how quickly they grow. She received so many lovely outfits, but, because babies grow so fast, many she never even wore. We discovered 'Once Upon a Child'. Bring in your gently used or new items and get cash on the spot. You can also buy clothing for your growing child. Each location is individually owned and operated, so it is easy to support local, while shopping sustainability and affordability. Google 'Once Upon a Child' for the nearest location.

At our Recycling Events, we often get questions about recycling clothing, electronics, and obsolete or unused household items, so they don't end up in a landfill. If you find yourself in that situation, check out "Retrievr.com". Towamencin has recently partnered with them for Residents only. For a convenience fee starting at \$12.50, you can schedule doorstep pickups. You can also leave a message at 757-703-3824. A support agent will contact you to schedule your pickup.

Once again, the Recycling/Environmental Committee is always amazed at the community's participation in the program, and very grateful.

Submitted By: Marianne Natali

Your Recycling/Environmental Committee:

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



Lending Library

In Mary Jane Clark's novel 'Lights Out Tonight', you enter the mind of a sociopath.

A sociopath is a person who gets what they want, takes without asking, and kills without remorse. In other words, they have no conscience.

The first few chapters set the stage, gradually leading to an actual theater and a world-famous actress, who unfortunately goes missing after an award-winning performance. She has been the obsession of millions. Or maybe just the true obsession of one.

There's a story within a story. The nation's highly rated morning show has the job of covering every phase of the life of this actress, including her murder. The reporter gets drawn into a web of madness, deception, and insanity. She finds she cannot trust anyone. She knows there is a sociopath that will stop at nothing, and that person may wear the mask of a friend, a lover, a husband, or even a wife. This surely is a fast-moving novel that will have the reader on edge at every turn of the page.

Note: Recently, a large donation of books was made to the library. We greatly appreciate the novels that were included; however, due to limited space, we are unable to keep the textbooks. We kindly ask the donor to pick up the textbooks and consider donating them to the local public library. Thank you for your generosity and understanding.

Submitted By: Jane Kane

Library Committee:

Jane Kane
Dan Pillie

A Howl-o-ween Parade of Furry Fashionistas!



Pups strutted their stuff in their favorite Halloween costumes during the Morgandale Pup Halloween Parade held Saturday, October 26th. Approximately 17 pups and their owners made their way around Morgandale Drive as Homeowners and passersby came out to see all the creative costumes. Even though some Residents could not attend the parade, they submitted pictures of their pups in their Halloween costumes. The pups and owners had a great time! Thank you to everyone who participated. Pictures of all the pups in costume are posted to the Morgandale website.

Morgandale's Pet Spotlight

Meet this Terrific Trio!



Stella is the sweetest girl ever! She is very well behaved, but is also very vocal. She has to compete with her brothers, so she makes sure she is heard! She loves to roughhouse with her brother, Ozzy.



Ozzy is 93 lbs of pure love. His Mom calls him her “soul dog”. He’s a sensitive soul and needs lots of special lovins’ from Mom. As you can see from his picture, he makes the perfect lap dog!



Bingo is a soft, fuzzy goofball. He is more reserved than the other dogs and hangs back when Ozzy and Stella play. He loves his walks, and true to the collie nature he loves to “herd”, so he does a lot of zigzagging!

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

Fall 2024 Best Home



Congratulations to **Ben Benes and Cynthia Elam of 2419 Hillock Court**, winner of this year's Fall Best Home. It was wonderful to see all the decorations for this Fall/Halloween contest. If you have a chance, take a stroll and see the many homes after dark. It was very difficult to narrow the selection to just one. Thank you to everyone who is making our community beautiful. Below are some of the other homes that deserve recognition.

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

Runners Up!



2537 Devonshire Court

203 Brunswick Court



1109 A Jefferson Court

Financial Sense

Whether you are lucky enough to work for a company with benefits, on Medicare or going to the open market, it is open enrollment season!

Health, dental, and vision plans are front and center when looking at your expenditures, but cost should not be the only consideration. Consider the process required for specialist visits, participating doctors, and hospitals.

Depending on which medical plan you select, you could be eligible for enrollment into tax savings accounts like an HSA 'Health Savings Account' or FSA 'Flexible Spending Account'.

HSAs are available when you select a high deductible medical plan. Your money goes in tax-free and grows tax-free. You can withdraw money for IRS qualified medical expenses tax-free as well. There are taxes and penalties for use on non-qualified medical expenses, and not all medical plans qualify for an HSA.

An FSA is a benefit program that lets you set aside money on a pre-tax basis to pay for health care expenses throughout the year. Different than the money in an HSA, the money in an FSA must be spent in the year that you contribute it into the account. While there are some exceptions, you are best to understand this is a 'Use it or Lose it' account!

Dependent FSAs provide you with the opportunity to save money for childcare needs. FSA and HSAs provide a good financial benefit if you do your homework and have a good finger on the pulse of your expenses.

Beyond these categories (that get most of the attention) are the other offerings that are worth a significant review.

It is a good time of year to make sure that your life insurance is sufficient for your family needs. Life insurance through work should supplement insurance that is already in place from a direct source. That said, group life insurance is easy to apply for and inexpensive, and a great benefit to have in place. I suggest personal life coverage, because those who get injured or ill may eventually lose employment and with that the group life coverage.

This is a great time of year to review your disability coverage and assess your risk. Often, you can enhance your policy at a relatively low cost by increasing the duration of benefits or the percentage of income replacement.

It is also a great time to review your voluntary savings opportunities. Many companies provide you with a means to save for retirement through a 401k, 403b or a Roth. You can often do a combination as well. Consider increasing by 1 or 2% with a goal to get to your max over time and help set you up for a worry-free retirement. While changes to savings plans are not limited to open enrollment, it is still a good time to review all payroll related implications together.

No one wants to think about, 'what happens if,' you become temporarily disabled, unemployed, or die. Hard topics but knowing that you have thought through what the scenarios could mean to your household, and initiating a mitigation plan will bring you some peace of mind. That is the goal of all of this!

Until next time, live generously and be kind.

Sandi Greene, CLU, Financial Coach



SNOW PROCEDURES

The snow removal begins as soon as it is feasible and after three (3) inches of snow has fallen. The three entrances and Morgandale Drive will be plowed first, fire hydrants will be cleared, and then the plows will enter your court and clean a center path. The plow will then move to one or more courts and do the same.

The In-House Maintenance Staff will rotate where they start for each storm, so please know that you may not be first every time there is plowing to be done. This first pass will give you access to the road and time to move your vehicle out of the court. The plows will then return to your court and begin clearing what has been made open and available. If one parking space is empty and there is a car in front or on the side of it, it is impossible to plow this one space. Please understand we are not trying to skip you in this instance and if the plow slips while attempting to plow out one single parking space, damage could be sustained to your vehicle.

The main walks will be cleared first, and then the shovelers will clear **the walkways to the homes, cluster mailboxes and the trash enclosures after the storm has ended**. The sidewalks of those who are on the 'emergency list' will be shoveled first. If you have a driveway, please remember that the snow removal for your driveway is your responsibility.

Keep in mind there are 32 courts in Morgandale. We have three trucks, one skid steer, one tractor, and three snow blowers for the use of our full time In-House Maintenance Staff. Wherever possible, we will attempt to utilize our in-house snow removal equipment to handle a storm, thereby controlling your snow removal expenses. We also may bring in additional snow shovelers, should we need their help. We will absolutely call in our snow removal contractor, Clarke's Landscaping, should we see that we are unable to handle the storm ourselves.

If there are guests at your home, please ask them to utilize the center and overflow parking spaces.

Doctors, nurses, or emergency personnel who may need to exit the property quickly can utilize the parking cutouts on Morgandale Drive. These same individuals should contact the office so that they can be placed on the priority list along with others who have medical conditions that could require them to need medical assistance on an emergency basis. **If you were on the list last year, you still need to call this year to confirm your priority.**

Chemicals will be applied in accordance with the weather conditions, i.e. rock salt for streets and calcium chloride for sidewalks. **Personal quantities of both of these items are available at the Clubhouse, near the recycling bin. Please bring your own container. Please be reminded that calcium chloride must be used on the sidewalks.** All of the new concrete walks have a one-year warranty. If the concrete is damaged due to salt exposure, the warranty will be voided. Only a small amount of calcium is needed to be effective, clumps of calcium are not necessary.

Weather conditions can help or hinder snow removal. 40 mile per hour winds will cause drifts, even if we have just shoveled, those winds will blow these areas closed very quickly. Temperatures under 25 degrees will render chemicals ineffective. “Snow Emergencies” issued by the state or local authorities mean that conditions are unsafe everywhere and for everyone. This means you should be staying home and often it means that more snow is falling than can be promptly removed by the state, local, and Morgandale crews.

If your trash enclosure has not been cleared, please do not throw your trash in the snow or on top of the toters. This causes the In-House Maintenance Staff to have to clean up your trash, often frozen solid and stuck to whatever surface it was thrown on.

Again, Morgandale consists of 32 courts and 560 homes. After Morgandale Drive is cleared, the courts are rotated with each storm, so everyone gets a chance to be first. However, while someone is first, someone has to be last. We ask that you please consider this when it appears that the snow removal process in your court and in the community is taking longer than you think it should.

If we all work together and think of elderly neighbors, In-House Maintenance Staff, contractors and each other, we will have successful snow removals. If you would like to report conditions to Management or ask the status of your court’s snow removal, please contact us at 215-368-6350. Please do not approach the In-House Maintenance Staff during the snowstorms. They are truly trying their best to get the job done and cannot do their job if they continue to get interrupted.

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, November
21st, 6:30 p.m., Edwardian Clubhouse and Zoom.

Morgandale Holiday Party, Sunday, December 15th,
Edwardian Clubhouse, 4 p.m. to 7 p.m.

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

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.

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

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

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**
HomeServices



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 BHH Affiliates, LLC.