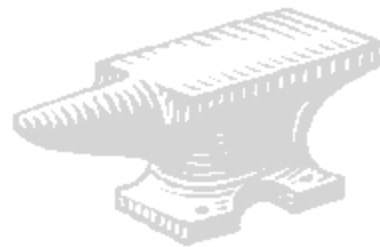


The Anvil



PRESIDENT'S MESSAGE

OFC Community,

My name is Paul March and I have been elected by the Executive Board to serve as President of the Board for this year. I have been a resident of Old Forge Crossing for fourteen years. My favorite things about Old Forge are the pool, the beautiful grounds and the many people I have met since moving here.

I was appointed to the Board in 2021 when I was asked to fill the position of a member who was unable to fulfill his duties due to other obligations.

I also serve as the Board Liaison to the Social Committee. During this time the Social Committee has endeavored to expand the number of social activities, including Game Night, swing dance lessons in the barn, Movie Night and a presentation to the community by Old Forge resident Kyle Bryant.

In closing, I would like to offer my sincere thanks to Geoff Meyer and Emily Bell for the enormous amount of time and work that they contributed to the Board and community. I'd also like to welcome Elliott Segelbaum and Mike Feagley as the newest members of the Board and congratulations to Henry Evangelista who was re-elected to the Board.

Thank you,

Paul March

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Committee Report Highlights



Finance Committee (Dave Inman)

In our recent annual meeting, the Condominium Association voted down a proposal to amend the bylaws. The amendment would have authorized the executive board to borrow up to \$250,000 without the approval of the majority of the unit owners. The current borrowing limit is \$50,000. The motivation for proposing this change was to give the board the latitude to obtain a loan quickly if there were some extraordinary circumstances that required such an action. However, let me emphasize that the association has not applied for a loan. Indeed, with our substantial reserves, there is no reason to take out a loan and pay interest. At any rate, the change was not approved and our bylaws remain the same.

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)

April was relatively slow month for events, but we are looking forward to a busy Spring and Summer. The Social Committee will be hosting a Cinco de Mayo Happy Hour on May 5th in the Clubhouse at 5:00 PM and the pool opening and Memorial Day Barbecue on May 27th at 1:00 PM. Please see Social Committee events page for more information. As always, we welcome volunteers to help with events and to distribute flyers. Our meetings are held in the Clubhouse the 1st Wednesday of every month at 7:00 PM.



Tree Committee (Emily Bell)

The tree committee is beginning the cycle of work for the year with our annual arborist's evaluation of our tree health & safety. We are currently under budget in both operating and capital expenses and expect to finish the fiscal year under budget unless additional emergency work is required.



TOWN WATCH

By Mike Feagley



Town Watch

Since I am now serving on the OFC Executive Board, I will not have as much time to do patrols as I have in the past. We need a volunteer for Wednesday evenings and another person that can fill in when our regular people are away for business or on vacation. Everyone likes the idea of Town Watch since it gives us a sense of security and protection, but unless we have more participation it cannot be sustained.

Disregard of our Stop Signs

Speeding in the complex and the blatant disregard for stop signs is out of control, rolling stops do not constitute a stop. There are a lot of residents that walk the property and they are on guard at all times because they never know if a driver is going to blow a stop sign and endanger them. **It's a disgrace!**

Once again...it comes down to respect for your fellow residents! Once something happens, it is too late!

PLEASE SLOW DOWN, OBEY THE STOP SIGNS, AND DO NOT TEXT WHILE DRIVING

Local Crime Scene

Car thefts and cars being broken into are on the rise, especially in parks. Remember to lock your car and always be aware of your surroundings. If something does not feel right, leave the area.

For Information on Town Watch contact:

Area 7 Director, Mike Feagley

Cell: 610-505-5579

Thought for the month:

Practice safe driving on OFC property

Anvil Classified Advertising Notice

Publication for articles in the **June 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by May 25th**. 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	\$5.00 / line	

10% Discount if PAID 2 Months in Advance

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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

Need a Notary?

Contact Diana Otero

609-980-7642 - oterodiana22@gmail.com

For \$15 this ad can be yours.

Contact the Management Office

For more information.

This Month's Anvil Article Contributors:

Paul March, Mike Feagley and
Jennifer McLaughlin, Community Manager

On-Site Delivery:

Tony McClennon and Kurt Klotzbuecher

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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 XLI No. 5 May 2023
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Managers Notes

By Jennifer McLaughlin, Community Manager



New Resolution Approved: Rules and Regulations Update

Over the past several months the Old Forge Crossing Board has been discussing rules and regulations around both pets and emotional support animals in the community. As a result, on March 14th, 2023, a resolution was passed to Section VIII, Pets and Wildlife.

This resolution will allow us to better regulate pets and emotional support animals at Old Forge Crossing with clearly defined regulations. As part of this resolution, we are implementing the Poo Prints DNA Program to help reduce pet waste on the grounds of the community.

All residents with Emotional Support/Service dogs will be contacted in the upcoming weeks to schedule a time to come in and swab their dogs cheeks for a DNA sample that will be registered with the World Pet Registry (WPR). Once registered, dog waste that is not picked up around the community can be traced back to the responsible resident for proper fine enforcement.

A copy of the resolution has been uploaded to your Owner Portal. If you would like a hard copy sent to you, please contact the Management Office.



Insurance Reminder

A reminder to all homeowners to check your H06 Policy and make sure you have coverage for improvements and betterments. Improvements and betterments are considered to be any improvement a unit owner makes to their unit after purchase that improves its value. Betterments and improvements are typically new fixtures, alterations, or installations. In the event of a claim with the Association, OFC's policy does not afford coverage for these things. Protect your investments and call your insurance agent to make sure you have this added to your policy.



Finance Committee Needs Your Help

The Finance Committee is actively seeking new members! They meet on the last Tuesday of the month to review the association's financial position and to make recommendations to the Executive Board. Their next meeting will be on Tuesday May 30th, 2023, at 7:00pm in the clubhouse, they would love to see you there!



Mark's Spring Update

The spring market is off to a strong start and as a real estate specialist and resident of Old Forge Crossing, I've been receiving calls from potential clients looking for a condo to buy or rent in our community. In the event you may be considering leasing or selling this year, please feel free to reach out, perhaps one of the potential buyers or tenants would be a perfect match for your property.



🌀 **Marks New Listing - 498 Old Forge Crossing - \$228,000** 🌀

Beautifully Renovated Second Floor End Unit

- Overlooking Stream and Open Space
- One Bedroom and one Bath
- Living Room with Fireplace

Renovations Include

HVAC

Open Kitchen

Cabinets and Countertops

Windows and Sliding Glass Door

Flooring, Refrigerator, Dishwasher

☆ **And all interior doors were replaced with custom trim added and an enlarged laundry closet.**

Questions on any listing of interest? Call or Email Mark directly.

Mark Sweeney Associate Broker (PA Lic - AB045453A)

Email Mark at: MarkSweeney@kw.com

Website: MarkSweeneyWaynePA.com

(C) 610-247-3339



Mark Sweeney

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



SUDOKU

INSTRUCTIONS

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

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

UPCOMING SOCIAL COMMITTEE EVENTS

THE OFC SOCIAL COMMITTEE INVITES YOU TO THE.....



Cinco de Mayo Happy Hour

BEER, WINE, SODA AND LIGHT APPETIZERS TO BE PROVIDED
BYO SNACKS TO SHARE

FRIDAY, MAY 5, 2023

5:00 PM
IN THE CLUBHOUSE



OFC Crafts & Needlework

In the Clubhouse
Tues., May 16, 2023
1:00 pm - 3:00 pm



Wednesday
May 17th
7:00 PM
in the Clubhouse

Bring snacks to share
Beverages provided

OFC GAME NIGHT



MEMORIAL DAY PICNIC

SATURDAY, MAY 27TH @ 1:00 PM

BURGERS, DOGS, SALADS, BEVERAGES & LOTS OF FUN (BRING A DISH TO SHARE)

VOLUNTEERS FOR SET UP, CLEAN UP & COOKING WELCOME

OPENING OF POOL



OF THE MONTH

RISOTTO W/ BALSAMIC-ROASTED ASPARAGUS AND PEAS

INGREDIENTS

- 1 LB asparagus, thick ends trimmed
- 1/4 C extra virgin olive oil
- 1/2 tsp salt, divided, plus more to taste
- 1 TBL balsamic glaze
- 1/2 medium onion, finely chopped
- 2 C Arborio rice
- 5 - 6 C chicken or vegetable stock
- 1 C peas, fresh or frozen
- 1 TBL finely grated lemon zest
- 2 TBL lemon juice
- 1/2 C finely grated Parmesan, plus more for serving.

SERVES 4-6 | PREP TIME 10 MIN | COOK TIME 30 MIN

- ◇ Preheat oven to 400 degrees; Line a rimmed baking sheet with parchment paper
- ◇ Using vegetable peeler and starting about 3" below the tip working toward end, peel away thin outer layer of each asparagus spear. Lay spears on baking sheet and drizzle with 2 TBL olive oil and 1/8 tsp of salt. Toss to coat with 2 TBL olive oil and spread in nice even row.

Roast asparagus for 10 minutes or until tender. Drizzle with balsamic glaze. When cool enough to handle, cut spears into 1" pieces and set aside.

- ◇ In 4 quart saucepan, over medium-low heat, warm the remaining 2 TBL olive oil. Add onions and 1/8 tsp salt. Cook, stirring often for 4 -5 minutes or until onions are soft and translucent.

- ◇ Add rice to onions and cook, stirring for 2 minutes, or until the grains are warm and coated with oil.

- ◇ Add 2 cups of stock to the pot with rice and set heat so it maintains a steady simmer. When stock is mostly absorbed, continue to add stock in 1/2 cup increments, stirring regularly until it's almost absorbed, about 20 - 25 min.

The rice should look like shiny porridge and should be slightly *al dente*, but err on side of undercooking, since it will continue to cook and absorb liquid off the heat. Taste and add more salt if needed.

- ◇ Towards the end of cooking, stir in peas and cook for 2 - 3 min. Add the asparagus and stir over heat until warm.

- ◇ Remove pan from heat. Stir in lemon zest, lemon juice and Parmesan. Serve in bowls with Parmesan, if you like.

IMPROVING YOUR HOME?

R E M E M B E R



The Management Office **MUST** be made aware of any major plumbing, carpentry or electrical work to make sure the building integrity is not being jeopardized.



You **MUST** obtain a Certificate of Insurance (COI) from ANY contractor doing work in your unit. COI must list OLD FORGE CROSSING, 1027 N. Valley Forge Rd., Devon, PA 19333 as **ADDITIONAL INSURED**.



If you hire an uninsured contract, the cost of any damage to your unit, any common elements or to another unit may be your financial responsibility.



If you are planning any renovations in your unit, **PLEASE NOTIFY YOUR NEIGHBORS**.

this MONTH in history

May 2, 2011 - U.S. Special Operations Forces killed Osama bin Laden during a raid on his secret compound in Abbottabad, Pakistan.

May 5, 1893 - The Wall Street Crash of 1893 began as stock prices fell dramatically. By the end of the year, 600 banks closed and several big railroads were in receivership.

May 7, 1945 - In a small red brick schoolhouse in Reims, Germany, General Alfred Jodl signed the unconditional surrender of all German fighting forces thus ending World War II in Europe.

May 10, 1869 - The newly constructed tracks of the Union Pacific and Central Pacific railways were first linked at Promontory Point, Utah.

May 12, 1937 - George VI was crowned at Westminster Abbey in London, following the abdication of his brother, Edward VIII.

May 14, 1804 - Meriwether Lewis and William Clark departed St. Louis on their expedition to explore the Northwest.

May 17, 1792 - Two dozen merchants and brokers established the New York Stock Exchange.

May 20, 1862 - President Abraham Lincoln signed the Homestead Act opening millions of acres of government owned land in the West to "homesteaders" who could acquire up to 160 acres by living on the land and cultivating it for five years, paying just \$1.25 per acre.

May 20, 1932 - Amelia Earhart became the first woman to fly solo across the Atlantic.

May 27, 1937 - In San Francisco, 200,000 people celebrated the grand opening of the Golden Gate Bridge by strolling across it.

May 29, 1787 - At the Constitutional Convention in Philadelphia the Virginia Plan was proposed calling for a new government consisting of a legislature with two houses, an executive chosen by the legislature and a judicial branch.

May 30, 1783 - The *Pennsylvania Evening Post* became the first daily newspaper published in America.

May 31, 1889 - Over 2,300 persons were killed in the Johnstown flood in Pennsylvania.

FUN FACTS ABOUT TREDYFFRIN TOWNSHIP

ST PETER'S CHURCH IN THE GREAT VALLEY ~



St. Peter's Church in the Great Valley - Taken by an unknown photographer soon after the Civil War, St. Peter's Church in the Great Valley was originally part of a Church of England parish founded in 1700, and is today the oldest Episcopal church in Chester County. The present church building, built in 1744, is located in a rural setting astride Tredyffrin Township and East Whiteland Township off of Church Road.



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.

**GAS METER
READINGS
(HEAT)**

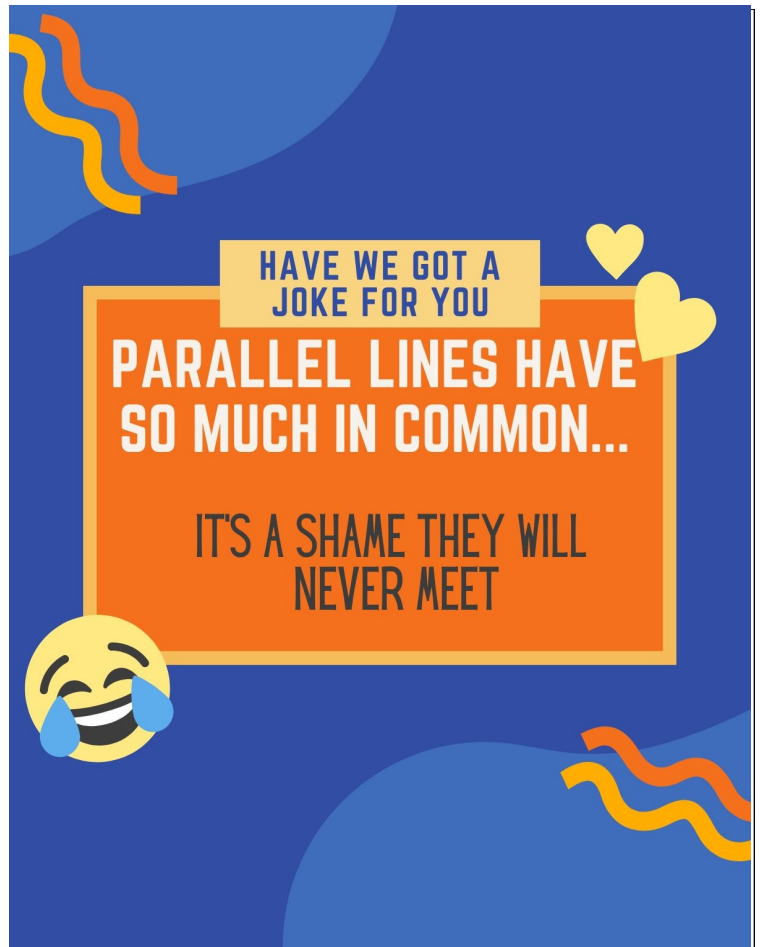
Please mark your calendar for the
2022-2023 gas meter reading dates:

LAST METER READING UNTIL
NOVEMBER 2023

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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ATTORNEY**

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Powers of Attorney
Pre/Post-Nuptial Agreements.
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Phone: 484-875-3023

Email: RochelleRabinEsq@gmail.com
Website: www.RabinLawOffices.com

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

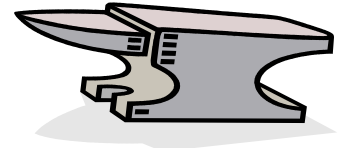
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MAY 2023



**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
	1 <p>CONDO FEES DUE 1 BEDROOM \$282 2 BEDROOM \$371 MAY, 2023</p>	2	3 <p>SOCIAL COMMITTEE MEETING 7:00 PM</p>	4	5 <p>Cinco de Mayo Happy Hour 5:00 PM CLUBHOUSE</p>	6 <p>Kentucky DERBY 149 CHURCHILL DOWNS - MAY 6, 2023 PRESENTED BY WOODFORD RESERVE</p>
7 <p>HAPPY WORLD LAUGHTER DAY</p>	8	9 <p>EXECUTIVE BOARD MEETING 7:00 PM</p>	10 <p>REMINDER LATE CHARGE CONDO FEE REMINDER</p>	11	12 <p>HAPPY INTERNATIONAL NURSES DAY</p>	13
14 <p>HAPPY MOTHER'S DAY</p>	15	16 <p>OFC Crafts & Needlework 1:00 pm - 3:00 pm In the Clubhouse</p>	17 <p>7:00 PM in the Clubhouse Bring snacks to share Beverages provided OFC GAME NIGHT</p>	18	19 <p>ENDANGERED SPECIES DAY</p>	20 <p>PREAKNESS 148</p>
21	22	23	24	25 <p>DON'T MISS THE DEADLINE JUNE '23 ANVIL</p>	26	27 <p>MEMORIAL DAY PICNIC 1:00 PM BY THE POOL OPENING OF POOL</p>
28 <p>NATIONAL BURGER DAY</p>	29	30 <p>FINANCE COMMITTEE MEETING 7:00 PM</p>	31			



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

Condo Fees Due

May 1, 2023

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

**Executive
Board Meeting**

**May 9, 2023
7:00 PM**

OFC OFFICE CLOSED
IN OBSERVANCE OF

*Memorial
Day*



0 5 . 2 9 . 2 0 2 3