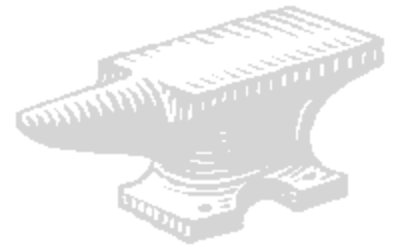


The Anvil



Old Forge Crossing Condominium

Website: www.OldForgeXingPa.com

XLI - No. 3 March 2023

PRESIDENT'S MESSAGE

Dear Old Forger's,

So, I decided to take a look at the March 2022 ANVIL President's Letter just to see what I wrote about and what was going on at Old Forge one year ago.

I found that my entire letter was about Respecting Your Neighbors—Rules Violations---Bulk Trash Pickup and Unit Renovations. Interesting that I can still highlight the same issues today. I am not complaining but sharing that these will always be issues in communities like OFC but, it would be great if we could end them!

RESPECT YOUR NEIGHBORS---FOLLOW THE RULES IT WILL MAKE OFC AN EVEN BETTER PLACE TO CALL HOME

On to other matters! If you are interested in being more involved in your community than take note that you can become a Candidate for the OFC Board of Directors by sending in you Candidate Data Sheet to the OFC Office by 3/10/23. Elections will be held at the OFC Open Meeting on April 11, 2023 at 7:30PM in the OFC Barn. Should you have questions for the current Executive Board Members please submit them in writing to the OFC Office by 5PM Friday, April 7, 2023. All are encouraged to attend this meeting!

We always seek residents would have an interest in being a part of OFC in an active way by becoming a part of our Social or Finance Committee's. Check the monthly calendar for the dates and times of these meetings and you are always welcome to attend.

Finally, we continue to work with Aqua relating to the OFC Main Entry and will have more to report at the April Open Meeting. The goal is to have the entry completely redone during this coming Spring. We plan to meet with Aqua, and other experts, in March to assure this is done properly and in a professional manner. Please understand that this is an important and time consuming task. The leaks have been fixed, to date, but there is a sinkhole issue that is important to address as a part of the fix We will keep you posted on our plans.

Sincerely,

**Geoff Meyer,
President**

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Committee Report Highlights



Finance Committee:

Old Forge Crossing has had the fiscal discipline to accumulate a relatively large Reserve Fund, a portion of which we historically have invested in Certificate of Deposits (CDs). CD's are a safe investment with no downside risk although the return on investment is somewhat modest. For the past several years, CD rates have been so low that the OFC Board and Finance Committee have chosen not to reinvest CD's that have reached maturity. Now the interest rates in short term CD's have improved and on the recommendation of the Finance Committee, the OFC board has moved to invest a portion of our reserves in three, six and nine month CDs. These investments lock up our funds for a the term of the CD and a portion of our our reserves needs to remain liquid in order to address upcoming cash needs. The Finance Committee meets on the fourth Tuesday of the month in the Clubhouse and welcomes all interested residents and owners to attend our meetings.



Tree Committee:

The Tree Committee met for the first time this year and was joined by manager, Jennifer McLaughlin. The annual calendar was reviewed for both tree maintenance and tree care which will continue to be worked on in the coming months. It was noted that we now have more than 50 new plantings around the property and tree care will need to be a focus this spring and summer. Our maintenance team have been doing a great job spreading tree chippings from recent removals along the sound wall for weed control and clean up. It's looking great and we thank Tony and Kurt for all of their efforts. The Ad-Hoc committee members found it helpful to include Jennifer in this month's meeting for planning and information purposes. They have expressed an interest in continuing to meet earlier so management has the ability to attend as needed and available. The committee discussed and voted on Emily Bell taking over as chairperson for the Tree Committee and Kathy Durkin will temporarily act as committee secretary until a member is added. As always, please continue to send your feedback and suggestions to the office for the committee review.



TOWN WATCH

By Mike Feagley



Town Watch

A resident reported that they have experienced three flat tires in the past month caused by screws or nails. Not positive if it is due to mischief or the construction/maintenance going on around our property. Not a bad idea to check your vehicle's surroundings and report any concerns to the office and Town Watch.

Volunteering

Make As always, we really do need more Town Watch volunteers, it requires a little over an hour of your time each week, you get exercise walking the property for about an hour, afterwards you send a report to the Director and the office, that's it!

Training will be provided, you are never in harm's way, you never get involved, if anything seems off or you notice anything out of the ordinary, you call 911. Our mission is to observe and report. We believe having the Town Watch sign and logo at our entrance is a deterrent to potential crime, if we do not have the patrolers then we cannot support the organization.

The OFC community remains quiet, no incidents to report and we like to think that is partially due to the efforts of Town Watch.

Old March Madness at OFC

The madness is the number of vehicles literally speeding through the property and not stopping at our posted signs! I think everyone knows how this will end sooner or later and then residents will wonder why nothing was done about the speeders or people that blow through the stop signs. We address this issue each and every month to no avail.

Reminder: during tax season a lot of your personal, sensitive information is out and about, make sure to protect this information and know who you are dealing with.

For Information on Town Watch contact:

Area 7 Director, Mike Feagley

Cell: 610-505-5579

Thought for the month:
Consider Joining Town Watch

Anvil Classified Advertising Notice

Publication for articles in the **April 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by March 28th**. 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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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

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

On-Site Delivery:

Tony McClennon and Kurt Klotzbuecher

Layout/Design:

Sereni Web Design & Presentations

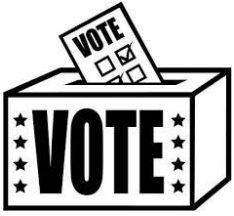
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Old Forge Crossing Condominium Association
A Community of Colonial Townhouses and Condominiums
1027 North Valley Forge Road Devon, PA 19333

Volume XLI No. 3 March 2023

Published by: Old Forge Crossing.

Managers Notes

By Jennifer McLaughlin, Community Manager



Annual Meetings and Elections

As a reminder, the annual meeting and election of officers is scheduled for Tuesday April 11th 2023. We have three spots that will need to be filled on the Board of Directors. Candidate Data forms are due back to the Management Office by March 10th, 2023, for anyone interested in running in this year's election.



Old Forge Crossing IS a DOG FREE Community

Many residents that have chosen to purchase homes at Old Forge Crossing have enjoyed the fact that the Association has a No Dogs policy. While Old Forge remains a No Dog community, we are required by law to make exceptions when given a request with proper documentation. To the Dog Owners- Just like we ask our residents to be understanding of your need for your four legged companion, we ask that you also be mindful of the fact that Old Forge Crossing remains, a no dog community. Please make sure to abide by the following rules and regulations:

1. Do not leave your dog tied up outside.
2. Do not let your animal off leash when outside in the community
3. Always pick up after your dog.
4. Dogs are not permitted in the pool or the tennis courts

Additionally, we ask that all our dog owners are mindful of where their dog is going to the bathroom and try to keep them off of your neighbor's gardens and lawns.



Front Entrance Flowers

Bulbs that were planted last year are starting to bloom at the front entrance of Old Forge! Thank you to Gab Allen for volunteering her time and expertise to assist with these plantings!



Rule Reminder

As springtime approaches, please remember that seed bird feeders are not permitted at Old Forge Crossing. If you wish to put out a bird feeder you must use a liquid hummingbird feeder. This rule was passed by the Board in 2021 to help keep rodents away from the buildings in the community.

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C: 610-247-3339

PA Lic - AB045453A



MARK SWEENEY
MAXIMUM SERVICE · MAXIMUM RESULTS

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.

OLD FORGE CROSSING CONDOMINIUMS

A Real Estate Review of Properties Sold in 2022

Provided by: Mark Sweeney, Associate Broker

Once again, it was another favorable year for properties sold in Old Forge Crossing, fueled by low-interest rates, limited supply and an increase in consumer affordability. In 2022 there were a total of 21 properties reported sold in Bright the REALTORS multiple listing service. Price ranges by unit continued to vary based on the location of the unit and upgrades made by the owners. Upgrades that include new kitchens, baths, HVAC, windows and hardwood or luxury vinyl flooring continue to be the best investment for the highest return on resale. Here is an overview of the sales activity for 2022 as published in BRIGHT the REALTORS Multiple Listing Service. For a full report of this information or a personal consultation as to how this information relates to the value of your property feel free to contact me.

1 BR – 1 Bath: 8 Units Closed				
	Minimum	Maximum	Average	Median
List Price	150,000	220,000	201,188	207,500
Closed Price	170,000	230,000	207,313	209,250

1 BR – 1 Bath: DEN – 7 Units Closed				
	Minimum	Maximum	Average	Median
List Price	195,000	235,000	212,643	215,000
Closed Price	210,000	260,000	227,321	217,000

2 BR – 2 Baths: 6 Units Closed				
	Minimum	Maximum	Average	Median
List Price	237,500	260,000	245,917	245,000
Closed Price	237,500	262,000	247,083	246,500

In 2022 I represented 11 clients selling or purchasing in this wonderful community and I appreciate your trust in me in handling one of the most important transactions of your lifetime. Thank you to my OFC neighbors and past clients who referred sellers and buyers to me throughout the year. As always please feel free to call me with any real estate related needs, questions, or advice on selling or purchasing in Old Forge Crossing and any of the counties of Chester, Montgomery, or Delaware.

Mark

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

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SUDOKU

INSTRUCTIONS

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

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

UPCOMING SOCIAL COMMITTEE EVENTS

VOLUNTEERS NEEDED FOR OFC SOCIAL COMMITTEE

Help plan fun events,
parties and gatherings

The Old Forge Crossing Social Committee
meets the first Wednesday of every
month at 7:00 PM in the Clubhouse.

Please contact the OFC office if you are
interested in joining this committee.

OFC LECTURE

Featuring OFC resident Kyle Bryant



In 1997, when Kyle was just 17, he was diagnosed with Friedreich's ataxia (FA) - a debilitating, life-shortening, degenerative neuro-muscular disorder. To raise money for FA research, in 2007 Kyle and his family rode bikes 2500 miles from San Diego, CA to Memphis, TN. This was the first of several long-distance rides with which they raised a combined total of over \$400,000. In 2009, Kyle became a staff member of the Friedreich's Ataxia Research Alliance (FARA); together, they built a nationwide series of single day, family friendly rides and to date have raised \$11 million.

Join Kyle as he presents a slide show about his journeys both on and off the bike.

Signed copies of Kyle's book, Shifting Into High Gear will be available for purchase.

Friday, March 3rd, 7:00 PM
IN THE BARN

OFC
Crafts & Needlework
In the Clubhouse
Tues., March 14, 2023
1:00 pm - 3:00 pm

OFC SOCIAL COMMITTEE
INVITES YOU TO
**ST. PATRICK'S
DAY**
HAPPY HOUR
FOOD AND DRINK &
LUCK 'O THE IRISH
**FRIDAY, MARCH 17
5:00 PM IN THE
CLUBHOUSE**



OF THE MONTH

LEMON SCONES

PREHEAT OVEN TO 425

LINE BAKING SHEET WITH PARCHMENT PAPER | MAKES 8 SCONES

INGREDIENTS

FOR SCONES

Finely grate zest of 3 lemons

1/2 C sugar

3 C all-purpose flour

1 TBL baking powder

1/2 tsp kosher salt

1/4 tsp baking soda

1 C unsalted cold butter, cut into 1/2 inch cubes

1 large egg, cold

2/3 C buttermilk, plus extra for brushing scones

FOR LEMON GLAZE

1/2 C powdered sugar

2 TBL lemon juice

◇ In large bowl, use fingertips to rub lemon zest into sugar, infusing sugar with the oils from lemon zest. Whisk in the flour, baking powder, salt and baking soda.

◇ Using a pastry cutter or 2 knives, work the butter into the flour mixture until the mixture forms coarse crumbs and the butter pieces are no larger than a pea.

◇ Measure the buttermilk in a liquid measuring cup, whisk in egg. Pour the buttermilk mixture into the flour mixture. Gently fold mixture together with a rubber spatula until it forms a cohesive, but crumbly mass. **Don't overmix!** It's OK if the dough is slightly lumpy or a few dry bits remain.

◇ Transfer the dough to a lightly floured surface. Use hands to gently knead the dough a few times, then press the dough into an 8" diameter disk about 1-1/2" thick. Use a long knife, cut the disk into 8 equal sized wedges. Place wedges on prepared baking sheet about 1" apart. Use pastry brush to lightly brush the tops of scones with buttermilk. **PLACE TRAY IN FREEZER AND CHILL FOR 15 MIN.**

◇ Bake scones in center of the oven for about 20 minutes (until golden on top and browned underneath). Allow to completely cool before drizzling on glaze.

◇ **MAKE LEMON GLAZE** by whisking together powdered sugar and lemon juice until smooth. Use a spoon to drizzle the cooled down scones with the lemon glaze. Allow to sit for 10 minutes before serving.

◇ Scones will keep in airtight container for 2 days. For longer storage, they can be frozen for up to 2 months in freezer bag. Thaw for 1 hour before eating.



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this MONTH in history

March 1, 1961 - President John F. Kennedy established the Peace Corps, an organization sending young American volunteers to developing countries to assist with health care, education and other basic human needs.

March 4, 1789 - The first meeting of the new Congress under the new U.S. Constitution took place in New York City.

March 10, 1880 - The Salvation Army was founded in the United States. The social service organization was first founded in England by William Booth and operates today in 90 countries.

March 17, 1776 - Early in the American Revolutionary War the British completed their evacuation of Boston following a successful siege conducted by Patriots. The event is still commemorated in Boston as Evacuation Day.

March 21, 1943 - A suicide/assassination plot by German Army officers against Hitler failed as the conspirators were unable to locate a short fuse for the bomb which was to be carried in the coat pocket of General von Gersdorff to ceremonies Hitler was attending.

March 23, 1775 - Patrick Henry ignited the American Revolution with a speech before the Virginia convention in Richmond, stating, "I know not what course others may take; but as for me, give me liberty, or give me death!" .

March 24, 1989 - One of the largest oil spills in U.S. history occurred as the oil tanker *Exxon Valdez* ran aground in Prince William Sound off Alaska, resulting in 11 million gallons of oil leaking into the natural habitat over a stretch of 45 miles.

March 26, 1979 - The Camp David Accord ended 30 years of warfare between Israel and Egypt.

March 31, 1933 - The Civilian Conservation Corps, the CCC, was founded. Unemployed men and youths were organized into quasi-military formations and worked outdoors in national parks and forests.

Considering an Alternative to Renting?

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- And you'll get the answers to all your questions.

Date March 18

Time 10:30 to 11:30

Location Easttown Library – Kohn Room

720 First Avenue

Berwyn, PA 19312

Feel free to Invite friends and family who may be thinking of buying their first home. Spots are limited so RSVP soon to guarantee your seats by registering today at:

<https://www.eventbrite.com/e/investing-in-your-first-home-tickets-557823163097>

Or scan the QR Code to sign up with your smart device.





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

TREDYFFRIN AND THE AMERICAN REVOLUTION ~

During the American Revolution, the British army was encamped along the south side of Swedesford Road between Howellville and New Centerville. Sir William Howe, British commander in chief, made his headquarters at the home of Samuel Jones on the corner of Contention Lane and Old State Road. Lord Cornwallis, who succeeded Howe as commander in chief, made his quarters at the Reese homestead on Cassatt Road.

A few months later, the American Army arrived in Tredyffrin for a winter encampment at Valley Forge from December 1777 to June 1778. Many of Washington's generals made their quarters in the homes of Tredyffrin farmers during that winter. Generals Lafayette and DuPortail were in the homes of Samuel and John Havard. Generals Lee and Bradford stayed with David Havard in a house still standing in Chesterbrook. Lord Stirling lived with Reverend William Currie on Yellow Springs Road in what is now Valley Forge National Historic Park. Wayne's Quarters were in the home of his cousins, Mr. and Mrs. Joseph Walker on Walker Road, while General Pulaski was across the road with the Beaver family on Brookmead Farm. Many of these houses still stand and are listed historic sites in the Township.

NEXT MONTH ~ Another Fun Filled Fact

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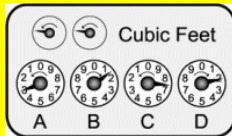
**PLEASE CONTACT THE
MANAGEMENT OFFICE
TO SCHEDULE**

HAVE WE GOT A JOKE FOR YOU

WHAT DO YOU CALL AN IRISH SPIDER?

PADDY LONG LEGS

GAS METER READINGS (HEAT)



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

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.**

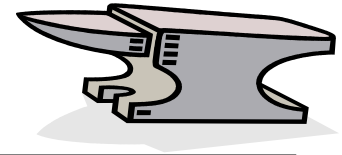
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MARCH 2023



**OLD FORGE CROSSING
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
		CONDO FEES DUE 1 BEDROOM \$282 2 BEDROOM \$371 MARCH 2023	1 SOCIAL COMMITTEE MEETING 7:00 PM	2	3 OFC LECTURE Featuring OFC resident Kyle Bryant  7:00 PM IN THE BARN	4
5	6  National Oreo Day	7	8 INTERNATIONAL WOMEN'S DAY 	9	10 REMINDER LATE CHARGE CONDO FEE REMINDER	11
12 Spring Forward Don't Forget To change Your Clock +1 hour 	13	14 EXECUTIVE BOARD MEETING 6:30 PM 	15	16	17 ST. PATRICK'S DAY HAPPY HOUR 5:00 PM CLUBHOUSE 	18
19	20 Happy First Day of Spring 	21	22 First Day of Ramadan 	23	24	25 Happy International Waffle Day 
26	27 DON'T MISS THE DEADLINE MARCH '23 ANVIL 	28 FINANCE COMMITTEE MEETING 7:00 PM 	29	30 Phillies Opening Game VS RANGERS 4:05 PM CHOCTAW STADIUM ARLINGTON, TEXAS 	31	



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

Condo Fees Due

March 1, 2023

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

Executive Board Meeting

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



OFC COMMUNITY GARDEN

The OFC Office is taking reservations for plots in the **Old Forge Crossing Community Garden** for the 2023 season.

Please contact the OFC Office by **April 1st** to reserve your spot.

Call 610-687-5675 or email: ofcmgmt@comcast.net

