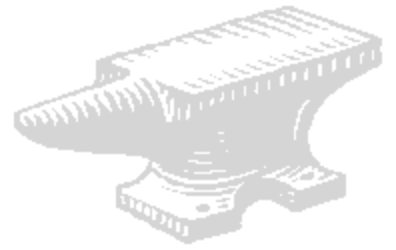


The Anvil



PRESIDENT'S MESSAGE

Dear Old Forge Residents

Winter is upon us! As I write this, we have one winter storm behind us and another on the way. I have heard many positive comments from residents about how our new landscaping/snow removal company cleared our sidewalks and drives.

We will have a new trash removal/recycling company start working in our community mid-February. Be on the look out for information regarding this new service.

The Old Forge Crossing Annual Meeting and Executive Board Elections will take place on Tuesday, April 9, 2024 in the Barn. In this Anvil is First Notice of Elections and the 2024 Board Elections Candidate Endorsement and Data Sheet.

If you are interested in becoming a member of the Executive Board, you should complete the Candidate Endorsement and Data Sheet and return to the Office by March 9, 2024. There will be a "Meet the Candidates" where OFC will be able to meet and question the candidates.

One way to beat the winter doldrums is to attend events like the upcoming Super Bowl Party and Game Night.

Stay warm and safe.

Paul March, President
Old Forge Crossing Condominium Association

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Committee Report Highlights



Finance Committee (Dave Inman)

After a couple of years of mild winters, it appears that this year we are having a more typical winter for the Northeastern US. This means we should expect periodic snowfalls, icing events and frigid temperatures. Our 40-acre property, with its many roads, parking lots, and miles of sidewalks makes snow removal and de-icing more complicated and expensive than it would be if we were a smaller property. The good news is that in addition to our \$90,000 annual snow removal budget, we have taken advantage of the recent mild winters to accumulate a Snow Removal Reserve account which gives us an additional \$50,000 to utilize if we have a very severe winter. 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)

January was a relatively slow month for the Social Committee as just the Swing Dance and Game Night were on the calendar. We will be hosting a Super Bowl Party on Sunday, February 11th at 5:30 PM in the Clubhouse. Although we don't know what teams will be playing, you can be sure that fun will be had by all who attend. We will be serving pizza, beer, wine and soda. We welcome those who attend to bring an appetizer or dessert.

As we gear up for our Spring and Summer events, we are looking for anyone interested in taking part in the Social Committee to come to our next meeting to be held on February 7th at 7:00 PM in the Clubhouse. We hope to see you there!!!



Tree Committee (Emily Bell)

The In early January, the Tree Committee submitted an analysis of two bids for the second half of the fiscal year's tree work. At the time of this writing, the Board is in the process of deliberating how to proceed. Due to variances in the bids submitted, and to ensure fair comparison going forward, the Committee plans to create a standard RFP form for arborists to use when bidding future work. Tagging and cataloging our trees is part of this effort, as having all tree work reflect the tree number will create efficiency throughout the process, eliminate confusion that can lead to errors, and enable Management to easily update and manage our tree care records. The Committee also completed the Township Woodland Ordinance exemption form for Management to submit before proceeding with removal of several dead trees on the property.



TOWN WATCH

By Mike Feagley



February is a short month but usually a nasty one weatherwise. Black ice can be an issue, so use caution when walking or driving in the community.

SOME REMINDERS

Make sure your vehicle details are up to date with the office, they need the following: the Year, Make, Model, Color, Tag Number, and State where the vehicle is registered. This info is required by management and can be very helpful in contacting a resident in situations where a vehicle needs to be moved to another location, such as in snow removal.

As we in the heart of the Winter season, and many of us are spending more time at home, it is a good time to check our fire extinguishers, and the smoke detectors to make sure they are in working order.

DOG WALKERS

It's been suggested that all the dog walkers in the community could also be additional eyes and ears for Town Watch. We have always said "if you see something, say something" and since there are people out and about different hours from early morning till later in the evening, they are in a great position to call 911 if they notice anything strange going on while they are tending to their dogs, we would appreciate the help. It's certainly something to consider.

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

Thought of the month:

BE SAFE WHEN DRIVING ... INCLUDING ON OFC PROPERTY

Anvil Classified Advertising Notice

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

10% Discount if PAID 2 Months in Advance

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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	610-446-9292
OFC Email	ofcmgmt@comcast.net
OFC Property Manager Jennifer McLaughlin jmclaughlin@camcomgmt.com	610-687-5675
OFC Website	www.OldForgeXingPa.com
Tredyffrin Township Website	www.tredyffrin.org

IF YOU HAVE AN AFTER-HOURS EMERGENCY

CALL:

610-446-9292

This Month's Anvil Article Contributors:

Paul March, Mike Feagley and
Jennifer McLaughlin, Community Manager

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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.2 February 2024
Published by: Old Forge Crossing.

Managers Notes - January 2024

By: Jennifer McLaughlin, Community Manager



PECO Notice

In recent weeks, many of you received a notice from PECO regarding scheduled work in our community. PECO is investing \$700,000 to enhance the local electric grid, upgrading circuits, and installing new equipment for improved reliability. The project, spanning N Valley Forge Road and the Old Forge community, kicks off in early February, concluding by July 31, 2024. The Management office is working with PECO to provide additional information and a community work schedule. Expect temporary service interruptions and ensure your contact details are updated for important updates via MyAccount at peco.com/myaccount or by calling PECO at 1-800-494-4000.



Upcoming Elections

In this copy of the Anvil, you will see the Candidate Data sheets looking for individuals to run for the OFC Board of Directors. If you are interested in running for one of the 2 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 2023 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. 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 or a reoccurring monthly payment, you will need to submit an additional payment for your sewer bill.



Trash Hauler Change

On Friday February 15th, our new contract will commence with Republic Services to take care of the trash and recycling at Old Forge Crossing. Please pay attention to emails and posted notices in the upcoming weeks as they pertain to trash and recycling as there may be notices or slight changes while we work to have the old dumpsters removed and the new ones placed inside the trash enclosures.



Lowered Gas Rates

The Executive Board along with the Management team have worked to lower the gas increase that the community took on last year. With a blended contract option, gas prices have dropped to the community as of January 1, 2023. You will see this rate reflected in the gas bills you receive this month and due on March 1, 2024.

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



Provided by: Mark Sweeney, REALTOR®
Annual Review of Properties Sold in 2023 ☆ OLD FORGE CROSSING CONDOMINIUMS

Market Dynamics: The driving force behind the robust performance of Old Forge Crossing's real estate market in 2023 was a constrained supply, creating a competitive environment that favored sellers.

Investment Insights: For prospective sellers and property owners considering improvements, the report emphasizes the significance of strategic upgrades. Properties featuring modern amenities and improvements tend to command higher resale values, providing a solid return on investment.

Sales Activity Overview: In 2023, a total of 23 properties changed hands in Old Forge Crossing, according to the data

1 BR – 1 Bath: 16 Units Closed							
	Minimum		Maximum		Average		Median
List Price	215,000	-	240,000	-	227,327	-	229,900
Sold Price	210,000	-	251,000	-	234,365	-	235,000

2 BR – 2 Bath: 4 Units Closed							
	Minimum		Maximum		Average		Median
List Price	250,000	-	300,000	-	280,000	-	285,000
Sold Price	270,000	-	310,000	-	295,000	-	300,000

Townhomes – 2 BR 1.5 Baths: 3 Units Closed							
	Minimum		Maximum		Average		Median
List Price	345,000	-	345,000	-	345,000	-	345,000
Sold Price	345,000	-	358,600	-	351,200	-	350,000



Mark Sweeney

Gratitude: In 2023 - I represented 14 clients selling or purchasing in this wonderful community and I would like to thank them for their trust in allowing me to represent them in one of the most important transactions of their lifetime.



Scan to access
 Mark's Website or
 Search for homes.

Keller Williams Realty

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Happy Valentine's Day



B V Y W T F Z M B U R E H C R I W S Q A N H M B
 N I S R E N M R E H V G W Z V G E D R S I Z L T
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| GIFTS | HUG | POEM | PROPOSAL | DATE |
| CARDS | VALENTINE | SWEETHEART | ROSES | ROMANCE |
| LOVE | HEARTS | FLOWERS | CUPID | CHOCOLATE |
| CHERUB | CHAMPAGNE | CANDY | ARROW | ADORE |

UPCOMING SOCIAL COMMITTEE EVENTS

OLD FORGE CROSSING



PARTY

FEB. 11TH @ 5:30 PM

IN THE CLUBHOUSE

PIZZA, BEER, WINE &

SODA PROVIDED

BRING AN APPETIZER OR

DESSERT TO SHARE



Wednesday
February 21st

7:00 PM

in the Clubhouse



Bring snacks to share
Beverages provided



OFC GAME NIGHT

SAVE THE DATE

OFC LECTURE SERIES

APRIL 20TH @ 7PM



Queen Angelfish (Juv)



15 Years of Underwater Photography
presented by
Dave Inman

more information to follow

SAVE THE DATE

ST. PATRICK'S
DAY

HAPPY HOUR

MAR | 15 | 5:30 PM

IN THE CLUBHOUSE

MORE INFO TO
FOLLOW





OF THE MONTH

DOUBLE CRUST CHICKEN POT PIE

SERVES 8 | PREHEAT OVEN TO 425 DEGREES

INGREDIENTS

Use your own pie crust recipe or store bought (need 2 crusts)

1 LB skinless boneless chicken breast or thighs, cubed

1 C sliced carrots (about 2 carrots)

1/2 C sliced celery

5 TBL unsalted butter

1/3 C chopped onion

1 tsp minced garlic

1/3 C all-purpose flour

3/4 tsp salt

1/2 tsp ground pepper

1 tsp dried thyme leaves

1-3/4 C chicken broth (best low sodium)

2/3 C half & half

1 C frozen peas

EGG WASH - 1 lg egg beaten with 1 TBL milk

Optional - Sprigs of fresh thyme for garnish

◇ **USE A 9" PIE DISH THAT IS 1-1/2 TO 2" DEEP**

◇ In large pot, combine chicken, carrots & celery. Add enough water to cover chicken & vegetables. Place over medium-high heat. Bring to a boil, then allow to boil for 10 minutes. Remove from heat, drain and set aside.

◇ In a large skillet over medium heat, combine butter, onions & garlic. Stirring occasionally, cook until the onions are translucent and butter is lightly browning. Whisk in flour, salt, black pepper, thyme, chicken broth and half & half. Cook and whisk until no flour lumps remain, then simmer over medium to low heat until thick (abt 10 min). Gravy should be very thick, simmer longer if necessary. Remove from heat and set aside.

◇ Spoon chicken and vegetable mixture into the bottom of uncooked pie crust. Scatter frozen peas on top. Pour/spread gravy evenly over the top.

◇ Cover with second crust and trim the extra. Crimp edges of crust with a fork to seal. With a small knife, slice a few small slits in top crust to allow steam to escape. Using pastry brush, brush crust & edges with egg wash.

◇ Bake for 32—38 minutes, or until top of crust is golden brown. After 20 minutes of baking be sure to cover the edges of crust with aluminum foil or a pie crust shield to prevent the edges from getting too brown.

◇ Remove from oven and cool at least 10 minutes before serving.

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

this MONTH in history

February 4, 1861 - Apache Chief Cochise was arrested in Arizona by the U.S. Army for raiding a ranch. Cochise then escaped and declared war, beginning the period known as the Apache Wars, which lasted 25 years.

February 6, 1952 - King George VI of England died. Upon his death, his daughter Princess Elizabeth became Queen Elizabeth II, Queen of the United Kingdom of Great Britain and Northern Ireland. Her actual coronation took place on June 2, 1953.

February 7, 1812 - British novelist Charles Dickens was born in Portsmouth, England. He examined social inequalities through his works including; *David Copperfield*, *Oliver Twist*, *Nicholas Nickleby* and *A Christmas Carol*.

February 11, 1847 - American inventor Thomas Edison was born in Milan, Ohio. Throughout his lifetime he acquired over 1,200 patents including the incandescent bulb, phonograph and movie camera. Best known for his quote, "Genius is one percent inspiration and ninety-nine percent perspiration."

February 13, 1945 - During World War II in Europe, British & American planes began massive bombing raids on Dresden, Germany. A four-day firestorm erupted that was visible for 200 miles and engulfed the historic old city.

February 14, 1929 - The St. Valentine's Day massacre occurred in Chicago as seven members of the Bugs Moran gang were gunned down by five of Al Capone's mobsters posing as police.

February 24, 1582 - Pope Gregory XIII corrected mistakes on the Julian calendar by dropping 10 days and directing that the day after October 4, 1582 would be October 15th. The Gregorian, or New Style calendar, was then adopted by Catholic countries, followed gradually by Protestant and other nations.

February 29, 1692 - First people are accused of witchcraft in Salem, Massachusetts - Sarah Good, Sarah Osborne and Tituba, a West Indian slave

February 29, 1904 - Theodore Roosevelt, appoints 7-man Panama Canal Commission to proceed with completing a canal at the Isthmus

NEW TRASH HAULING SERVICE EFFECTIVE FEB 15, 2024



REPUBLIC
SERVICES

Republic Services will be taking over trash hauling services at Old Forge effective 2/15/2024. There may be some overlap with having old dumpsters removed and new dumpsters installed, so we will ask for your patience as we proceed with this new service. We will be sending out more information in the next week. Thank you.

Valentine's Day Trivia

While February 14th certainly revolves around chocolates, roses, dinner and gifts for many, there's actually so much more to V-Day than you might realize. The holiday we observe today has a pretty fascinating history. Here is some Valentine's Day trivia that's sure to impress all your loved ones.

Valentine's Day started with the Romans.

There are two theories about the origin of Valentine's Day. Some believe the day derives from Lupercalia a pastoral festival of Ancient Rome observed annually from February 13 through 15 to purify the city, promoting health and fertility. Lupercalia was also known as **dies Februatus**, after the purification instruments called **februa**, the basis for the month named **Februarius**.

The second theory is that while the Roman Emperor Claudius II was trying to bolster his army, he forbade young men to marry. In the spirit of love, St. Valentine defied the ban and performed secret marriages, and for his disobedience, Valentine was executed on February 14 around the year 270 A.D.

The first Valentine's Day celebration occurred in Paris.

The first known official celebration of Saint Valentine's Day took place in Paris on February 14, 1400, which is when King Charles VI of France established La cour amoureuse, or the High Court of Love. The court, entirely run by women, met to deal with marriage contracts, divorces, infidelity, and domestic violence.

Passing out Valentines cards is a 600-year-old tradition.

The oldest record of a Valentine is a poem Charles, the Duke of Orleans, wrote to his wife when he was imprisoned in the Tower of London in 1415, in which he refers to his wife as his "Valentine." For lack of a better phrase, the rest is history.

An infamous king made Valentine's Day an official holiday.

In 1537, England's King Henry VIII officially declared February 14 the holiday of St. Valentine's Day by royal charter. And yes, he is the monarch who had six wives: one who died, one who survived, two who he divorced, and two who he beheaded.

Candy hearts were originally medical lozenges.

In 1847, Boston pharmacist Oliver Chase invented a machine that simplified the lozenge production process, resulting in the first candy-making machine. After identifying an opportunity to revolutionize the candy business, Chase shifted his focus to candy production with Necco wafers. It wasn't until 15 years after the creation of Necco wafers that Oliver developed a way to press words onto the candy lozenges with a felt roller pad and vegetable food coloring. It took an additional 40 years for the conversational candies to become officially heart-shaped.

Wearing your heart on your sleeve is more than just a phrase.

In the Middle Ages, young men and women drew names to see who their Valentine would be, and they would wear the name pinned to their sleeve for one week so that everyone would know their supposed true feelings

Cupid's bow and arrow weren't just for show.

In Roman mythology, Cupid is the son of Venus, the goddess of love and beauty, and he's often depicted with a bow and arrows to pierce hearts and cast a spell of love.



February 1, 2024

Dear Old Forge Crossing Owner:

The Old Forge Crossing Annual Meeting and Executive Board elections will be held on Tuesday, April 9, 2024, in person at the Barn.

There are two seats up for election. These seats are for a three-year term. Board members whose terms are expiring are Paul March and Naomi Stigliano.

If you are considering seeking a seat on the Board, please complete the Candidate Data Sheet (**on the next page of the Anvil**) and obtain signatures from ten-unit owners. The completed form must be received by the Management Office no later than March 9th, 2024.

There are two questions on the Candidate Data Sheet that need to be answered. 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®, AMS®
General Manager
Old Forge Crossing Condominium Association

OLD FORGE CROSSING CONDOMINIUM ASSOCIATION
2024 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: _____

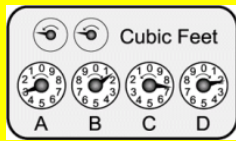
ENDORISING SIGNATURES

- | | |
|----------|-----------|
| 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 9, 2024 *****

GAS METER READINGS (HEAT ONLY)



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

FEBRUARY 29, 2024

MARCH 29, 2024

APRIL 30, 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

**WHAT DID ONE WALL
SAY TO THE OTHER?**

**I'LL MEET YOU AT THE
CORNER!!**



POWER OUTAGE?



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

1-800-841-4141

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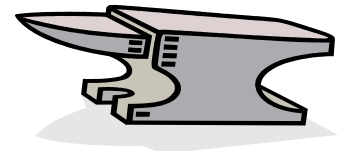
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FEBRUARY 2024



**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
				1 CONDO FEES DUE 1 BEDROOM \$301 2 BEDROOM \$395	2 HAPPY GROUNDHOG DAY 	3
4	5 NATIONAL WEATHERPERSON DAY 	6	7 SOCIAL COMMITTEE MEETING 7:00 PM 	8	9	10 LATE CHARGE CONDO FEE
11 OLD FORGE CROSSING LVIII SUPER BOWL PARTY 5:30 PM IN THE CLUBHOUSE 	12	13 EXECUTIVE BOARD MEETING 7:00 PM	14	15	16	17 KINDNESS Random Acts of Kindness Day
18	19 PRESIDENTS DAY 	20	21 OFC GAME NIGHT 7:00 PM in the Clubhouse Bring snacks to share Beverages provided	22	23 National Banana Bread Day 	24
25	26 DON'T MISS THE DEADLINE MAR. '24 ANVIL 	27 FINANCE COMMITTEE MEETING 7:00 PM 	28	29 HOppy LEAP day 		



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

Condo Fees Due

February 1, 2024

1 BR \$301

2 BR \$395

Executive Board Meeting

7:00 PM

February 9, 2024

