



The Morgandale Connection

September
2023

Issue 301

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 August 19, 2023
through September 22, 2023

CAPITAL FUND PROJECTS AND ACTIVITIES

Asphalt Maintenance/Replacement:

Management met with Melissa Wrubel, from Kipcon Engineering, and reviewed the asphalt paving proposals received from:

All Out Parking Lots
L & M Paving
Unitex

The evaluation process will take some time, as we want to ensure a comprehensive assessment of all submitted proposals. We understand the importance of this project and are committed to presenting all materials so that Council can make an informed decision.

Maintenance Garage Roof:

Lemus Construction will be replacing the maintenance garage roof and gutters in October. The contract has been signed by all parties.

Tot Lot:

The In-House Maintenance Staff replenished the wood chips at the tot lot.

Marshall Court Renovation:

The new concrete, retaining wall, and railings in front of building 2101 through 2108 Marshall Court will be completed in October.

OPERATING FUND PROJECTS AND ACTIVITIES

2024 Budget:

Management and Gary Cassel, Treasurer of the Association, are in the process of drafting the 2024 budget. The closed budget workshop will be held to review the details of the budget with Council. Due to insurance rates, trash, contract increases, and the updated Reserve Study, the Association will increase the condominium fee in 2024; however, the amount has not been determined to date.

702 Springhouse Court Fire:

I am thrilled that the fire renovation at 702 Springhouse Court has been successfully completed.

Landscaping:

Clarke's cut 19 times so far this season, with minimal complaints from Residents.

Clarke's Landscaping started the tree removals and tree prunings this period. Due to budgetary reasons, the new tree installs were postponed until the Spring of 2024.

Brad is in the process of grading and seeding several bare spots throughout the community.

Swimming Pool:

The pool is officially closed. Berardelli Pool Service will start winterizing the pool in the near future. They will also start the coping and tile replacements, that were previously approved by Council.

The In-House Maintenance Staff stored the pool furniture away. Both canopies and two round tables need to be replaced next season.

Sewer Maintenance:

As a proactive maintenance measure, Matt sewer-jetted the collection line behind buildings 301 through 308 and 318 through 325 Christopher Court. Matt encountered some minor blockages, which were cleared with the jetter.

This new practice of proactive sewer-jetting has proven to be beneficial. It helps prevent emergency blockages and clogs in the sewer lines by removing roots, debris, and other obstructions.

Painting of Light/Street Sign Poles:

Ben thoroughly cleaned the bottom sections of the light/street sign poles, to remove the stains and odors associated with dog urine. After cleaning, he applied a fresh coat of paint to the lower sections to restore their appearance.

Shutter Painting:

The In-House Maintenance Staff completed the shutter painting on Mason Court. They are in the process of painting the shutters in Crowther Court.

Clubhouse Painting:

Brad painted the exterior of the clubhouse/ Management Office building this period, and the results are exceptional.

Doggie Swim ~ Saturday, September 9th:

Twenty doggies attended the doggie swim on September 9th. Thank you to Marianne Natali, Caren Rosch, Gary Cassel, Ron Gani, and Karen Fiedler for organizing a wonderful event for our furry friends. The 50th Anniversary Committee distributed doggie treat bags to the participants.



Pet Committee:

The Pet Committee has been very busy rescuing stray cats, getting them spayed and chipped, and finding homes for our furry friends.

50th Anniversary Committee:

Management thanked Good Plumbing for sponsoring the successful Kona water ice truck, that parked at the pool for one-hour on Saturday, September 2nd. This small but meaningful gesture truly makes our community a special place to live.

The Committee is also organizing a 'Sock Drive' to benefit Rubye's Kids and Veterans, from September 23rd through November 1st. Socks can be dropped at the Management Office from September 23rd until November 1st. They can also be dropped off at Recycling Day.

Yard Sale ~ Saturday, September 16th:

Thank you, Diana Ward, for organizing the Community Yard Sale on Saturday, September 16th. The weather was beautiful, and many shoppers attended.



Recycling Day ~ Saturday, September 23rd:

The Recycling/Environmental Committee will be holding their Fall Recycling Day on Saturday, September 23rd. They have some new give-a-ways for participating Residents. **Cancelled due to weather conditions. They rescheduled to another time.**

Best Home Committee:

The Best Home Committee will be inspecting the homes this Fall to award a lucky winner a \$100 gift certificate. A notice is forthcoming.

Flu Clinic ~ Tuesday, October 17th:

Giant Pharmacy will be hosting a Vaccine Clinic on Tuesday, October 17th, from 2:00 PM - 8:00 PM at the Morgandale clubhouse. The vaccines offered will be:

QUADRIVALENT FLU VACCINES
RSV VACCINES (60+ YEARS OF AGE)
COVID-19 VACCINES

Community Association Institute (CAI) Gold Star Community Recognition:

Management is pleased to inform Council that our Gold Star renewal application passed! CAI's Gold Star Community program recognizes those communities that work hard to develop and maintain standards, encourage community participation, maintain fiscal stability, and positively impact the quality of life for Residents. This program is an excellent way to evaluate policies and procedures and assure that their community operates within basic industry standards.

E-Mail Blasts & Website Updates:

Management sent/posted the following notices to the website:

July 27, 2023 Meeting Minutes
August Newsletter
Pool Closure
Doggie Swim Notice & Pictures
Community Yard Sale Notice & Pictures
Rosh Hashanah

Sock Drive
Recycling Day
Vaccine Clinic
Grass Cutting Notices
Labor Day

Property Inspections:

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

Aidan Wunderly:

Aidan is back to college. We were fortunate to have had Aidan as part of our team. He was a wonderful helper this past Summer. We wished him the best with lunch and a card and informed him that we look forward to the possibility of working with him again next Summer.

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 planted flowers, weeded tree beds and curb lines, emptied the trash and doggie stations, checked and swept the trash enclosures as needed, and delivered the August newsletter.

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

Sincerely,

Jill L. Geiger, CMCA, AMS, PCAM
General Manager for Morgandale Condominium Association



Compliments of the 50th Anniversary Committee, free Kona Ice was distributed to the community on Saturday, September 2nd.

This event was sponsored by Good Plumbing. The water ice was delicious on a warm summer day, enjoyed by over 100 Residents, and even some canine companions.

Your 50th Anniversary Committee

Marianne Natali, Chairperson
Caren Rosch
Chris Carty
Joan Cossman
Torin Morin
Diane McLaurin



5th Annual Doggie Swim: Morgandale Doggies Make a Splash

The 5th Annual Doggie Swim, held Saturday, September 9th, welcomed approximately 20 pups to show off their swimming skills and cool off on a hot, humid, 90-degree day. This fun, end-of-the-season event gives Residents a chance to take their pups for a nice dip in the pool. The event has created a bit of a following as a group of Residents came out to watch and cheer on their favorite pups.

Doggies of all sizes enjoyed doing laps, swimming in circles, and splashing around. After a cool swim, some pups took advantage of the water stations, investigated the pool enclosure, or did 'wormies' in the grass to dry off. The one thing they all had in common was that they had a great time.

Each pup received a gift bag with snacks and treats (thanks to a generous donation from Bark Avenue in Harleysville), a roll of poop bags, and even a special gift for their pup parents.

Thank you to the Council, Morgandale Staff, and Pet and Doggie Swim Committees for supporting this great event, and to the spectators, pup owners and the doggies who came out to enjoy a fun afternoon. Check the Morgandale website for additional pictures from the event.

Recycling/Environmental Corner



TIPS TO PROTECT YOUR DATA

It's time for an upgrade. You've got your eye on the latest smartphone or maybe a new laptop. But what do you do with your old device? You may want to give it away or recycle it, but you are worried about someone being able to access your old information. It is true that your old devices may contain sensitive personal information that you do not want to fall into the wrong hands. So how can you ensure that your data is secure when recycling your old devices?

Here are a few tips:

Tip #1: Double-check app subscriptions and settings:

If you're recycling an old phone, tablet, or laptop with a different email or account, cancel any subscriptions you might have. This includes iCloud storage and app subscriptions. Most of these accounts require 2-factor authentication that may be tied to your device before you can change your information. Remember to update your security settings in those apps as well. You don't want to keep paying for any apps you're no longer using.

Tip #2: Back-up your data:

Before you do anything else, it's important to back up your data to an external hard drive or a cloud storage service. You can buy a hard drive or simply upload your data (if you already have a phone plan that includes cloud storage.) This way, you'll still have a copy of your information, especially your treasured photos and videos.

Tip #3: Remove your SIM card:

If you're recycling an old phone, don't forget to take out the SIM card! This small chip contains all your personal information, including your contact list and text messages. You can either keep it as a backup or destroy it.

Tip #4: Do a factory reset: This is the most important step you can take to secure your data. A factory reset will erase all the data on your device, including any passwords, app data, and personal files.

You're recycle ready!

Submitted by:
Esther Miller

Recycling/Environmental Committee:

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



Library Committee

I promised a novel that would appeal more to the male reader. ‘Leopard Kill’ by Jim De Felice, is an author I’ve never heard of. This novel has many characters, most are ruthless, savage killers (not a book to be made for a theater musical). Anyway, the premise of the book is about two ex-Special Forces soldiers who had been on the front line in the Afghanistan ‘war on terror’, and they form a security company in the U.S. The partner goes missing after stealing \$2 million from the CIA and most of the company’s assets.

In search of his partner, Jack Pilgrim returns to Afghanistan and faces so much peril looking for his AWOL partner, Mercury Conrad. The names of these characters were laughable to me—not important. Warding off insurgent attacks and pockets of terrorist’s cells, Pilgrim’s venture into the Afghan badlands has him questioning his own reality, and the closer he seems to get to Conrad, the more peril he faces. Jack fights for his life on almost every page.

Though this was not to my ‘taste’ in reading, I recommend this novel to anyone looking for a couple nights of tension packed military thrills.

I again want to mention the inventory of the books geared to the young reader and the boxes of puzzles we have acquired, along with many movie videos in our community library. Open the louvered door, and you will find a vast collection of these items to help pass the time.

Written by: Jane Kane

Library Committee:

Jane Kane
Dan Pillie

Best Home Committee Fall/Halloween Contest

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

The committee members will look at the front gardens, doors of townhouses, single homes, and first floor flats. For second floor flats, balcony areas will be judged.

We will look about the neighborhood from October 23 - 28 to find the best looking Fall/Halloween 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 the resident/residence will be recognized in the monthly newsletter.





HOUSE RULES ~ HOLIDAY DECORATIONS

As we approach the holiday season, we would like to take this opportunity to remind all Residents of our community's holiday decorations policy. The holiday season is a special time when we come together as a community to celebrate and decorate our homes in festive ways. While we encourage Residents to decorate and contribute to the joyful atmosphere of our neighborhood, it is essential that we maintain a balance. According to our community's rules and regulations:

Holiday Decorations: Holiday decorations are permitted on the Unit and the Limited Common Elements only (within the four (4) feet garden bed in front, on back patio, and/or within four (4) feet of side of building if applicable), as long as the decorations do not cause damage to the exterior Limited Common Elements. Decorations are permitted for a period of ten **(10) days prior to and not to exceed five (5) days after the holiday**, except that Christmas/Hanukkah/Kwanzaa decorations will be permitted from Thanksgiving weekend to January 15th. Decorations such as a “winter wreath” (those not containing a bow like a “Christmas wreath”) may continue to be displayed beyond the decoration period. Inflatable decorations are not permitted anywhere on the exterior Limited Common and Common Elements.

If you have any questions or concerns regarding this policy or need clarification on any aspect of it, please do not hesitate to reach out to jill.geiger@associamidatlantic.com. We are here to assist you and ensure that our community continues to be a welcoming and beautiful place for all Residents.

Thank you for your cooperation in this matter, and we wish you and your families a joyful and festive holiday season.

Financial Sense

October 4th marked World Financial Planning Day. Considering the occasion, I thought I would provide steps to consider in your financial plan, to either check-off as done or consider doing this month.

As Warren Buffett once said, “Someone’s sitting in the shade today because someone planted a tree a long time ago.” The financial guru is surprisingly not a fan of financial advisors. His philosophy is that if you put in the time and work, you can go it alone. That said, many people neither have the time nor the interest in doing the amount of work required to do their own investing. But your planning is another thing, you can tackle your day-to-day plan on your own or you can hire a coach to help you, should you feel the need for assistance.

Here are steps to take this month.

- ♦ “Go to bed smarter than you woke up:” Improve your financial literacy through reading.
- ♦ Take time to get quiet with yourself: Create a couple of long-term life and financial goals. If you know where you are going, you have a better chance of arriving on time.
- ♦ Understand your financial personality: You can discover this by writing down your dreams and fears. Journal your thoughts on money and life, this will help you concentrate on what is important.
- ♦ Review your numbers: Look at your bank accounts, savings, and investments, to find your net worth (assets- liabilities).
- ♦ Understand where your money goes: Look at old bank statements to see where you spend.
- ♦ Set up a cash flow plan: Save each month and spend less than your income.
- ♦ Look for ways to lower your spending: Compare rates for internet, utilities, and other services. Eliminate services and sell things you no longer use.
- ♦ Set aside money for retirement: 401K/403B or Roth
- ♦ Set up specific accounts for emergency savings, long-term purchases, and education.
- ♦ Make savings automatic: What you never see is hard to miss. If you can use auto withdrawals from your pay to fund savings, you are much more likely to stay consistent and be successful.
- ♦ Organize paperwork: Keep your wills, power of attorneys, insurance information in a safe place, and make sure that someone else is aware of where things are kept.
- ♦ Do one or two things at a time: Take time to enjoy the Fall weather and have fun!

Until next time live generously and with gratitude,

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 2023

Morgandale Council Meeting, Thursday, October
26th, 6:30 p.m., Edwardian Clubhouse.
Work session, closed meeting.

Morgandale Budget Meeting, Thursday, November
16th, 6:30 p.m., Edwardian Clubhouse. Open
Meeting

Management Contact Information

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Marilyn Tarves, CMCA
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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

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MORGANDALE 50TH ANNIVERSARY COMMITTEE

Morgandale Condominium Association, the Council for
Morgandale Condominium Association, and Associa
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