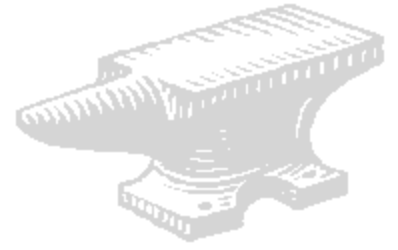


The Anvil



Old Forge Crossing Condominium

Website: www.OldForgeXingPa.com

XLI - No. 2 February 2023

Dear Old Forger's,

So, the Holidays have come and gone. I hope you all enjoyed time with family and friends!

PRESIDENT'S MESSAGE

As I write this on a damp, cold and rainy afternoon, I remind myself about the days I spent in Palm Beach Gardens, Florida in early January and wish I was still there! Hope you have the opportunity for an escape from this winter weather to a warm spot too!

A few things of note: Please check the calendar as OFC will be having a **Super Bowl Party** and by the time you read this we will know if our EAGLES are playing in it. Plan to attend if you enjoy football.

Our winter tree work has been completed. Check out the notes on all Committee Activities in the last month within the pages of the ANVIL.

Our Finance Committee seeks those who have an interest in the financial health of OFC and invite you to join their monthly meetings. New members are encouraged to speak to Dave Inman, Finance Chair, about this opportunity to contribute to the community we call home. In the months ahead we will begin our budgeting process for the next fiscal year.

The OFC Executive Board will be reviewing bids for six major contracts that will impact our Budget in the new fiscal year -- Landscape/Snow; Trash/Recycling; Pool; OFC Management; Painting; and Roofing. To be sure, the Executive Board is aware that the current economic environment will make this new Fiscal Budget a difficult one for all of us to absorb in the new Fiscal Year.

The OFC Elections will occur at our Annual Meeting to be held on April 11, 2023 at 7:30 PM in the Barn. Candidate Data Sheets will be distributed and those who have an interest in becoming more involved at OFC are encouraged to fill out these Data Sheets and return them by March 8, 2023. There will be a "Meet the Candidates" event on a day and time to be determined where all OFC Residents can chat with and ask questions of the Candidates running for the OFC Executive Board.

TWO IMPORTANT TOPICS OF INTEREST: **ONE:** Please Respect Your Neighbors! Construction Noise, TV / Music Noise and Noxious Odors should be kept to a minimum and be non-existent if possible. We live in a communal living environment, and it is important that we make every effort to get along. **TWO:** OFC dogs are here to stay but as there are but 12 within the community, to date, those dog owners must also respect their communal neighbors by cleaning up after them when outside. This is not an option but is a requirement for having the dog within the OFC Community. We have all chosen to live at OFC because of the outstanding things the community offers. Let's get along and take care of each other and respect each other!

Finally, on a positive note, our thanks to longtime resident, Phillip Schearer for donating the new signs that you see at our Community Entries. Thank You Phillip!

Geoff Meyer,
President

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Calendar	Insert

Committee Report Highlights



Social Committee:

The Social Committee looks forward to hosting the 2023 Super Bowl Party in the Club House on Sunday, February 12th at 5:30 PM. Food and beverages will be provided.

Don't forget to look at the insert listing our February events (Craft Group, Game and Movie Nights).

Anyone interested in helping with Old Forge Crossing Social Events is welcome to attend our February meeting on Wednesday, February 1st at 7 PM in The Clubhouse.



Finance Committee:

As we move into the time of year when we to plan for the 2023/24 budget, we begin to contemplate next year's Monthly Assessment, better known as the Condo Fee. Because we are in an inflationary economy (for the first time in decades), it is very likely that next year's condo fees will reflect recent increases in our expenses.

In the recent Quarterly Open Meeting, our two-tiered condo fee structure was mentioned. The condo fee is determined by a somewhat complex formula spelled out in our bylaws; the upshot is that one-bedroom units (including one bedroom/dens) are assessed at a different rate than two-bedroom units (including townhouses). While inequities of this arrangement have been debated for many years, the reality is that making a change in our condo fee structure requires amending our bylaws, which requires approval of the majority of members of the Association. Anyone who has served on the Board or committees knows that it is a herculean task to persuade the majority of our unit owners to agree on anything at all. Thus, the formula by which our condo fees are determined has not changed since Old Forge Crossing converted from apartments to condominiums in 1981.



Tree Committee:

The Tree Committee has not met for the last two months, so there isn't much to report other than Willow Tree completed removal and pruning for the budget year. The next meeting of the Tree Committee will be on February 21st. Anyone having any comments or questions you would like addressed, please send to the office for the committee to review.



TOWN WATCH

By Mike Feagley



Town Watch

Town Watch is the eyes and ears of our community, they exist to observe and report, a small number of volunteers patrol the development nightly and if they see anything that does not look quite right, they contact the police, they do not engage, they have no authority to stop or correct a situation and they are never in harm's way, they call 911, just as anyone should if there is a situation. Also, if police are called, notify the office, they should be informed of any incident. Here at Old Forge Crossing our Town Watch provides us another layer of security.

That said, we can really use additional Town Watch patrollers, if you are interested, the contact info is below. It only requires an hour a week of your time and really is a deterrent for potential crimes to our property. All of us like the idea of living in a secure environment, so get involved to make sure it continues, both owners and renters are welcome to join. No previous experience necessary! Training will be supplied.

Reminders

Make sure you have a fully charged fire extinguisher in your unit. The benefits truly outweigh any cost.

There are no assigned parking spaces at OFC, including the Handicapped spots. Please be aware that anyone with a hang tag, placard or handicapped license can park in any of those spaces, they are not assigned to a specific unit, any questions, please call the OFC office (610) 687-5675

All vehicles must be registered with the office, especially in a snow situation, this info is critical. They need the make, model, color, year and license plate number.

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:

EVERYONE IS PART OF THE SECURITY OF OUR COMMUNITY

Anvil Classified Advertising Notice

Publication for articles in the **March 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by February 23rd**. 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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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

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

1st Floor Condo For Rent

2 Bedrooms, 2 Full Bathrooms

Available February 1st

\$1,900/month — No Smoking!

Call Craig: 610-254-8208

8am to 8pm (No Realtors!)

This Month's Anvil Article Contributors:

Geoffrey Meyer, 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

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Managers Notes

By Jennifer McLaughlin, Community Manager



Garbage Disposal Etiquette

Never put grease in a garbage disposal as it will eventually solidify and clog some or all of the drain. Additionally, items like bones, rice, pasta or pits or seeds from fruits and vegetables can all cause back ups in the drain. Please help us avoid major backups and be mindful of what is going down your kitchen sink.



Gas Bills

Please remember that our contracted rate with our supplier expired 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 from \$4.098/ Dth to \$8.48930/ MMBtu. We are working with our broker to see what we can do to obtain a lower blended rate now that prices have started to come down. Further information will be communicated to the community once we obtain more information. Please be prepared for the increase in your gas bill! If you have any questions or want additional information, please contact the management office.



Upcoming Elections

In this copy of the Anvil you will see Candidate Data sheets looking for individuals to run for the OFC Board of Directors. If you are interested in running for one of the 3 spots in the upcoming election please complete the form and return it to the management office by March 10th 2023.



Sewer Billbacks

As a reminder, the 2022 sewer charge from Tredyffrin Township will be assessed against all owner accounts on March 1st, 2023. The fee has remained the same at \$250.00 per home. As a reminder if you are signed up for ACH payments, the sewer fee will be automatically deducted with your monthly assessment. If you are signed up for e-check, you will need to submit an additional payment for your sewer bill.



Water Conservation

Everyone Did you know that the average leaky toilet can waste about 200 gallons of water per day? That's over 6,000 gallons a month just for one leaking toilet! Some toilets may produce a running water sound that is easy to hear- if you hear your toilet continuously running, call a plumber to have it repaired and help lower water consumption at Old Forge.



Reminder on 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. 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

Experience and Results Count ! Need a Realtor...Call Mark!



Mark Sweeney

MAXIMUM SERVICE ♦ MAXIMUM RESULTS

Mark Sweeney, Associate Broker
Website: MarkSweeneyWaynePA.com
O: 610-647-8300 x 9476
C: 610-247-3339
PA Lic - AB045453A



Mark Sweeney is **an owner and resident** of Old Forge Crossing as well as the **Top Seller** of condos in this great community. Whether selling or buying, Mark's experience and knowledge will be your complete advantage to reach your real estate needs. Contact Mark today for a free property evaluation to find out what your home is worth in today's market, or to help you find the perfect condominium in Old Forge Crossing.

Missing out on seeing the newest listings for SALE or RENT in Old Forge Crossing?
Contact Mark to be added to his instant notifications direct from the REALTORS MLS.

Mark's New Listings

72 Old Forge Crossing - \$ 220,000

Tastefully Renovated First Floor One Bedroom and One Bath. Easy access to parking across from the unit (no steps) Open Kitchen with plenty of extra cabinets and food prep space, granite countertops, subway tile backsplash, recessed lighting all new stainless steel GE Appliances. Spacious living room with slider to the patio. Additional features include New HV/AC, Lux Vinyl Plank flooring, new carpet in the spacious bedroom, a walk-in closet, full-sized washer and dryer in the laundry. Available for Immediate Occupancy.

364 Old Forge Crossing - \$ 215,000

Second Floor One Bedroom and One Bath, End Unit. Spacious living room with wood-burning fireplace, sliding door leading to the patio, and a large storage closet. Nice size dining area, Tastefully Renovated Kitchen with upgraded appliances. Laundry area with washer and dryer, storage closet. Remodeled Bathroom with tub and shower. Spacious Bedroom with double windows and two closets. Available for Immediate Occupancy.

Mark's Pending/Leased

293 Old Forge Crossing - List Price \$ 220,000

Renovated, one Bedroom, one Bath - Pending Sale

448 Old Forge Crossing Leased - \$ 1,700

Renovated, one Bedroom, one Bath - Leased

***Sales in Old Forge Crossing as published in BRIGHT the REALTORS Multiple Listing service and public records.**

Keller Williams Realty | 744 W Lancaster Ave | Wayne, PA 19087 | 610-647-8300 | Broker Lic RB067381

Each Keller Williams Realty office is independently owned and operated.

SUDOKU

INSTRUCTIONS

Use the numbers 1 to 9 to complete the Sudoku.
Only use each number once in each row, column and grid.

6				8			5	
5	8		6	7		4		
		2			1	8		3
1		9			4			2
				6	7		3	4
	4	6		9		5		
8			9					6
4		5		3	6	1		
		1		2			9	5



OLD FORGE SUPERBOWL PARTY

SUNDAY,
FEBRUARY 12TH

5:30 PM
CLUBHOUSE



PIZZA, HOAGIES &
BEVERAGES
WILL BE PROVIDED



BRING A DISH TO SHARE



OFC Crafts & Needlework

In the Clubhouse
Tues., February 14, 2023
1:00 pm - 3:00 pm

SOCIAL COMMITTEE UPCOMING EVENTS

Let's Laugh & Play with Friends

OFC GAME NIGHT

WEDNESDAY
FEB. 15

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, FEBRUARY 25TH @ 7:00 PM
IN THE BARN



FEATURING



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



THE MONTH

BEST BROWNIES EVER

INGREDIENTS

10 TBL salted butter, MELTED

1 C granulated sugar

2 large eggs

2 tsp vanilla extract

1/2 C melted milk chocolate chips

3/4 C all-purpose flour

1/4 C unsweetened cocoa powder

1/2 tsp salt

1 C milk chocolate chips

PREHEAT OVEN TO 350F | LINE METAL 9X9 PAN WITH PARCHMENT PAPER

These homemade brownies are the perfect chewy, fudgy square of chocolate! You will never buy a boxed brownie mix again!

- ◇ Pour melted butter into a large mixing bowl. Whisk in sugar by hand until smooth, about 30 seconds.
- ◇ Add in eggs and vanilla extract. Whisk 1 minute..
- ◇ Whisk in melted chocolate until combined and smooth
- ◇ Use a rubber spatula to stir in flour, cocoa powder and salt until just combined. Stir in whole chocolate chips.
- ◇ Pour into prepared pan and smooth out.
- ◇ Bank in the preheated oven for 30 minutes. Let cool in pan for an additional 30 minutes before cutting.



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this MONTH in history

February 1, 2003 - Sixteen minutes before it was scheduled to land, the Space Shuttle *Columbia* broke apart in flight over west Texas, killing all seven crew members.

February 2, 1848 - The war between the U.S. and Mexico ended with the signing of the Treaty of Guadalupe Hidalgo. In exchange for \$15 million, the U.S. acquired the areas encompassing parts or all of present day California, Nevada, Utah, Arizona, New Mexico, Colorado, Wyoming, and Texas.

February 3, 1870 - The 15th Amendment to the U.S. Constitution was ratified, guaranteeing the right of citizens to vote, regardless of race, color, or previous condition of servitude.

February 6, 1933 - The 20th Amendment to the U.S. Constitution was adopted. It set the date for the Presidential Inauguration as January 20th, instead of the old date of March 4th.

February 8, 1910 - The Boy Scouts of America was founded by William Boyce in Washington, D.C., modeled after the British Boy Scouts.

February 11, 1990 - In South Africa, Nelson Mandela, at age 71, was released from prison after serving 27 years of a life sentence on charges of attempting to overthrow the apartheid government.

February 14, 1849 - Photographer Mathew Brady took the first photograph of a U.S. President in office, James Polk.

February 20, 1962 - Astronaut John Glenn became the first American launched into orbit. Traveling aboard the "Friendship 7" spacecraft, Glenn reached an altitude of 162 miles (260 kilometers) and completed three orbits in a flight lasting just under five hours.

February 27, 1950 - The 22nd Amendment to the U.S. Constitution was ratified, limiting the president to two terms or a maximum of ten years in office.

Thank You

Many thanks to Phillip Schearer for the donation to Old Forge Crossing of the new signs at the Upper and Main Entrances.





February 1, 2023

Dear Old Forge Crossing Owner:

The Old Forge Crossing Annual Meeting and Executive Board elections will be held on Tuesday, April 11, 2023 in person at the Barn.

There are three (3) seats up for election. Both seats are for a three-year term. Board members whose terms are expiring are Geoff Meyer, Henry Evangelista and Emily Bell.

If you are considering seeking a seat on the Board, please complete the Candidate Data Sheet **(on the reverse side of this letter)** and obtain signatures from ten-unit owners. The completed form must be received by the Management Office no later than March 10, 2023.

There are two questions recently added to the Candidate Data Sheet. The first asks if a candidate would be willing to accept and sign the Confidentiality Policy and Guidelines which is presented to the Board after each election. The Policy is posted in a folder on the Documents section of the new portal and on the Members Only section of the Old Forge Crossing webpage for review. We also ask if the candidate would enroll in a Board Leadership Development Workshop. This workshop will help Board Members understand their role and better serve the community.

Should we fail to receive two (2) candidates for each seat by petition, nominations will be taken from the floor at the meeting.

If you have any questions, please call the Management Office at 610-687-5675.

On behalf of the Executive Board,

Jennifer McLaughlin, CMCA
General Manager
Old Forge Crossing Condominium Association

OLD FORGE CROSSING CONDOMINIUM ASSOCIATION
2023 BOARD ELECTIONS
CANDIDATE ENDORSEMENT & DATA SHEET

NAME: _____ UNIT # _____

ADDRESS (If living off premises) _____

PHONE: WORK _____ HOME _____

How long have you lived/owned at Old Forge Crossing? _____

EDUCATION: (State schools, years attended, and degrees, if any)

EMPLOYMENT: Present Employer _____ How long? _____

Position _____

LIST ANY EXPERIENCE YOU FEEL WOULD ESPECIALLY QUALIFY YOU TO SERVE ON THE EXECUTIVE BOARD.

STATE BRIEFLY WHY YOU DESIRE TO RUN FOR ELECTION TO THE BOARD:

Do you agree to accept and sign the Confidentiality Policy and Guidelines for the Board? Yes No

Do you agree to attend a Board Leadership Development Workshop? Yes No

I hereby state that I am willing to serve on the Executive Board at Old Forge Crossing Condominium. I hereby consent to the publication of the above data to all unit owners to assist them in casting their ballots for the Executive Board.

DATE: _____ SIGNATURE: _____

ENDORISING SIGNATURES

- | | |
|----------|-----------|
| 1. _____ | 6. _____ |
| 2. _____ | 7. _____ |
| 3. _____ | 8. _____ |
| 4. _____ | 9. _____ |
| 5. _____ | 10. _____ |

SIGNATURES MUST BE THOSE OF **OWNERS** AND ONE SIGNATURE WILL BE ACCEPTED PER UNIT.

***** RETURN THIS SHEET NO LATER THAN MARCH 10, 2023 *****

FUN FACTS ABOUT TREDYFFRIN TOWNSHIP

THE BEGINNINGS ~

Few townships in Pennsylvania are as rich in history as Tredyffrin Township, which is located at the easternmost edge of Chester County, Pennsylvania. In the center of the Township lies the rich and fertile Great Valley, beginning at Valley Forge and running west toward Coatesville.

The earliest settlers were Welsh, and to them, the Township owes its name. Ten or Tre is the Welsh word for town or township, and Dyffrin means a wide cultivated valley; from these words comes the compound tre (tree) dyffryn (valley), or Tredyffrin, meaning a township in a wide cultivated valley.

The Township had its beginning in 1682 when a group of Welsh Quakers went to William Penn in England and purchased, at a price of ten cents an acre, forty thousand acres of land in southeastern Pennsylvania. Penn promised the Quakers that here they could enjoy their customs and language in a little "barony" of their own. This land was originally known as the Welsh Tract and included within its boundaries parts of nine subsequent townships in four counties.

By 1707, Tredyffrin's population was large enough for it to be incorporated as a township. After they had cleared their land and established farms, the most pressing requirements for the early settlers became a mill to grind grain, a meetinghouse for their spiritual needs, and a market where they could sell produce. An example of meeting these needs was the construction of the Great Valley Mill, one of Tredyffrin's first mills. It was in operation by 1710, possibly even earlier, and was built by Thomas Jarman, a noted preacher and miller, on 300 acres of land by Valley Creek (it is now located on North Valley Road in Malvern).

NEXT MONTH ~ Another Fun Filled Fact

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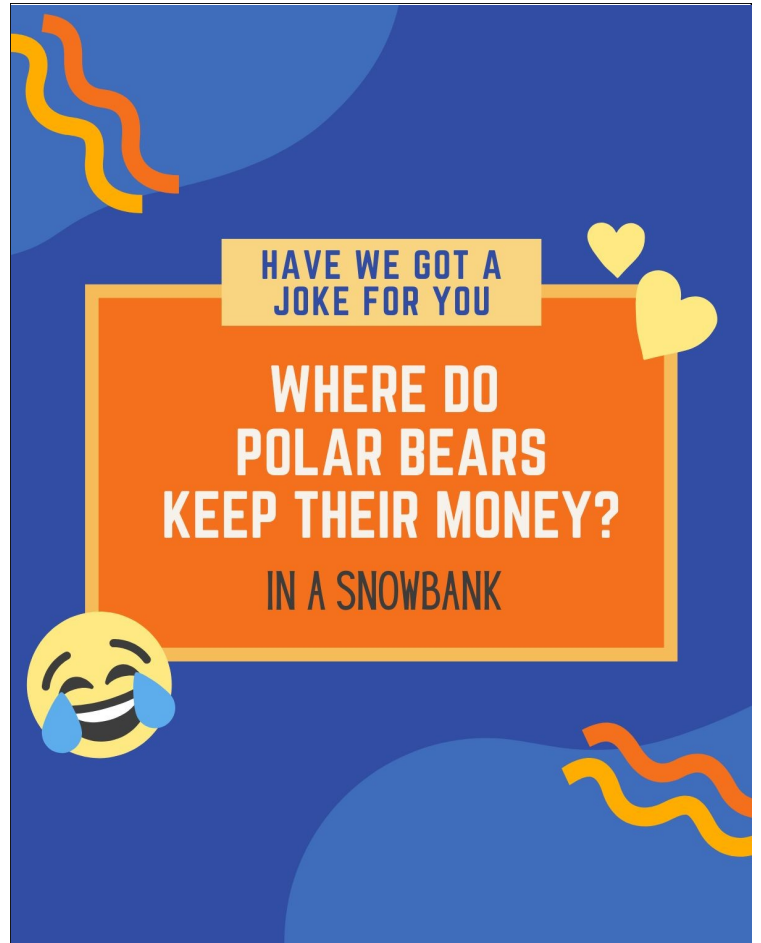
PENNSYLVANIA HOME IMPROVEMENT CONTRACTOR # 037991

POWER OUTAGE?

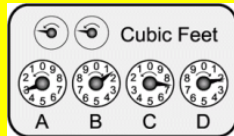


If your unit loses power, please call PECO to report the outage.

1-800-841-4141



GAS METER READINGS (HEAT)



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

FEBRUARY 28, 2023

MARCH 31, 2023

APRIL 2023—No Reading

May 31, 2023 (Combined April & May)

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.**

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**Call Mike Hanson
610.399.1990**



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

Condo Fees Due

February 1, 2023

1 BR \$282
2 BR \$371

**Executive
Board Meeting**

**February 14, 2023
6:30 PM**



GO BIRDS!!!