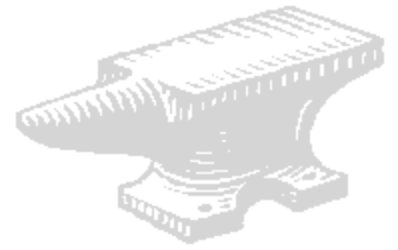


# The Anvil



Old Forge Crossing Condominium

Website: [www.OldForgeXingPa.com](http://www.OldForgeXingPa.com)

XLI - No. 4 April 2023

Dear Old Forger's,

Hey---Looks Like Spring is here...We can only hope so...

## PRESIDENT'S MESSAGE

There are many things going on here at Old Forge in the weeks and months ahead and they are:

- **OFC Meet the Candidates—via ZOOM—April 4th— 7:00 PM**
- **OFC Annual Meeting and Executive Board Elections—April 11th—7:30 PM—OFC Barn**
- *Main Entry Drive to be redone by AQUA by the end of April*
- *Gutter Cleaning Underway as I write this!*
- *Budget Meetings Underway for New Fiscal Year---August 2023 New Year Start*
- *Bids for OFC Management, Pool, Roofing, Painting, Ventilation and Gas Line Inspection, and Landscape/Snow Removal are all underway and will be completed by 7/1/23 or sooner.*

YES---your Executive Board of Directors are very busy!! Taking care of matters that keep OFC running smoothly. We thank our Support Staff for assisting us with the goings on here at OFC.

Now, on to an issue that has me very frustrated and is and will be costing ALL OFC Residents money and is costing too much money NOW!!

### **SEWER BACKUPS AND SEWER ABUSE IS ON THE RISE AT OFC ...**

YES---we are experiencing, on a regular basis, sewer back-ups. We are finding newspapers, t-shirts, diapers, baby wipes, massive amounts of toilet paper and other items that are clogging the sewer system and ***IT IS COSTING YOU MONEY.***

We had \$8,000 budgeted for sewer bills for '22/'23 fiscal year.

**TO DATE WE HAVE ALREADY EXCEEDED \$15,000 AND STILL HAVE 4 MONTHS GO TO!!! WOW - - WOW!!!** Due to this added expense, we are forced to budget at least \$20,000 for fiscal year '23/'24 and unfortunately this will be reflected in your next association fees. ***IT'S YOUR MONEY FOLKS!!***

**The Management team will begin to make a more concerted effort to find out what Owners or Renters are the cause of a sewer back up. *Be assured any offenders will be charged for ALL costs associated with the back up.***

***OWNERS AND RENTERS AT OFC - THIS IS YOUR MONEY GOING RIGHT DOWN THE SEWER AND YOU CAN CONTROL THIS.***

Sincerely, **Geoff Meyer, President**

### Inside This Issue

President's Message	1
Social News/Board Highlights	2
Town Watch	3
Masthead & Classified Ads	4
Management Notices & Ads	5-16
Calendar	15

# Committee Report Highlights



## Finance Committee (Dave Inman)

April is a big month for Old Forge Crossing. It is at the general meeting in April that we elect officers for the OFC Executive Board. All members of our Condo Association (resident owners and investor owners) have the responsibility to evaluate the credentials of candidates and cast their vote for those individuals who they feel are most capable of guiding our association. The month of April is also when we begin our annual budget process, culminating in a the 2023/24 budget that will take effect in the new fiscal year beginning August 1, 2023. 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.



## Social Committee (Bill Lobo)

The Social Committee is gearing up for our Spring and Summer events – keep your eye on the calendar and Social Committee Events page in the Anvil. Our past two events, the Super Bowl Party and St. Patrick’s Day Happy Hour were very well attended, and fun was had by all. We wish the Super Bowl had a better outcome, but there is always next year. We want to thank everyone for their contributions to both parties and want to extend special shout out to Andy Wood, Ann Riley, Sheila Cunningham and SarahTodd for their generous contributions for the St. Patrick’s Day party. As always, our meetings are the first Wednesday of each month at 7:00 PM in the Clubhouse we encourage everyone to attend.



## Tree Committee (Emily Bell)

The Tree Committee recently finalized a best practices annual calendar to keep the community on schedule with tree work. Kathleen Durkin has electively stepped down from chairing the committee and we thank her for her dedicated service and leadership. Emily Bell has been voted in by the Board & Committee as Chair and is looking forward to her continued work with the Committee.



# TOWN WATCH

By Mike Feagley



## Town Watch

Once again the call is going out to all residents, owners and renters alike. We need more participation in Town Watch and welcome everyone. Volunteering also looks great on a resume, the fact that protecting the safety of your community only takes a bit more than an hour a week is all the more reason to do it.

Recently one of our Town watch patrollers was out walking the property and came upon lit fire pit on a second floor balcony. The resident was informed that no open flame was permitted at any time or under any circumstances, they complied and put the flame out. This is not the first time we have seen this. **Please call 911 if you ever see a fire anywhere on the property.**

## Local Crime Scene

Be aware, there has been an uptick of theft in the Gateway shopping center. Purses and things taken from purses, wallets etc. are being reported stolen. A common story is a victim is distracted by someone and their accomplice is stealing personal items. Keep your eyes open and your valuables close.

## OFC Traffic Signs and Speed Limits

With warmer weather around the corner residents, older, younger and in between will be out and about and they will expect their neighbors to obey stop signs and speed limits. We have all witnessed drivers just flying by with absolutely no regard for anyone else, and we all know that at some point this is going to end badly! Please respect you fellow residents and comply with the OFC rules and regulations.

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

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

### Anvil Advertising Prices

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

*10% Discount if PAID 2 Months in Advance*

#### KURT CAN DO

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

#### THE CRAFTSMAN CONNECTION

Your total renovation specialist

**Spring SPECIAL 10% OFF LABOR**

Exterior doors + Windows.

Kitchens - Bathrooms - Painting—Ceramic

Flooring products / Porch Repairs

Financing available. Free estimates.

Call Mark Rybas: 610-254-8345

Email: [Mark.Rybas@rocketmail.com](mailto:Mark.Rybas@rocketmail.com)

#### “No Job Too Small”

Pet Sitting, Window Cleaning, Interior Painting or Mulching—Fully Insured  
Tony McClennon 610-348-4814

#### MARK HOLLINGER HANDYMAN

Repairs - Maintenance—Home Improvements - Remodeling - Carpentry

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>	610-687-5678
<b>OFC Email</b>	<a href="mailto:ofcmgmt@comcast.net">ofcmgmt@comcast.net</a>
<b>OFC Property Manager</b> Jennifer McLaughlin	610-687-5675 <a href="mailto:jmclaughlin@camcomgmt.com">jmclaughlin@camcomgmt.com</a>
<b>OFC Website</b>	<a href="http://www.OldForgeXingPa.com">www.OldForgeXingPa.com</a>
<b>Tredyffrin Township Website</b>	<a href="http://www.tredyffrin.org">www.tredyffrin.org</a>

### First Floor Condo For Rent

2 Bedrooms, 2 Full Bathrooms

Available April 1st - \$1,800 / month - No Smoking

Call Craig 610-254-8208, 8am - 8pm

(No Realtors)

### Need a Notary?

Contact Diana Otero

609-980-7642 - [oterodiana22@gmail.com](mailto:oterodiana22@gmail.com)

#### 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

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

Volume XLI No. 4 April 2023

**Published by:** Old Forge Crossing.

# Managers Notes

By Jennifer McLaughlin, Community Manager



## Annual Meetings and Elections

As a reminder, the Old Forge Annual Meeting and Election is scheduled for Tuesday, April 11, 2023 at 7:30 PM in person at the Old Forge Barn. There will be a Zoom meeting to meet the Candidates held on Tuesday, April 4, 2023 at 7:00 PM. **If you aren't planning on attending the Annual Meeting, or wish to submit your ballot before the April 11th meeting, please return your ballots to the management office on or before April 7, 2023, otherwise you can submit your ballot at the Annual Meeting.**



## Bike Racks

Many of the bike racks in the community are full, and many bikes are not registered. I am asking that all bike owners check and make sure they have a proper OFC registration sticker on their bike. Any bikes without proper registration may be disposed of.



## Front Entrance Update

Management and the Executive Board continue to work with Aqua on repairs to the entrance at Old Forge Crossing. I am happy to let the community know that we are hopeful final restoration will occur by the end of the month. We thank you all for your patience over the last seven months as we have worked diligently to ensure things were done correctly for the safety of the community.



## No Gas Meter Readings

As a reminder- there are no gas meter readings in April, so there will be no gas bill for the month of May. Our final reading for the season will be on May 31st with the final bills being sent in June.



## Spring Cleanup

As we move into spring I am asking that all unit owners make sure to clean up their patios, balconies and gardens. Remember that residents are responsible for weeding their garden areas including in and around AC fences. Gas grills are not permitted on second floor units and items are not to be stored on your patio or balcony. Liquid humming birdfeeders are the only type allowed in the community, and fire pits are not allowed for any reason. Please adhere to these simple rules of the association and help us have a beautiful community and

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



Mark Sweeney

**MAXIMUM SERVICE ♦ MAXIMUM RESULTS**

Mark Sweeney, Associate Broker  
Website: [MarkSweeneyWaynePA.com](http://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.

## 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**

	<u>Minimum</u>	<u>Maximum</u>	<u>Average</u>	<u>Median</u>
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**

	<u>Minimum</u>	<u>Maximum</u>	<u>Average</u>	<u>Median</u>
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**

	<u>Minimum</u>	<u>Maximum</u>	<u>Average</u>	<u>Median</u>
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.**

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.

# Earth Day

## Word Search

S	Y	N	E	L	A	R	E	E	N	E	P	R	A
R	A	C	U	S	U	L	T	E	A	U	E	P	E
F	P	S	A	R	C	B	E	R	E	R	E	E	E
E	A	S	N	Y	L	E	P	E	Y	E	T	W	U
U	P	N	C	T	R	N	T	E	P	E	T	H	A
S	E	E	R	A	C	R	A	E	T	B	E	P	P
R	R	A	S	U	S	T	A	I	N	A	B	L	E
R	E	P	S	U	C	A	I	E	E	R	R	E	S
E	U	E	W	D	E	C	E	E	E	E	E	T	A
D	S	A	S	E	C	R	L	P	R	L	T	E	F
U	E	F	I	T	G	B	U	E	R	R	A	U	E
C	E	C	E	C	R	E	A	S	A	N	W	L	E
E	T	N	A	L	P	E	A	R	E	N	E	E	E
S	A	C	P	C	A	R	E	H	N	I	U	A	A



Earth

Green

Clean

Reduce

Recycle

Safe

Sustainable

Care



Plant

Reuse

Water

Paper



# 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.



## SOCIAL COMMITTEE



## MEETING

7:00 PM

APRIL 5, 2023

IN THE CLUBHOUSE



## OFC Crafts & Needlework

In the Clubhouse  
Tues., April 18, 2023  
1:00 pm - 3:00 pm



## OFC GAME NIGHT

Let's  
Laugh &  
Play with  
Friends

WEDNESDAY  
APR. 19

IN THE CLUBHOUSE  
STARTS AT 7:00PM

CARD & BOARD GAMES  
POOL & PING PONG

BYO Snacks  
Drinks Provided





# THE MONTH

## EASY APPLE TURNOVERS

These light, flaky pockets are bursting with flavor and take only minutes to make!!

**Prep Time: 10 min**

**Total Time: 28 min**

**Cook Time: 18 min**

**Yield: 8 turnovers**

### Ingredients

2 C diced (small) peeled apples  
 1 TBL brown sugar  
 1/2 tsp cinnamon  
 1 TBL lemon juice  
 1 (17.3 oz) pkg frozen puff pastry (2 sheets) thawed  
 Flour for dusting work surface  
 1 large egg, whisked  
 Crystal sanding sugar (optional)

### DIRECTIONS:

**PREHEAT OVEN TO 400 F**

**LINE 2 BAKING SHEETS WITH PARCHMENT PAPER OR SILPATS**

In large bowl, stir together apples, brown sugar, cinnamon & lemon juice.

Unfold the puff pastry sheets onto lightly floured work surface. Using a rolling pin, gently roll over the pastry to seal any perforations, then cut each into 4 even squares.

Using a slotted spoon, scoop a portion of apple mixture into the center of each puff pastry square, then fold the pastry across diagonally to form Triangles. Using a fork, crimp together the edges and transfer turnovers onto the prepared baking sheets, spacing at least 2" apart.

Cut three small slits in ops of each turnover and brush with whisked egg and sprinkle with sugar (optional).

Bake turnovers for 17—20 minutes or until they're golden brown and puffed. Transfer the turnovers to a rack to cool and serve warm or at room temperature.

M  
E  
E  
T

# THE CANDIDATES

ELLIOTT  
SEGELBAUM

GEOFFREY  
MEYER

HENRY  
EVANGELISTA

MIKE  
FEAGLEY

**TUESDAY, APRIL 4TH**

**7:00 PM**

**VIA ZOOM**

[www.zoom.com](http://www.zoom.com)

**Meeting ID: 882 5953 2146 | Passcode: 551121**

**QUESTIONS FOR CANDIATES SHOULD BE SUBMITTED TO  
MANAGEMENT OFFICE BY FRIDAY, MARCH 31ST**

# this MONTH in history

**April 2, 1513** - Spanish explorer Ponce De Leon sighted Florida and claimed it for the Spanish Crown after landing at the site of present day St. Augustine, now the oldest city in the continental U.S.

**April 3, 1865** - The Confederate capital of Richmond surrendered to Union forces after the withdrawal of General Robert E. Lee's troops.

**April 6, 1896** - After a break of 1500 years, the first Olympics of the modern era was held in Athens, Greece.

**April 8, 1913** - The 17th Amendment to the U.S. Constitution was ratified requiring direct popular election of U.S. senators. Previously, they had been chosen by state legislatures.

**April 12, 1981** - The first space shuttle flight occurred with the launching of *Columbia*.

**April 14, 1828** - The first dictionary of American-style English was published by Noah Webster as the *American Dictionary of the English Language*.

**April 15, 1912** - In the icy waters off Newfoundland, the luxury liner *Titanic* with 2,224 persons on board sank at 2:27 a.m. after striking an iceberg just before midnight. Over 1,500 persons drowned while 700 were rescued by the liner *Carpathia* which arrived about two hours after *Titanic* went down.

**April 18, 1906** - The San Francisco Earthquake struck at 5:13 a.m., followed by a massive fire from overturned wood stoves and broken gas pipes.

**April 22, 1864** - "In God We Trust" was included on all newly minted U.S. coins by an Act of Congress.

**April 28, 1789** - On board the British ship *Bounty*, Fletcher Christian led a mutiny against Captain William Bligh, setting him and 18 loyal crew members adrift in a 23-foot open boat.

## Baptist Church in the Great Valley—Easter Events Schedule

**Palm Sunday Zoom Service**—9:00 A.M. An online service of music, prayer and a brief message. Link can be found at the top of our website homepage—[bcgv.org](http://bcgv.org)

**Palm Sunday In-Person Service**—10:30 A.M. A worship service of music, prayer and meditation in our historic meeting house.

**Maundy Thursday Communion Service**—7:00 P.M. A solemn service of Tenebrae in the meeting house. Communion is open to all.

**Easter Egg Hunt**—10:30 A.M. Behind the Scott Education Building. Bring a basket and a friend! 

**Easter Sunday Zoom Service**—9:00 A.M. An online service of music, prayer and a brief message. Link can be found at the top of our website homepage—[bcgv.org](http://bcgv.org)

**Easter Sunday In-Person Service**—10:30 A.M. A worship service of music, prayer and meditation in our historic meeting house.

**Easter Sunday Brunch**—After worship, in the Fellowship Hall of the Scott Building.



# HOW DOES YOUR GARDEN GROW?



Spring is a great time to start getting your garden area into shape!

For owners and residents that are unaware of where their planting area is, please take a look at the picture above. It is also helpful to review Section IX of the Rules for all of the do's and don'ts in regards to gardening.

If you still have questions, please feel free to call the management office

# 2023 POOL SEASON

The Old Forge Crossing pool will open on May 27, 2023.

If you would like pool badges for the 2023 season, please complete the “request for pool badges” below and return to the office. You can either pick up your badges in the office or we will deliver to your unit.

**Please read the Rules & Regulations on the opposite page of this form.**

**Tenants must have their landlord complete and return an “Investor Release Form” before tags can be issued to a tenant.**

Should you have any questions, please contact the staff at the Old Forge Crossing office.

Thank you and have a great summer!!!

## OLD FORGE CROSSING 2023 POOL BADGE REQUEST FORM

NAME \_\_\_\_\_

UNIT NO. \_\_\_\_\_

\_\_\_\_\_ I have read the Rules & Regulations and am requesting two (2) 2023 Old Forge Crossing Pool Badges.

\_\_\_\_\_ **(FOR 2 BEDROOM UNITS ONLY)**. I have read the Rules & Regulations and am requesting four (4) 2023 Old Forge Crossing Pool Badges.

Signature: \_\_\_\_\_ | Date: \_\_\_\_\_

# 2023 OFC POOL RULES & REGULATIONS

## 2023 POOL HOURS

May 27, 2023 – July 31, 2023

**Monday - Sunday**

**11:00 AM to 8:00 PM**

August 1, 2023–September 19, 2023

**Monday - Sunday**

**10:30 AM to 7:30 PM**

### POOL BADGES

- In accordance with the Occupancy Rules, two badges will be issued to one-bedroom units; two badges will be issued to two-bedroom units, with two additional badges available upon written request to the management office from the Unit Owner.
- Lost badges will be replaced at a charge of \$25.00 each.
- Badges must be displayed prominently while on the pool property.
- Owners and/or their Tenants will be denied pool badges for any outstanding delinquencies (e.g., condo fee, gas bill, etc.).
- A fine \$50.00 and seasonal loss of pool privileges will occur if pool badges are loaned, given, or sold from one resident to another resident in a different Old Forge Condominium unit.
- A fine of \$100.00 and lifetime loss of pool privileges will occur if pool badges are loaned, given or sold to non residents of Old Forge Crossing.
- Repeated infractions or disregard of the pool rules and regulations will result in fines and/or loss of pool privileges.

### ADMITTANCE PROCEDURES

- Sign the daily register upon arrival.
- Admittance to the pool is allowed only during pool hours. Signage will be posted if the pool is Swim-at-Your-Own-Risk.
- No children under the age of 14, regardless of swimming ability, will be admitted to the pool area without an accompanying parent or guardian.
- All infants must wear swim diapers.
- The lifeguard has the authority to refuse admittance to persons who, in his/her determination, are unfit to swim or for reasons of health, intoxication, dress or unruly behavior.

### GENERAL RULES & REGULATIONS

- All persons must obey the pool rules and the instructions of the lifeguard at all times.
- No smoking is permitted inside the fenced pool area.
- No glass is permitted in the fenced pool area
- All persons on the pool deck and/or swimming in the pool must have on proper swim attire. All infants/toddlers that require a diaper must wear swimmer diapers and proper swimwear.
- All non-swimming children must have a parent or guardian in the pool within three (3) feet, and are restricted to the shallow end. To qualify as a swimmer the lifeguard will administer a swim test.
- Diving, running, pushing, dunking, and horseplay are prohibited. Playing in the pool is permitted at the discretion of the lifeguard.
- Rafts and other flotation devices are not permitted in the pool with the exception of noodles. Water wings are not permitted unless closely supervised (1 adult with 1 child).
- Music and voices must be at a volume which will not disturb other residents.
- Pets are not permitted in the pool area, with the exception of service animals.
- Do not enter the pool with an open wound.
- Do not block the lifeguard's view of the pool.
- Patrons are not to visit or engage in unnecessary conversation with lifeguards while they are on duty.

**PLEASE COMPLETE POOL BADGE REQUEST ON OPPOSITE PAGE.**

# FREE



**PEST CONTROL**  
**EVERY WEDNESDAY**

**PLEASE CONTACT THE  
MANAGEMENT OFFICE  
TO SCHEDULE**

**ROCHELLE S. RABIN,  
ATTORNEY**

**Wills & Living Wills  
Powers of Attorney  
Pre/Post-Nuptial Agreements.  
Business & Employment Contracts  
and more.**

**Phone: 484-875-3023**

Email: [RochelleRabinEsq@gmail.com](mailto:RochelleRabinEsq@gmail.com)

Website: [www.RabinLawOffices.com](http://www.RabinLawOffices.com)

**Legal services can be provided  
in person or via phone, email &  
video conference.**

**HAVE WE GOT A  
JOKE FOR YOU**

**DID YOU HEAR ABOUT  
THE GUY THAT INVENTED  
KNOCK KNOCK JOKES?**

**HE WON THE NO-BELL PRIZE**



## HANSON

HEATING &  
AIR CONDITIONING

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

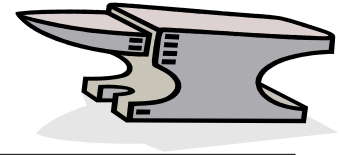
**NO PROBLEM!!!**

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

**Call Mike Hanson**

**610.399.1990**

# APRIL 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
						<b>1</b> <b>CONDO FEES DUE</b> 1 BEDROOM \$282 2 BEDROOM \$371 <b>APRIL 2023</b>
<b>2</b>	<b>3</b>	<b>4</b> <b>THE CANDIDATES</b> ELLIOTT SEGELBAUM    GEOFFREY MEYER HENRY EVANGELISTA    MIKE FEAGLEY <b>7:00 PM VIA ZOOM</b>	<b>5</b> <b>SOCIAL COMMITTEE MEETING</b> <b>7:00 PM</b> <b>First Day Of Passover</b>	<b>6</b> <b>Phillies Home Opener</b> PHILLIES VS REDS <b>3:05 PM</b> CITIZEN'S BANK PARK PHILADELPHIA, PA	<b>7</b> <b>OFC OFFICE CLOSED</b> <b>REOPENING MON., 4/10</b>	<b>8</b>
<b>9</b> <b>HAPPY EASTER</b> 	<b>10</b> <b>REMINDER</b> <b>LATE CHARGE CONDO FEE</b> <b>REMINDER</b>	<b>11</b> <b>EXECUTIVE BOARD MEETING</b> <b>6:00 PM</b> <b>OPEN MEETING &amp; OFFICER ELECTIONS</b> <b>7:30 IN THE BARN</b>	<b>12</b>	<b>13</b> <b>Last Day Of Passover</b> 	<b>14</b> <b>National Gardening Day</b> 	<b>15</b> <b>JACKIE ROBINSON DAY</b> 
<b>16</b>	<b>17</b>	<b>18</b> <b>OFC Can-Am &amp; News Round</b> <b>1:00 pm - 3:00 pm</b> <b>In the Clubhouse</b> <b>Tax Day 2023</b>	<b>19</b> <b>OFC GAME NIGHT</b> <b>IN THE CLUBHOUSE</b> <b>STARTS AT 7:00PM</b> <b>CARD &amp; BOARD GAMES POOL &amp; PING PONG</b> <b>BYO Snacks Drinks Provided</b>	<b>20</b> <b>Last Day of Ramadan</b> 	<b>21</b>	<b>22</b> <b>EARTH DAY</b> 
<b>23</b> <hr/> <b>30</b>	<b>24</b>	<b>25</b> <b>FINANCE COMMITTEE MEETING</b> <b>7:00 PM</b> 	<b>26</b> <b>DON'T MISS THE DEADLINE</b> <b>APRIL '23 ANVIL</b> 	<b>27</b>	<b>28</b> <b>Arbor Day</b> 	<b>29</b>



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

### Condo Fees Due

**April 1, 2023**

1 BR \$282  
2 BR \$371

### Executive Board Meeting

**April 11, 2023  
6:00 PM**



# 2023 ANNUAL MEETING AND BOARD ELECTIONS



**APRIL 11, 2023**



**7:30 PM**



**IN THE BARN**