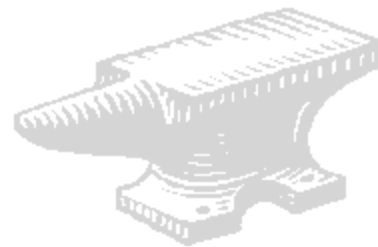


# The Anvil



## PRESIDENT'S MESSAGE

Dear Old Forge Residents

January is many people's least favorite month of the year. It is cold and dreary and gives many a case of the winter doldrums. On a brighter note, the shortest day of the year is behind us and the days are increasing in length.



January is named for the ancient Roman god, Janus. He is the god of all beginnings, gates, transitions, time, choices, doorways, passages and endings. He is depicted as having two heads. One head is looking at the past and the other is looking to the future, so here is to remembering 2023 and looking forward to 2024.

This past year has been a very busy and productive year at Old Forge Crossing. I am sure that the new year will bring new challenges and I look forward to working with the board, office and maintenance staff and the residents of our community to identify and meet the upcoming challenges.

I wish you all a happy and healthy new year.

Sincerely,

**Paul March, President**  
*Old Forge Crossing Condominium Association*

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Social News/Board Highlights	2
Town Watch	3
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# Committee Report Highlights



## Finance Committee (Dave Inman)

Many of you are aware of the recent roof replacement project that involved four of our buildings. The cost of roof replacement has risen substantially, in part due to a new township requirement that new plywood must be installed in all roof replacements. Our reserve fund balance is a concern given the costly but necessary capital projects that we have undertaken - roofs and electrical panels. There is a small group looking into different ways to address the reserve fund issue and you will be hearing more about this in coming months. The Finance Committee meets on the fourth Tuesday of the month at 7:00PM in the Clubhouse and welcomes all interested residents and owners to attend our meetings.

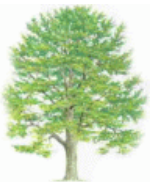


## Social Committee (Bill Lobo)

The Social Committee ended the year with the OFC Holiday Party. Thanks to Lynne Mack, Kenny Saler and Karen Bellamy for decorating the barn, Dave Inman for checking in the party goers and other volunteers for their help. A special shout out goes to Sheila Cunningham, Anne Riley and Karen Bellamy for their dessert contributions!! There was good food, good neighbors and lots of fun!!

Join the fun for Swing Dance Night on January 6th from 7:00 to 11:00 in the Barn. I'm sure it will be a "swinging" night. For updates on Game Night, Movie Night and Craft & Needlework check the Social Committee Events page. Our next big events will be the Super Bowl Party on February 11th and St. Patrick's Day Party (date to be determined). Both of these events will be held in the Clubhouse, stay tuned for more information.

As I mentioned last month, I would like to thank all of the volunteers who helped with all of our 2023 events, we couldn't have done it without you! I wish you all a Happy and Healthy 2024!!!



## Tree Committee (Emily Bell)

The tree committee met on December 22, 2023. The main focus of the meeting was to discuss round two of the tree work and to begin conversation about a recommended budget amount for the next fiscal year tree work. Management and Tree Committee are waiting for some additional information on one of the two bids solicited for round two of the work. Once that is received, we will make a recommendation to the board regarding how to proceed.

***Did you know?*** Trees coexist with a subterranean network of fungi called mycorrhizae. This fungus acts as an extension of the tree's roots, helping the tree to absorb water and nutrients. If one tree has a surplus, and one has a shortage, mycorrhizae can re-allocate water and nutrients to where they are needed.



# TOWN WATCH

By Mike Feagley



I hope everyone is having a happy and healthy Holiday season!

Just a few FYI's, pay close attention to your January charges for any sign of purchases you did not make or billing errors.

Also, this is the time of year for black ice, so make sure you are on sure footing, especially on the road surface.

## All PA Residents

This Warning for all PA residents, Vile and Outrageous' Scam Targets PA Residents, State Treasurer Warns!

The scam involves the false promise of a state grant – but you must “pay some money to get it” According to PA State Treasurer Garrity, a legitimate government agency will never ask for money up front, do not be fooled. If you have been a victim of this type of scam, please contact the Treasury Department at 717-787-2465.

## Locally

If one of your New Year Resolutions is to get more involved in your local community, I have just the suggestion. We always need volunteers for Town Watch here at OFC, you can be trained in an evening or so and only requires one hour of your time each week to help keep our residents, your neighbors, safe. Something to consider.

Owners of KIA or Hyundai vehicles, be aware, the PA State Police have reported an increase in those vehicles being stolen in Chester County,

**For Information on Town Watch contact:  
Area 7 Director, Mike Feagley  
Cell: 610-505-5579**

***Thought of the month:***

***DISAPPOINT THE CRIMINALS...STAY VILIGENT***

## Anvil Classified Advertising Notice

Publication for articles in the **February 2024 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by January 27th**. 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	\$15.00 / line	

*10% Discount if PAID 2 Months in Advance*

#### KURT CAN DO

Powerwashing, odd jobs, mulching, Pruning. Fully insured. Kurt Klotzbuecher  
484-684-4228

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Your total renovation specialist  
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Email: [Mark.Rybas@rocketmail.com](mailto:Mark.Rybas@rocketmail.com)

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610-539 -8621 - [www.markhollinger.com](http://www.markhollinger.com)

#### A Clean Carpet:

Upholstery & Carpet Cleaning—Dale 610-687-9823

#### Devon Limousine + Taxi

24 Hour Service Special Rates for OFC  
Pete Detreville 484-877-9088 - [padetreville@gmail.com](mailto:padetreville@gmail.com)

## Contact Information

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

## IF YOU HAVE AN AFTER-HOURS EMERGENCY

**CALL:**

**610-687-5675**

#### This Month's Anvil Article Contributors:

Paul March, Mike Feagley and  
Jennifer McLaughlin, Community Manager

#### On-Site Delivery:

Tony McClennon and Kurt Klotzbuecher

#### Layout/Design:

Sereni Web Design & Presentations

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

Volume XLII No.1 January 2024

**Published by:** Old Forge Crossing.

# Managers Notes - January 2024

By: Jennifer Mclaughlin, Community Manager



### Upcoming Change in Trash Services :

The community is set to experience a positive shift in trash services, as the Board has officially approved a contract with a new trash hauler. Starting in the middle of February, Republic Services will take over trash and recycling services within the community. We anticipate a seamless transition and improved efficiency in trash and recycling pick-up. Further details will be provided closer to the implementation date.



### Gas Billing Update:

Residents should have received their initial gas bill for the season around mid-December. As a reminder, the Executive Board has successfully negotiated a lower rate for the community, effective January 1st. The impact of this reduced rate will be reflected in your January gas bill, which you will receive in February and can settle with your March Association Fee.



### Snow Removal Advisory :

Although we've been fortunate to avoid snowfall so far, it's prudent to plan ahead. When snow does arrive, please relocate your vehicle to a cleared parking space. Maintaining an open area of at least two to three car lengths allows snow removal equipment the necessary space to clear the parking spaces effectively.



### Contacting the Board:

If you have questions or concerns for the Board of Directors, please contact Management directly. Reach out via phone, email, or drop off a letter at the office. Any submissions intended for the board are shared through email and included on the board agenda for discussion.



### Electrical Project Update:

We are happy to announce that electrical work will commence shortly on the Town-home buildings, completing this important capital project. An exact schedule and dates will be shared with the appropriate buildings as soon as they are confirmed with the contractor.



### Coat Drive Initiative :

Join us in supporting CAMCO's First Coat Drive, sponsored by CAMCO Cares, from January 2nd to January 30th! All donations will be delivered to the American Red Cross through Green Drop of West Chester. We're seeking new or gently used warm coats, winter jackets, and waterproof outerwear. To participate, drop off your coat at the Management office throughout January.

**Did you know January is “Get Organized Month,” aka GO Month?**

**Looking to have your home better organized?**

**Please join me at a Free Workshop.**

**An Organized Home in 2024”**



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

“All attendees will have a chance to win  
a free two-hour consultation with Sherry Castaldi”

**Wednesday, January 24th, from 7:00 pm to 8:00 pm  
In-Person at Keller Williams Realty  
744 W. Lancaster Ave Suite 125, Wayne PA  
or via Zoom**

**Sponsored By Mark Sweeney and Dana Felt  
Keller Williams Realty**

To register, please use the QR code below  
or call/Text Mark Sweeney, 610-247-3339 or Dana Felt 610-308-5929



# The Buildings of



E X N Q G G T N R E T N A L R Z K H P W E I F N  
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 Farthingale  
 Windmill  
 Independence  
 Drummers  
 Militia

Pewter  
 Cobblers  
 Springhouse  
 Hatters  
 Carriage  
 Powderhorn  
 Anvil

Settlers  
 Saltbox  
 Schooners  
 Clubhouse  
 OldGlory  
 Flintlock  
 Heritage

Pilgrims  
 Snuffbox  
 Queens  
 Liberty  
 Bonnet  
 Patriots

Puritan  
 Kings  
 Wagon  
 Colonial  
 Tricorn  
 Revolution

# UPCOMING SOCIAL COMMITTEE EVENTS



**OFC**  
*Crafts & Needlework*

In the Clubhouse  
Tues., Jan. 2, 2024  
1:00 pm - 3:00 pm




**SOCIAL  
COMMITTEE  
MEETING**

**7:00 PM**  
**JAN 3, 2024**  
**IN THE CLUBHOUSE**

**BACK BY  
POPULAR  
DEMAND**

**OFC  
Swing Dance  
Night**



**WHEN**  
JAN 6, 2024  
7:00 - 11:00 PM

**WHERE**  
IN THE BARN

**SWING DANCE  
LESSON FOLLOWED  
BY DANCING!**

**NO PARTNER NEEDED  
BYO SNACKS; WATER  
& SODA PROVIDED**

**"SWING" ON BY!!**



**Wednesday  
January 17th  
7:00 PM  
in the Clubhouse**

**Bring snacks to share  
Beverages provided**

**OFC  
GAME  
NIGHT**





# OF THE MONTH

## CHICKEN & GNOCCHI SOUP

SERVES 4

A HEARTY, EASY TO MAKE MEAL

### INGREDIENTS

- 4 TBL unsalted butter, divided
- 1 small rib celery, sliced 1/4" thick (1/3 C)
- 1 small yellow onion chopped (1/2 C)
- 1/2 C matchstick carrots (from a 12 oz package)
- 3 sm cloves garlic, finely chopped (2 tsp)
- 1/4 C all-purpose flour
- 2-1/2 C chicken broth
- 2 C half & half
- 1 C finely chopped cooked chicken
- 2 tsp granulated sugar
- 1 tsp kosher salt
- 1 (12 oz) package refrigerated gnocchi
- 1-1/2 C roughly chopped baby spinach (about 2 oz)
- 1/2 tsp dried Italian seasoning
- 1/4 tsp black pepper
- Pinch ground nutmeg

◇ **COOK THE VEGETABLES:** Melt 1 tablespoon butter in a large Dutch oven over medium heat. Add the celery, onion and carrots, stirring often, until vegetables are tender and onions are translucent, about 5 minutes. Add garlic and cook, stirring constantly until fragrant (about 30 seconds).

◇ **MAKE SOUP BASE:** Add the remaining 3 tablespoons butter and stir constantly until melted, about 1 minute. Stir in flour, and cook, stirring constantly until pale golden brown and bubbly, about 1 minute. Stir in chicken broth, half and half, chicken, sugar and salt. Bring the soup to a simmer, stirring occasionally.

◇ **STIR IN GNOCCHI and SPINACH:** Add the gnocchi, and cook, stirring occasionally, until tender, about 3 minutes. Stir in spinach, Italian seasoning, pepper and nutmeg. Cook for about 2 minutes, stirring often, until the spinach is wilted.

◇ *Serve warm and enjoy!*

THE OFC OFFICE WILL BE  
**CLOSED**

*For New Years*

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

**CLOSED**

MONDAY, JANUARY 1ST

TUESDAY, JANUARY 2ND

Happy New Year

# this MONTH in history

**January 1, 1776** - During the American Revolution, George Washington unveiled the Grand Union Flag, the first national flag in America.

**January 3, 1959** - Alaska was admitted as the 49th U.S. state

**January 5, 1925** - Nellie Tayloe Ross of Wyoming became the first female governor inaugurated in the U.S.

**January 7, 1714** - A patent was issued for the first typewriter designed by British inventor Henry Mill "for the impressing or transcribing of letters singly or progressively one after another, as in writing."

**January 10, 1776** - *Common Sense*, a fifty page pamphlet by Thomas Paine, was published. It sold over 500,000 copies in America and Europe, influencing the authors of the Declaration of Independence.

**January 15, 1559** - Elizabeth Tudor, daughter of Henry VIII and Anne Boleyn, was crowned as Elizabeth I in Westminster Abbey.

**January 19, 1966** - Indira Gandhi was elected prime minister of India in succession to Lal Shastri who had died eight days earlier.

**January 21, 1976** - The Concorde supersonic jet began passenger service with flights from London to Bahrain and Paris to Rio de Janeiro, cruising at twice the speed of sound (Mach 2) at an altitude up to 60,000 feet.

**January 22, 1901** - Queen Victoria of England died after reigning for 64 years

**January 24, 1895** - Hawaii's monarchy ended as Queen Liliuokalani was forced to abdicate. Hawaii was then annexed by the U.S. And remained a territory until statehood was granted in 1959.

**January 27, 1967** - American astronauts, Gus Grissom, Roger Chaffee & Ed White were killed as a fire erupted inside Apollo 1 during a launch simulation test at Cape Kennedy, Florida.

**January 28, 1915** - The U.S. Coast Guard was created by an Act of Congress, combining the Life Saving Service and the Revenue Cutter Service.

## IN CASE OF SNOW



Main roadways are the **FIRST** priority



Walkways will be cleared **AFTER** main roadways are cleared



During significant snow fall, interim cleaning will follow



Walkways may take longer to clear if significant snow.



After initial snow removal, crews will return to continue to clear roadways, parking areas and walkways.



After initial snow removal, **PLEASE MOVE VEHICLES** to cleared parking spaces so the rest of the parking spaces can be cleared.



Help your neighbors!!

**YOUR COOPERATION & PATIENCE  
IS APPRECIATED**



# Valley Forge Quick Facts

***Valley Forge is the location of the 1777-1778 winter encampment of the Continental Army led by General George Washington during the American Revolution. Here the Continental Army, still largely made up of a collection of disparate colonial militias supported by hundreds of camp followers and allies, emerged under Washington's leadership as a cohesive and disciplined fighting force.***

\* WHY VALLEY FORGE? With the British ensconced in Philadelphia, Washington and his general officers had to decide where to encamp for the winter. As he chose a site, Washington had to balance the congressional wish for a winter campaign to dislodge the British from the capital against the needs of his weary and poorly supplied army. By December 12, Washington made his decision to encamp at Valley Forge. From this location 18 miles northwest of Philadelphia, Washington was close enough to maintain pressure on the enemy dwelling in the captured patriot capital, yet far enough to prevent a surprise attack on his own troops. From here the Continental Army could protect the outlying parts of the state, with its wary citizens and precious military stores, as well as the Continental Congress, which had fled to York, Pennsylvania.

\* On December 19, 1777, the ill-supplied Continental Army led by General George Washington arrived at Valley Forge after a tough season of campaigning against the British. The revolutionary army fought hard at Brandywine, Germantown, and Whitemarsh, but ultimately failed to prevent the British from occupying the capital city of Philadelphia.

\* The scale of the Valley Forge encampment was impressive. The number of soldiers present ranged from 12,000 in December to nearly 20,000 in late spring as the army massed for the campaign season. The troops who came to camp included men from all 13 original colonies and regiments from all of them except South Carolina and Georgia. The encampment brought together men, women, and children of nearly all ages, from all walks of life. The women present at Valley Forge included approximately 400 enlisted men's wives who followed the army year-round and a few general officers' wives who came on extended visits.

\* Through the duration the encampment, Washington inspired the soldiers through his own resilience and sense of duty. He persuaded Congress to reform the supply system and end the crippling shortages, and attracted experienced officers to the cause, including former Prussian officer Baron von Steuben, who was assigned the task of training the troops. Von Steuben taught the soldiers new military skills and to fight as a unified army. These reforms in supply systems and fighting tactics, along with reforms in military hygiene and army organization, became the foundation of the modern United States Army.

\* Word came in May to General Washington that the long-sought alliance with France was secured. The British soon evacuated Philadelphia and headed north to defend their stronghold in New York City, and on June 19, 1778, Washington's troops marched out of Valley Forge in pursuit. The Continental Army's transformative experiences at Valley Forge reshaped it into a more unified force capable of defeating the British and winning American independence during the remaining five years of the war.



# WINTER PRECAUTIONS

Winter is here! Please take extra precaution to avoid slipping on snow or ice



- ⚠️ If a snow or ice storm occurs at night, try to alter your morning schedule and leave a bit later.
- ⚠️ If you must go out **TAKE YOUR TIME** and tread slowly and carefully.
- ⚠️ Be alert for black ice before walking on pavement. Walking on snow covered grass may be safer.

Our snow removal contractor does a good job of shoveling and spreading ice melt chemicals, but after they leave, snow can thaw and re-freeze. The Management Office will be happy to supply you with calcium chloride during our office hours; however, you will need to provide a container. Keep by your front door and use as you leave your home if you suspect icy spots.

It is not unusual for blocks of cement or flagstone to heave up during freeze-thaw cycles in the winter. ⚠️ **PLEASE BE VERY CAREFUL WHEN WALKING AND BE ALERT TO UNEVEN PAVEMENT.** These blocks should settle down when freezing ends. If you see uneven surfaces, please contact the office so we can put up cones and/or caution tape.

*NO Association can guarantee anyone's safety during snow & ice. It is up to all to pitch in and be careful. Everyone (including your guests) should recognize the danger of snow and ice and proceed as carefully as possible.*



## Disposing of Christmas Trees

When disposing of your Christmas tree, please place it outside of the dumpster enclosure.

**PLEASE DO NOT PUT THEM IN THE DUMPSTER!**

Thank you

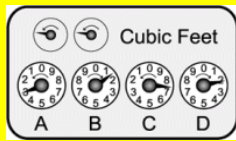




# LEASH YOUR DOG/CAT

As stated in the OFC Rules & Regulations, dogs & cats are not permitted to wander around the community unless on a leash. Please make sure your dog/cat is leashed at all times when outside. Anyone violating this policy is subject to fines. Please contact the office with any questions. Thank you for your cooperation.

# **GAS METER READINGS (HEAT ONLY)**



Please mark your calendar for the  
2023-2024 gas meter reading dates:

**JANUARY 31, 2024**

**FEBRUARY 29, 2024**

**MARCH 29, 2024**

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**

**JOKE OF THE  
MONTH**

**WHY DID THE ROOFER  
GO TO THE DOCTOR?**

**HE HAD SHINGLES!!**

## **Part-time Nanny / Babysitting Position IN OLD FORGE CROSSING!!**

**Starting:** Wk of Jan. 9 (can be flexible w/ start date)

**Days of Week:** Wednesday & Thursday

**Hours:** 8:00-5:30 PM

**Rate:** \$15-\$18 per hour

### **REQUIREMENTS**

- \* Non-Smoking
- \* Up to date on vaccinations
- \* Experience with infants
- \* Clean Driving Record/Own Transportation
- \* Infant CPR
- \* Open to background check

### **RESPONSIBILITIES**

- \* Feeding (daily)
- \* Diaper Changes (daily)
- \* Age appropriate play time/developmental activities (daily)
- \* Bottle Washing (daily)
- \* Light Laundry (occasionally)

**For more information, please contact  
Emily S. at 570-877-2917**

## **HANSON** HEATING & AIR CONDITIONING

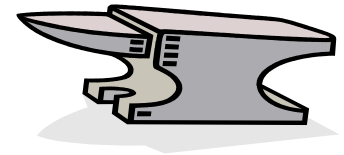
**READY FOR A NEW MORE  
EFFICIENT SYSTEM?**

**NO PROBLEM!!!**

Installing and servicing  
residential heating &  
air conditioning systems  
for over 40 years

**Call Mike Hanson  
610.399.1990**

# JANUARY 2024



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



**OLD FORGE CROSSING  
MANAGEMENT OFFICE**

610.687.5675  
ofcmgmt@comcast.net

**HOURS:  
MON - FRI | 9 AM - 5 PM**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>OFFICE CLOSED</b> JAN. 1 & JAN. 2	<b>1</b> <b>CONDO FEES DUE</b> 1 BEDROOM \$301 ----- 2 BEDROOM \$395	<b>2</b> 	<b>3</b> 	<b>4</b> 	<b>5</b>	<b>6</b> 
<b>7</b>	<b>8</b>	<b>9</b> EXECUTIVE BOARD MEETING @ 6:00 PM ----- QUARTERLY OPEN MEETING @ 7:30 PM IN THE BARN	<b>10</b> 	<b>11</b> 	<b>12</b>	<b>13</b> NATIONAL 
<b>14</b>	<b>15</b> 	<b>16</b>	<b>17</b> 	<b>18</b>	<b>19</b>	<b>20</b> 
<b>21</b> 	<b>22</b>	<b>23</b> 	<b>24</b> 	<b>25</b>	<b>26</b>	<b>27</b> NATIONAL 
<b>28</b>	<b>29</b> 	<b>30</b>	<b>31</b>			



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

**Condo Fees Due**

**January 1, 2024**

**1 BR \$301  
2 BR \$395**

**JANUARY 9, 2024**

**Executive Board Meeting  
6:00 PM**

**Open Meeting  
7:30 PM in the Barn**



**QUARTERLY OPEN MEETING**

 **JAN 9, 2024**

 **7:30 PM**

 **IN THE BARN**

Questions for the meeting? Submit to [ofcmgmt@comcast.net](mailto:ofcmgmt@comcast.net) by 1/5/24