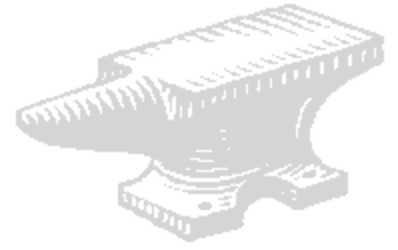


The Anvil



Old Forge Crossing Condominium

Website: www.OldForgeXingPa.com

XLI - No. 1 January 2023

Dear Old Forger's,

HAPPY NEW YEAR..!!

PRESIDENT'S MESSAGE

A summary for 2022 ends up on a very positive note for all at OFC..!!

Our Holiday Party was a huge success thanks to the tireless efforts of the Social Committee! The additional events that have been offered by Social have allowed others living at OFC to join in on these activities. See the January ANVIL Calendar for upcoming events.

As we begin the New Year, I want to thank all OFC Volunteers of the Social Committee, Finance Committee, Town Watch, Executive Board and Tree Committee for their assistance at OFC. As a result of their efforts, they have made OFC a better place to live, so on behalf of the 1,000+ Residents that live here. THANK YOU!!

We are still working on projects that were started in the fall and will continue through this winter. Soon, the roofing work will be completed. As we go through the winter various tree pruning efforts will continue. Final leaf removal has taken place and all gutters have now been cleaned. As a result of winterlike weather, we have had to treat our roads and walks on two occasions already to assure that all could move safely in and around the community. We can only hope that our winter is easy on us, but we are prepared to handle anything that may occur.

All things considered OFC has ended the year with many things accomplished that were on the Executive Board's Agenda and yes, there is still more to be done.

We ALL are well aware of the water and front entry access issues. Be assured the Executive Board along with Jennifer are working with AQUA to address and complete these projects ASAP. The final front entry drive work in terms of leveling, stoning and fully repaving will not occur before early Spring 2023. All of this is beyond OFC control and when OLD AQUA water mains break as they have two or three times in the last 120 days, we at OFC can rely only on AQUA assisting us in getting repairs done quickly and with the least disruption to you, as residents. We have also experienced some additional sink holes in areas within the community and are addressing them as they occur. To date, AQUA has paid for all repairs and we expect that to continue as it relates to the issues at our Main Entry.

Finally, there will be an OFC Open Meeting at 7:30 PM on Tuesday Evening January 10th via ZOOM. All residents are encouraged to attend and the OFC Office will share sign in information relating to this meeting in the days ahead. Mark your calendars and plan to attend. **Please submit questions you have for the Executive Board, in writing, to the OFC Office by 5:00 PM, January 6th so that your Board may properly address them at this meeting.**

Health and Happiness in the New Year..!!

**Geoff Meyer,
President**

Inside This Issue	
President's Message	1
Social News/Board Highlights	2
Town Watch	3
Masthead & Classified Ads	4
Management Notices & Ads	5-16
Calendar	Insert

Committee Report Highlights



Social Committee:

The Social Committee did not meet in December, 2022. Anyone interested in helping with Old Forge Crossing Social Events are welcome to attend our January meeting on Wednesday, January 4th at 7 PM in The Clubhouse.

Don't forget to look at the insert listing our January events!



Finance Committee:

The Finance Committee recently met with Todd Luft (Luft & Co PC) and Victoria Preobrazenskja (CAMco Accounting) to review the 2021/22 Audit. While the audit was largely routine, the auditor commented on the substantial size of the OFC Reserve Fund which he believed is the top five percent of Condo Associations. What we call our Reserve Fund actually includes three separate funds - the Operating Reserve, Capital Improvement Fund and Replacement Fund, each of which must be used for different purposes. It was recommended that we invest a part of our reserves in Certificates of Deposit (CD's) now that the CD rates have improved somewhat. The Finance Committee supports this recommendation.

The committee is experimenting with the technology to hold "hybrid" meetings where some participants attend in person and others may attend remotely on Zoom. This meeting was the first of these hybrid meetings with both Mr. Luft and Ms. Preobrazenskja attending via Zoom while the other participants attended in-person.



Tree Committee:

The Tree Committee has completed their planning and recommendations to the board for 2022. Willow Tree Service will be here in the upcoming weeks to complete the necessary tree removals and pruning approved by the Board.

We look forward to continuing our planning in 2023 and would like to wish the Old Forge Crossing community a very Happy New Year!



TOWN WATCH

By Mike Feagley



Local Crime

We do have a brand new year, but some old standards remain the same. Especially this time of year. There is a real threat to your personal and identity information, bank info, credit card accounts, etc., check all statements carefully, I know these warnings are repetitive, but crime never takes time off.

Bitcoin Alert

Bitcoin is Internet money known as “virtual currency” that is paid peer to peer, which in a scam situation is victim to criminal. The transactions take place directly between users of the Bitcoin system on the Internet. Once you pay in Bitcoin, you are unable to retrieve your payment or to be refunded. If you are not familiar with this type of transaction, it is best to avoid it.

Old Forge Crossing Town Watch

Weather permitting, Town Watch patrollers will be out and about, and we thank them for helping to keep our community safe.

**For Information on Town Watch contact:
Area Director, Mike Feagley
Cell: 610-505-5579**

***Thought for the month:
MAKE SAFETY A PRIORITY IN THE NEW YEAR!***

Anvil Classified Advertising Notice

Publication for articles in the **February 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by January 26th**. Anything submitted after this date may not be published at the discretion of the Editor.

NOTE: All advertising is paid for by the advertisers. Old Forge Crossing & The Anvil can make no warranty, representation or assurance on the product or services.

Anvil Advertising Prices

Ads	Black/White	Color
1/4 Page Ad	\$35.00	\$37.00
1/2 Page Ad	\$55.00	\$58.00
Full Page Ad	\$100.00	\$105.00
Classifieds	\$2.00 / line	

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Contact Information

Police/Fire/Ambulance Emergency	911
Police (non-emergency)	610-647-1440
Ambulance (non-emergency)	610-644-1224
PECO Energy Office	1-800-494-4000
PECO Emergency	1-800-841-4141
Blosenski Bulk Pick-up	610-942-2707 Ext-253
OFC Office	610-687-5675
OFC After Hours Emergency	610-687-5678
OFC Email	ofcmgmt@comcast.net
OFC Property Manager Jennifer McLaughlin	610-687-5675 jmclaughlin@camcomgmt.com
OFC Website	www.OldForgeXingPa.com
Tredyffrin Township Website	www.tredyffrin.org

For \$10 this ad can be yours.

Contact the Management Office
For more information.

This Month's Anvil Article Contributors:

Geoffrey Meyer, Mike Feagley and
Jennifer McLaughlin, Community Manager

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A Community of Colonial Townhouses and Condominiums
1027 North Valley Forge Road Devon, PA 19333

Volume XLI No. 1 January 2023
Published by: Old Forge Crossing.

Managers Notes

By Jennifer McLaughlin, Community Manager



Happy New Year

Happy New Year-Old Forge Crossing! Wishing you and yours some well-deserved downtime and a very happy new year to come! Cheers to health, happiness, and prosperity in 2023! I look forward to continuing to work with all of you to keep Old Forge Crossing a great place to call home.



Tree Pruning and Removals

Tree pruning has started and will continue over the next month around the community. We look forward to continuing to take care of the canopy at Old Forge Crossing. Thank you to the tree committee for their time and effort on this ongoing project!



Insurance Claim vs. Association Maintenance

It is a common misconception for associations to confuse what is an association maintenance responsibility vs. what is an insurance claim. Damage to a unit caused by a broken pipe or sewer backup is an insurance claim and it doesn't matter if the pipe only serves the unit or serves the entire building. Please make sure you have adequate insurance coverage in your home!



Solar Lighting installed at trash enclosures

After some trial and error we have found solar powered lighting that works for the trash enclosures around the community. We are hopeful that these will help deter illegal dumping at our property while also providing more visibility for our residents at night.



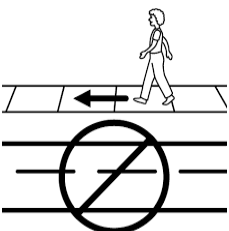
Gas Bills

Everyone should have received their first gas bill of the season. Please remember that our contracted rate with our supplier expires as of December 31, 2021. What this means is that when you receive your bill for January usage (billed to you in March), your bill will reflect a new billing rate for gas consumption. Due to inflationary costs, the new contracted rate has increased. Please be prepared for the increase in your gas bill! If you have any questions or want additional information, please contact the management office.



Communications with Management

There are many ways to reach the management office via phone or email. Please do not reply to the communicate@camcomgmt.com email as this does not direct immediately back to our office. As a reminder, you can reach the office staff in one of the following ways: Call us at **610.687.5678**, or email Katie at ofcmgmt@comcast.net or me directly at jmclaughlin@camcomgmt.com



Reminder to Pedestrians at Old Forge

We have received some calls expressing concern for resident safety as people have been observed walking in the roadways of the community. Please be mindful when you are out walking and try to stick to the sidewalks and grass areas when you can.

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Did you know January is Get Organized Month aka GO Month?

Looking to get organized? Please join me for a Free Workshop.

“An Organized Home in 2023”

Saturday January 28 from 10:15 to 11:15

Tredyffrin Library

Upper Gulph Rd, Strafford Pa

Featuring Sherry Castaldi, owner of Organized by design, a professional home organizer who takes clutter and confusion and turns it into a tidy masterpiece from one room to an entire home.

To register email MarkSweeney@kw.com or call for more information 610-247-3339

Old Forge Crossing Market Update – Marks New Listings

For Sale – 293 Old Forge Crossing - \$220,000 - Open Sunday January 8, 2:00-4:00

Tastefully Renovated First Floor, Sunny One Bedroom, Close to parking. Open Kitchen with plenty of extra cabinets and food prep space, granite countertops, subway tile backsplash, tile flooring, recessed lighting all new stainless steel GE Appliances. Additional features include New HV/AC, Lux Vinyl Plank flooring, new carpet in the spacious bedroom, walk-in custom closet, new full-sized dryer in laundry room, added foyer closet. Immediate Occupancy

For Rent – 448 Old Forge Crossing – \$1,700 per month

Tastefully Renovated First Floor, One Bedroom, End of Row, Facing court yard, Close to Parking. Open kitchen, granite counter tops, subway tile backsplash, stainless steel appliances. Living room with a full brick wall fireplace, recessed lighting, Lux Plank flooring thought-out, Full-size washer and dryer. Available Immediately

Looking to Sell? I have buyers waiting for a two bedroom and a one-bedroom w/Den. Please contact me to see if this is the right time for you to make a move, no obligation.



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Movie Word Search

How quickly can you complete the titles of 30 popular movies? We've chosen one film from each year from 1988 to 2017. Find each missing word in the puzzle, and write it in the correct blank.

B	G	P	W	O	N	D	E	R	L	A	N	D	J	I	W	I
E	R	J	H	N	I	R	X	P	E	P	S	L	I	O	N	O
A	I	U	U	A	G	N	L	L	T	T	S	X	G	G	C	H
S	N	T	R	N	N	N	D	L	N	S	A	N	D	H	S	Y
T	C	J	A	D	G	T	Y	E	Y	G	I	V	I	P	S	R
H	H	O	W	M	N	L	O	Y	P	V	C	P	I	R	I	O
Y	U	E	L	M	A	A	E	M	I	E	W	H	E	R	K	T
E	N	N	N	E	O	N	L	R	Y	R	N	H	R	N	P	S
H	B	S	G	O	G	N	D	R	E	S	S	D	I	I	Z	M
A	A	I	F	E	T	O	S	C	E	A	U	G	E	R	S	N
L	T	I	P	I	R	S	K	T	R	V	H	O	E	N	E	T
E	M	U	S	G	L	E	M	C	E	T	E	P	I	M	C	X
E	A	X	U	Y	D	N	S	H	H	R	I	N	O	R	E	E
K	N	A	L	O	N	E	U	N	A	N	S	M	F	B	U	H
A	C	I	S	S	A	R	U	J	S	R	C	T	V	P	X	F
T	O	I	R	T	A	P	M	U	T	A	M	I	T	L	U	O

1988: Rain _____
 1989: _____ Miss Daisy
 1990: Home _____
 1991: Beauty and the _____
 1992: _____ Games
 1993: _____ Park
 1994: The _____ King
 1995: Toy _____
 1996: _____ Day
 1997: _____ & Robin
 1998: Saving _____ Ryan
 1999: Star Wars Episode 1: The _____ Menace
 2000: How the _____ Stole Christmas
 2001: Harry Potter and the Sorcerer's _____
 2002: Peter Pan: Return to _____

2003: Finding _____
 2004: The Passion of the _____
 2005: The Wedding _____
 2006: _____ and the Bee
 2007: The Bourne _____
 2008: The Dark _____
 2009: Fast & _____
 2010: Alice in _____
 2011: Alvin & the Chipmunks: _____
 2012: The _____ Games
 2013: _____ University
 2014: American _____
 2015: _____ Room
 2016: The _____ Book
 2017: The _____ Batman Movie

Answers available in office

OFC Swing Dance Night



WHEN
JANUARY 6, 2023
7:00 - 11:00 PM

WHERE
IN THE BARN

LEARN THE BASICS OF SWING DANCE

NO PARTNER NEEDED

BYO SNACKS; WATER & SODA PROVIDED

"SWING" ON BY!!



OFC Crafts & Needlework

In the Clubhouse
Tues., January 10, 2023
1:00 pm - 3:00 pm

SOCIAL COMMITTEE UPCOMING EVENTS

OFC GAME NIGHT

Let's Laugh & Play with Friends

WEDNESDAY JAN. 18

IN THE CLUBHOUSE STARTS AT 7:00PM

CARD & BOARD GAMES
POOL & PING PONG

BYO Snacks
Drinks Provided



THE OFC SOCIAL COMMITTEE PRESENTS

MOVIE NIGHT

SATURDAY, JANUARY 27TH @ 7:30 PM
IN THE BARN



FEATURING
BILL MURRAY
GROUNDHOG DAY



POPCORN & DRINKS WILL BE PROVIDED
(FEEL FREE TO BRING ADDITIONAL SNACKS TO SHARE IF YOU WOULD LIKE)



OF THE MONTH

Foil Baked Salmon with Leeks & Bell Peppers

PREHEAT OVEN TO 375 F | SERVES 4

A healthy & easy meal!!

INGREDIENTS

1-1/2 to 2 LBS of salmon fillets cut into 4 portions

1 TBL butter

2 TBL extra virgin olive oil

2 large red, yellow or orange bell peppers, cored and sliced (about 3 cups)

3 medium leeks, cleaned and sliced, white and green parts only

1/2 tsp salt

1 tsp dried tarragon (can sub thyme)

4 tsp dry vermouth or dry white wine (optional)

4 lemon wedges

◇ **Sautee leeks and bell peppers:** In a large saute pan, heat butter and olive oil on medium heat until the butter is melted and foamy. Sirt in the sliced leeks and bell peppers, sprinkle with salt and dried tarragon. Gently cook until soft. 10—15 min.

◇ **Prepare foil packets:** Prepare 12x12 inch foil pieces for each of the salmon filets. Portion out the leek & bell pepper mixture evenly onto the centers of each of the foil pieces. Top with salmon fillet. Sprinkle lightly with salt. Sprinkle each fillet with a teaspoon of dry vermouth or dry white wine if using.

Fold up the foil packets to allow some room over the salmon, but seal so that steam is not allowed to escape.

◇ **Bake:** Place the salmon filled foil packets on a baking sheet and place in the oven on the middle rack. Bank at 375 F for about 12—15 minutes, or until just barely cooked through. Serve with lemon wedges



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this MONTH in history

January 1, 1892 - Ellis Island in New York Harbor opened. Over 20 million new arrivals to America were processed until its closing in 1954.

January 3, 1924 - British Egyptologist Howard Carter found the sarcophagus of Tutankhamen in the Valley of the Kings near Luxor after several years of searching

January 4, 1790 - President George Washington delivered the first State of the Union address.

January 7, 1782 - The first U.S. commercial bank opened as the Bank of North America in Philadelphia.

January 8, 1987 - The Dow Jones industrial average first topped the 2,000 mark.

January 17, 1773 - The ship *Resolution*, sailing under Captain James Cook, became the first vessel to cross the Antarctic Circle.

January 20, 1945 - Franklin Delano Roosevelt was inaugurated to an unprecedented fourth term as president of the United States. He had served since 1933.

January 21, 1793 - In the aftermath of the French Revolution, King Louis XVI of France was guillotined on the charge of conspiring with foreign countries for the invasion of France.

January 24, 1848 - The California gold rush began with the accidental discovery of the precious metal near Coloma during construction of a Sutter's sawmill.

January 25, 1959 - An American Airlines Boeing 707 made the first scheduled transcontinental U.S. flight, traveling from California to New York.

January 28, 1986 - The U.S. Space Shuttle *Challenger* exploded 74 seconds into its flight, killing seven persons, including Christa McAuliffe, a teacher who was to be the first ordinary citizen in space.



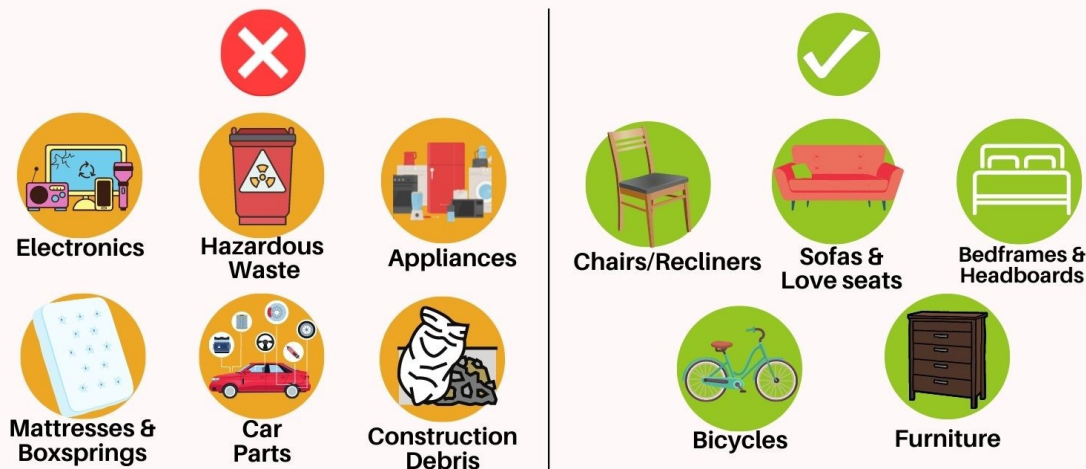
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THIS IS WHAT WE NEED:

- **FULLY EXECUTED LEASE** within **10 DAYS** of move in. This is required by the Condo Docs AND Association Rules & Regs.
- **LEASE RIDER** signed by both Landlord & Tenant. This confirms Tenant has received the Rules & Regs, has read them and will abide by them. Contact OFC Office for a copy of the Rider.
- **\$200 MOVE IN FEE** payable by landlord or tenant and made payable to Old Forge Crossing.
- **TENANT CONTACT INFORMATION.** Please supply OFC office with email and phone number of tenant/s.
- **FORMS.** If applicable, make sure OFC office has Vehicle Registration Form, Release of Pool Badges (summer) and Bike Trail Key.



BULK TRASH pick up procedures



- All bulk pick up must be called into Office by the last Thursday of each month.
- Your bulk pick up must be registered with Office.
- Pick Up's will occur on the **FIRST MONDAY OF EACH MONTH.**
- **PLEASE CALL OFFICE TO REGISTER PICK UP | 610-687-5675.**

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MONDAY
JANUARY 16

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Best practices to guard against the
Big three COVID, RSV, FLU to be
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FOR QUESTIONS AND
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PLEASE BRING YOUR INSURANCE CARD

LET'S PROTECT THE COMMUNITY FROM COVID-19
FLU & RSV

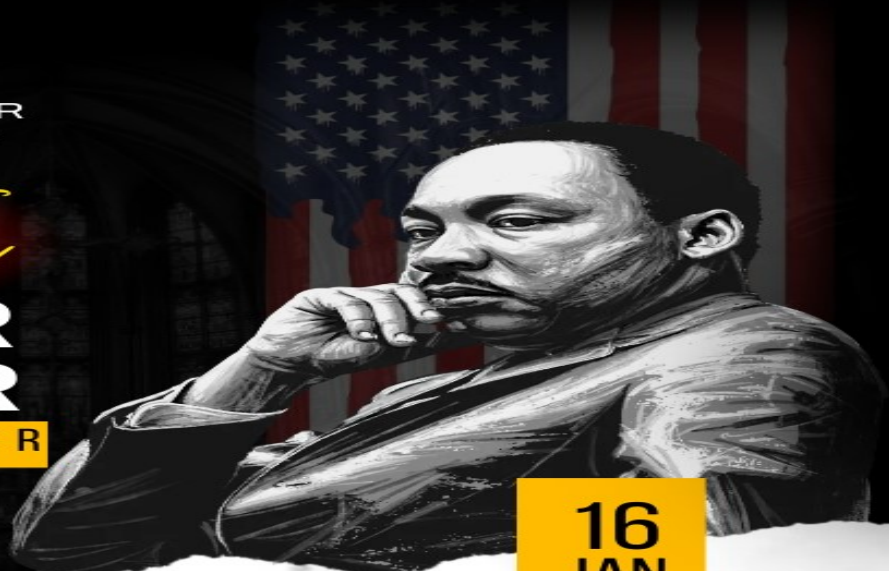
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WORLD

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**LUTHER
KING JR**
HOUR OF PRAYER

11:00 AM - 12:00 PM

**16
JAN**



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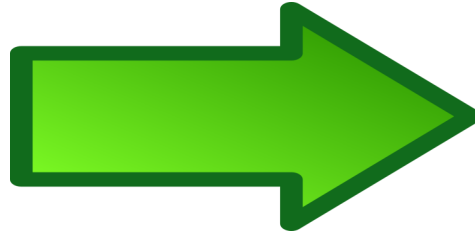


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POWER OUTAGE?

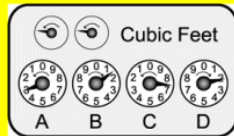


If your unit loses power, please call PECO to report the outage.

1-800-841-4141



GAS METER READINGS (HEAT)



Please mark your calendar for the 2022-2023 gas meter reading dates:

JANUARY 31, 2023
FEBRUARY 28, 2023
MARCH 31, 2023

Meters are read on above dates, invoiced on the **15th** of the following month and due on the first of the month after invoice.

Check or money order only.
Cash is not accepted.

HANSON HEATING & AIR CONDITIONING

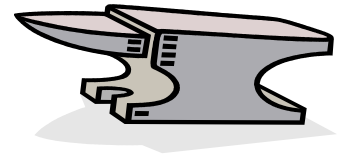
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JANUARY 2023



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CONDOMINIUM ASSOCIATION
1027 N. VALLEY FORGE ROAD
DEVON, PA 19333**



**OLD FORGE CROSSING
MANAGEMENT OFFICE**
P: 610.687.5675 | F: 610.687.5693
ofcmgmt@comcast.net
**HOURS:
MON - FRI | 9 AM - 5 PM**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 CONDO FEES DUE JAN 2023 1BR: \$282 2BR: \$371	2	3	4 SOCIAL COMMITTEE MEETING 7:00 PM	5	6 OFCA Swing Dance Night LEARN THE BASICS OF SWING DANCE JANUARY 4, 2023 7:00 - 11:00 PM NO PARTNER NEEDED BYO SNACKS; WATER & SODA PROVIDED *DRESSY CASUAL*	7 Orthodox Christmas
8	9 Reminder! LATE CHARGE CONDO FEE JAN 10TH ->	10 EXECUTIVE BOARD MEETING 6:30 PM OPEN MEETING 7:30	11	12	13	14
15	16 MARTIN LUTHER KING JR. DAY	17	18 OFCA GAME NIGHT Let's Laugh & Play with Friends WEDNESDAY JAN. 18 IN THE CLUBHOUSE STARTS AT 7:00PM CARD & BOARD GAMES FOOD & DRINKS PROVIDED BYO Snacks & Drinks Provided	19	20	21 NATIONAL HUGGING DAY
22	23	24 FINANCE COMMITTEE MEETING 7:00 PM	25	26	27 THE OFCA SOCIAL COMMITTEE PRESENTS MOVIE NIGHT SATURDAY, JANUARY 27TH @ 7:00 PM IN THE BARN FEATURING BROUHAHA POPCORN & DRINKS WILL BE PROVIDED	28
29 NATIONAL PUZZLE DAY	30	31 Don't miss the Deadline JAN 2023 ANVIL				



Old Forge Crossing Condominium
1027 N. Valley Forge Road
Devon, PA 19333

Condo Fees Due

January 1, 2023

**1 BR \$282
2 BR \$371**

**Executive
Board Meeting**

**January 10, 2023
6:30 PM**

**OFC
OPEN MEETING**

**JANUARY 10, 2023
7:30 PM**

VIA ZOOM

TO JOIN ZOOM MEETING

**WWW.ZOOM.COM
MEETING ID: 862 1799 2706
PASSCODE: 769187**