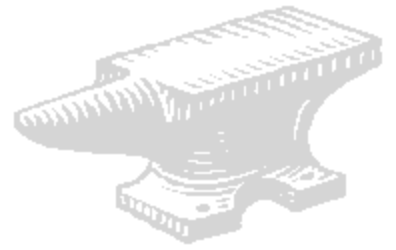


The Anvil



PRESIDENT'S MESSAGE

Dear Old Forge Residents

As discussions about the budget are underway within the community, we've noticed that many residents have expressed uncertainty about what their monthly fees cover. Below, you'll find additional information to address some of these questions.

Your monthly condo fee represents an expense allocation determined by the Old Forge Declaration, dependent on your unit type, to cover your portion of the total budget. This budget comprises Operating Costs and Capital Budget expenses.

Operating Costs include:

- Amenities like the pool, barn and clubhouse expenses.
- Central Systems maintenance includes boiler repairs, trash services, and sewer maintenance.
- Community Utility Costs such as Electric, Gas, and Water
- Maintenance and Repairs encompassing building repairs, equipment repair, exterminating, fire extinguisher and sprinkler maintenance and inspections, building painting, plumbing repairs, roof repairs, supplies, and tools.
- Grounds Maintenance covering common ground improvements, pond maintenance, snow removal, vehicle expenses, irrigation, landscaping, flowers, trees, and mulch.
- Salaries, Wages, and Benefits of Old Forge Employees
- Professional Services including Management Fee, Insurance, Legal Fees, and Accounting Tax preparation.
- General and Administrative expenses such as payroll preparation, cell phones, copying and printing, decorations, gifts, donations, newsletter expenses, office expenses, postage, telephone, social activities, communications, computer equipment, and Miscellaneous General/Administrative costs.

The Capital Contribution represents the largest item in the Old Forge budget, currently contributing 23% of the overall cost to the community. This contribution covers larger-scale capital projects completed annually, including but not limited to the berm on the upper drive, roofing replacements at the buildings, the electrical panel project, pond dredging, concrete and sidewalk work, tennis court resurfacing, sealcoating and paving of roads, larger scale drainage projects, and more.

I hope this information provides clarity on how your condo fees are utilized. Should you have any further questions or concerns, please don't hesitate to reach out.

I would also like to welcome Joey Mischler to the maintenance staff and to congratulate Naomi Stigliano on being re-elected to the Executive Board for another 3 year term.

I hope to see everyone at the Memorial Day picnic and pool opening on Saturday, May 25th.

Paul March,
Board President

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Committee Report Highlights



Finance Committee (Dave Inman)

The 2024/25 budget process is under way. At a recent Finance Committee meeting, the committee voted unanimously to recommend to the board a plan to fund our Capital Reserves while maintaining a minimum balance of \$500,000 for unexpected expenses. In a joint meeting a few weeks later, members of the OFC Board and Finance Committee reviewed the proposed 2025 Operating and Capital Budget and supported maintaining the \$500,000 threshold in our reserve fund. To deplete our reserves beneath this threshold could force us into taking out a loan or rendering special assessments if unexpected expenses should arise. At the time of this writing, the board has not yet held a final vote to approve a budget for the 2024/25 fiscal year. The next Finance Committee meeting will be held on Tuesday, April 23 at 7:00PM in the Clubhouse and we welcome all interested residents and owners to attend the meeting.



Social Committee (Bill Lobo)

On April 20th, Dave Inman presented his photographs of his many underwater adventures over the past 15 years. It was extremely interesting with amazing photos and very well attended. We continue to have Game Night on the 3rd Wednesday of every month. Those that join in, have a great time. We encourage you all to attend, meet your neighbors and enjoy the evening.

On May 4th at 5:30 PM in the Clubhouse, the Social Committee will be hosting a Kentucky Derby party. Please come in festive attire, including a Kentucky Derby hat!! On May 25th at 1:00 by the pool, we will be having our annual Memorial Day picnic which coincides with the opening of the pool. Hope to see you all there.

Don't forget, we hold our Social Committee meetings on the 1st Wednesday of each month. As we like to say, "the more, the merrier"!



Tree Committee (Emily Bell)

The Tree Committee open house was held on April 16. Attendees filled up the Clubhouse board room to hear an update on the Tree Committee's activities in the community and spend some quality time with neighbors.

Our annual tree assessment with our consulting arborist will take place in June, and will largely determine the scope of our work for the year. We continue our project of cataloging our trees so that we can keep track of their care over time.

Did you know: Computer models devised by the U.S. Department of Energy predict that the proper placement of only three trees can save an average household between \$100 and \$250 in energy costs annually. Source: energy.gov



TOWN WATCH

By Mike Feagley



Old Forge Crossing

Yea, we are in the middle of Springtime at Old Forge Crossing. But a few reminders need to be mentioned again to help it be a safe time. The main thing that needs to be covered is the disregarding of our traffic signs. This includes blowing the stop signs, speeding, texting, and looking down at the cell phone. None of these things are good or safe.

A **STOP** sign is a **STOP** sign no matter how far or close you are parking!

Our Town Watch members constantly see residents that live in the Island Drive area just pausing at best at stop signs at Central and Island drives. Remember, it will only take one incident to change things for the worse.

We as residents need to remind delivery drivers, relatives, healthcare workers, contactors that our traffic signs are for everyone.

Local Crime

As Things are not getting any better. Scams, burglaries, retail theft, road rage, assaults etc. to name a few examples. We have been very fortunate up to now. There is no way to address all the mayhem being perpetrated. Our best defense is to keep a heightened sense of awareness.

I also would like to think having an active Town Watch is a positive thing. Again, now is a good time to join our Town Watch Team!

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

Thought of the month:

Anvil Classified Advertising Notice

Publication for articles in the **June 2024 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by May 29th**. 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	

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Renting your home? Selling a piece of furniture? Need a babysitter?.....

For \$15/line, you can place an ad here!!

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
Republic Trash Services (bulk) Call OFC Office to arrange	610-687-5675
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

On-Site Delivery:

Tony McClennon & Joey Mischler

Layout/Design:

Sereni Web Design & Presentations

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

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Published by: Old Forge Crossing.

Managers Notes - March 2024

Jennifer McLaughlin



Introducing Joe Mischler to Old Forge Crossing!

Annual We're thrilled to welcome Joe Mischler to the Old Forge Crossing team! Beginning Monday, April 8th, Joe, our newest maintenance employee, has joined us. With his rich background in maintenance, we anticipate Joe will bring invaluable expertise to our community. Should you encounter him around the premises, please take a moment to extend a warm welcome and help him feel at home among us.



Upcoming Building Painting

Mark your calendars! On May 13th, our annual building painting project kicks off at Old Forge Crossing. This year, we're focusing on refreshing the Independence, Cobblers, and Queens buildings, with a touch-up for the Pewter building and the community bridges. Detailed schedules and further information will be shared with residents of these buildings in the upcoming weeks. Keep an eye out for notices via email and in your mailbox.



New Community Garden Fencing

Over the past month, Tony and Joe have been hard at work replacing the aging fencing around the community garden. The new design is impressive, and we're pleased to report significant cost savings by completing this project in-house. A big thank you to Tony and Joe for their dedication and effort!

Contact Procedures Reminder

A friendly reminder to all residents about how to reach the management office and the board of directors. You can reach us Monday through Friday, 9:00 am to 5:00 pm, at the office by calling 610.687.5675. Alternatively, you can email Katie at ofcmgmt@comcast.net or reach out to me directly at jmclaughlin@camcomgmt.com. Additionally, you can log in to your online portal to submit work orders or messages. For inquiries or document needs, our AI assistant, CAMI, is also available via text at (855) 695-9726. CAMI can assist with account balances, payment details, contractor recommendations, forms, and work order submissions. .



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O: 610-647-8300 x 9476
C: 610-247-3339
PA Lic - AB045453A



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Mark's Website or
Search for homes.

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.

MARK'S SELLER AND BUYER TESTIMONIALS

Testimonial Source: RateMyAgent.com



Great Service!

Great communication and the work was done fast and efficiently.



Mark is the best!

Mark is one of the best agents I have had the pleasure of doing business with. From start to finish. I highly recommend Mark.



Mark is the only one to serve your real estate needs!

Mark is definitely the person I would recommend to anyone buying a house in Old Forge crossing or anywhere else. Mark was professional, accommodating, thorough, and completely took care of us. I appreciate everything Mark did for us. Thank you again Mark. You are THE BEST!!



Best Selling Experience!

Having been a seller in the past, I can say that Mark's attention to detail made this the best selling experience ever!

★★★★★ 2 months ago

Gets right down to business

While Mark is very personable and easy to work with, I really appreciated his brass tacks approach to getting things done. In a really tough market, it was great to work with a realtor who didn't promise the moon, but did what it took to get me into the best place for me with no muss or fuss. I would definitely work with Mark again.

Call or email me (MarkSweeney@kw.com) to receive my FREE Spring Seller and or Buyer Guide. Or use the QR Codes below to download your free Buyer or Seller's Guide.



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HAPPY MOTHER'S DAY



TV MOMS

X M E L B A T X U H E R I A L C N I O F O I B T
 S N A V E A D I R O L F Q D S O H B B L M J D M
 H M W Q M U B T Q R X X M Q S I R K F T A R A K
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 A T N T V I V O V S O L I V I A W A L T O N S L
 C G P P E G D I R T R A P Y E L R I H S V A W V
 R A U I L N G W F V I O L E T C R A W L E Y P W

KITTY FORMAN
 EDITH BUNKER
 LIVIA SOPRANO
 HARRIET NELSON
 SHIRLEY PARTRIDGE
 JUNE CLEAVER
 OLIVIA WALTON
 MARION CUNNINGHAM

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 CLAIRE HUXTABLE

BEVERLY GOLDBERG
 ELLIE EWING
 MORTICIA ADDAMS
 CAROLINE INGALLS
 ELYSE KEATON
 VIOLET CRAWLEY
 MARIE BARONE
 CAROL BRADY

UPCOMING SOCIAL COMMITTEE EVENTS



SATURDAY, MAY 4TH

5:30 PM

CLUBHOUSE

KENTUCKY DERBY.



KENTUCKY DERBY PARTY

**SLIDER SANDWICHES, SALADS, BEVERAGES
(INCLUDING MINT JULIPS) WILL BE SERVED**

PLEASE BRING A DISH TO SHARE



MEMORIAL DAY PICNIC

SATURDAY, MAY 25TH

1:00 PM BY THE POOL

JOIN YOUR FELLOW OFC RESIDENTS FOR
THE START OF SUMMER 2024!!!

HAMBURGERS, HOT DOGS, VEGGIE BURGERS
SALADS, ROASTED CORN & BEVERAGES

PLEASE BRING A DISH TO SHARE

The OFC Social Committee welcome's any volunteers
for set up, cooking & clean up!!





THE MONTH

Blueberry Ricotta Breakfast Cake

INGREDIENTS

10 TBL (1-1/4 sticks) unsalted butter, softened
1 C granulated sugar
3 extra-large eggs, at room temperature
1 C whole-milk ricotta
2 TBL sour cream
1 tsp pure vanilla extract
1 tsp grated lemon zest
1-1/4 C all-purpose flour
1 TBL baking powder
Kosher salt
12 oz fresh blueberries (1 pint) divided
Sifted confectioners' sugar for dusting

SERVES 8 | PREHEAT OVEN TO 350 |

GREASE AND FLOUR A 9-INCH ROUND SPRINGFORM PAN, SHAKING OUT ANY EXCESS FLOUR

- ◇ Place butter and granulated sugar in the bowl, using an electric mixer beat on medium speed for 3 minutes until light and fluffy, scraping down the sides of the bowl as needed. With mixer on low, add eggs, one at a time, mixing until combined. Add ricotta, sour cream, vanilla and lemon zest. Mix well. (the batter will look curdled)
- ◇ In a small bowl, stir together flour, baking powder and 1 teaspoon salt. With mixer on low, slowly add the dry ingredients to the batter, mixing just until incorporated. With a rubber spatula, fold 8 ounces of blueberries into the batter. Transfer the batter to the prepared springform pan and smooth the top. Scatter the remaining 4 ounces of blueberries on the cake, pressing them lightly into the top of batter.
- ◇ Bake for 45—55 minutes, until a tooth pick inserted in the center comes out clean. Transfer to a wire rack and allow to cool for 15 minutes. When ready, remove the sides of the pan and lightly dust the top with confectioners' sugar. Serve warm or at room temperature.

Garden Maintenance

It is the responsibility of each resident to maintain their own garden area. This includes, weeding, planting, watering, removing dead plants, cutting back perennials, etc.

If you are unsure about planting areas, or garden responsibilities, please refer to Section IX of the Rules & Regulations on gardens.

If you have any questions, please feel free to contact the Old Forge Crossing Management office.

Thank you

this MONTH in history

May 1, 2004 - Eight former Communist nations and two Mediterranean countries joined the European Union (EU) marking its largest-ever expansion. The new members included Poland, Hungary, Czech Republic, Slovakia, Slovenia, Lithuania, Latvia, Estonia, the island of Malta and the Greek portion of the island of Cyprus.

May 5, 1865 - Decoration Day was first observed in the U.S., with the tradition of decorating soldiers' graves from the Civil War with flowers. The observance date was later moved to May 30th and included American graves from World War I and World War II, and became better known as Memorial Day.

May 10, 1994 - Former political prisoner Nelson Mandela was inaugurated as president of South Africa.

May 11, 1888 - Songwriter Irving Berlin was born (as Israel Isidore Baline) in Tyumen, Russia.

May 14, 1607 - The first permanent English settlement in America was established at Jamestown, Virginia, by a group of royally chartered Virginia Company settlers from Plymouth, England.

May 17, 1875 - The first Kentucky Derby horse race took place at Churchill Downs in Louisville.

May 20, 1927 - Charles Lindbergh took off at 7:52 a.m. from Roosevelt Field, Long Island, in the *Spirit of St. Louis* attempting to win a \$25,000 prize for the first solo nonstop flight between New York City and Paris. Thirty-three hours later, after a 3,600 mile journey, he landed at Le Bourget, Paris.

May 22, 1859 - Sherlock Holmes creator Arthur Conan Doyle was born in Edinburgh, Scotland.

May 25, 1787 - The Constitutional Convention began in Philadelphia with delegates from seven states forming a quorum.

May 28, 1888 - All-around athlete Jim Thorpe was born near Prague, Oklahoma. He won the pentathlon and decathlon events at the 1912 Olympic Games and also played professional baseball and football.

May 30, 1922 - The Lincoln Memorial in Washington, D.C., was dedicated. Designed by architect Henry Bacon it features a statue of "Seated Lincoln" by sculptor Daniel Chester French.

LOOKING FOR VOLUNTEERS OFC POOL COMMITTEE

The 2024 pool season will have **NO LIFEGUARDS ON DUTY on weekdays**. Lifeguards will be present on weekends and holidays only.

The Executive Board has elected to form a Pool Committee that will be responsible for checking pool tags, guest passes, closing up the pool at the end of the day and keeping their eyes on the pool during their shift.

Anyone interested in serving on this committee, please contact the Old Forge Crossing office by calling 610-687-5675

2024 POOL SEASON

I am / We are requesting pool badges for the 2024 OFC Pool 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 Page 13 of this Anvil.

I UNDER STAND THAT IN ORDER TO RECEIVE POOL BADGES, I MUST SIGN THE “OLD FORGE CROSSING CONDOMINIUM ASSOCIATION POOL FACILITY WAIVER OF LIABILITY, HOLD HARMLESS, COVENANT NOT TO SUE AND ASSUMPTION OF RISK AGREEMENT “ ON THE REVERSE SIDE OF THIS BADGE REQUEST 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 2024 POOL BADGE REQUEST FORM

NAME _____

UNIT NO. _____

_____ I have read the Rules & Regulations and am requesting two (2) 2024 Old Forge Crossing Pool Badges.

_____ **(FOR 2 BEDROOM UNITS ONLY)**. I have read the Rules & Regulations and am requesting four (4) 2024 Old Forge Crossing Pool Badges.

Signature: _____ | Date: _____

OLD FORGE CROSSING CONDOMINIUM ASSOCIATION

POOL FACILITY WAIVER OF LIABILITY, HOLD HARMLESS, COVENANT NOT TO SUE AND ASSUMPTION OF RISK AGREEMENT

1. In consideration of the issuance by Old Forge Crossing Condominium Association (Association) of pool access and fobs to me for the 2024 pool season, I/we, on behalf of myself, any guests and minor children and on behalf of their respective successors, heirs and assigns (together collectively RELEASORS), hereby RELEASE, WAIVE, DISCHARGE, INDEMNIFY AND HOLD HARMLESS AND COVENANT NOT TO SUE, Old Forge Crossing Condominium Association, its' officers, directors, committee members, members, employees, managers, agents, heirs and assigns, (hereinafter collectively RELEASEES) from any and all liability, claims, demands, actions, and causes of action whatsoever arising out of or related to any loss, damage, illness, disease, personal injury, including death and/or drowning, that may be sustained by RELEASORS, whether caused by the negligence of the RELEASEES, or otherwise, related to the pool and the clubhouse facility (together "Pool Facilities") including any activity or utilization or access to same.

2. RELEASORS are fully aware of the risks involved and hazards with the Pool Facilities and swimming, including but not limited to the risk of property damage, illness, disease, personal injury, suffocation, drowning and/or death. RELEASORS elect to voluntarily access and use the Pool Facilities WITH FULL KNOWLEDGE, UNDERSTANDING AND ACKNOWLEDGEMENT THAT NO LIFEGUARD IS ON DUTY and that said activity may be hazardous. RELEASORS HEREBY COVENANT NOT TO SUE RELEASEES, AND VOLUNTARILY ASSUME FULL RESPONSIBILITY FOR ANY RISKS OF LOSS, PROPERTY DAMAGE, ILLNESS, DISEASE OR PERSONAL INJURY that may be sustained by RELEASORS, INCLUDING DEATH, drowning, suffocation, or any loss of or damage to person or property related to the use of, and access to, the Pool Facilities, whether caused by negligence of the RELEASEES or otherwise.

3. BY SIGNING THIS AGREEMENT, RELEASORS ACKNOWLEDGE AND REPRESENT THAT they have read this Waiver of Liability, Hold Harmless, Covenant not to Sue and Assumption of Risk Agreement, understand it and sign voluntarily as RELEASORS' free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; and that RELEASORS execute this Agreement for full, adequate and complete consideration fully intending to be bound by same.

4. RELEASORS are solely and personally responsible for providing first aid as there is no lifeguard on duty. RELEASORS also covenant and agree to abide by all Pool Facility Rules and Regulations, as the same may be posted, published and amended.

5. The Association reserves the right to withdraw permission to use the Pool Facilities if the foregoing conditions and covenants are not met, or the Rules and Regulations are violated by RELEASORS.

Signed on this _____ day of _____, 2024.

Printed name: _____ Signature: _____

Address: _____

Names of Minors: _____

Phone: _____ Email: _____

2024 OFC POOL RULES & REGULATIONS

2024 POOL HOURS

May 25, 2024 — July 31, 2024

Monday - Sunday

11:00 AM to 8:00 PM

August 1, 2024—September 22, 2024

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 of \$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

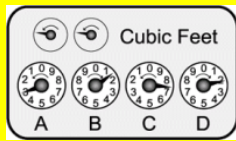
- Sign the daily register upon arrival.
- Admittance to the pool is allowed only during pool hours. Signage will be posted if the pool is Swim-at-Your-Own-Risk.
- No children under the age of 14, regardless of swimming ability, will be admitted to the pool area without an accompanying parent or guardian. Parents are responsible for attending to minor children at all times in the pool area with or without a lifeguard on duty.
- 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 FORM & WAIVER OF LIABILITY FORM TO RECEIVE POOL BADGES.

**GAS METER
READINGS
(HEAT ONLY)**



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

MAY 31, 2024
(for April & May 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**

**WHY WAS THE MOTHER
FIREFLY SO HAPPY?**

**BECAUSE HER CHILDREN
WERE ALL SO BRIGHT!**



PLEASE

DON'T

FORGET

BREAK DOWN

ALL BOXES

BEFORE PUTTING IN RECYCLING TOTES

**LARGE BOXES SHOULD BE PLACED
NEXT TO RECYCLING TOTES**

THANK YOU

HANSON

HEATING &
AIR CONDITIONING

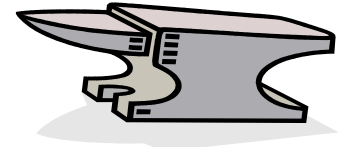
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MAY 2024



**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
		 CONDO FEES DUE 1 BEDROOM \$301 2 BEDROOM \$395	 SOCIAL COMMITTEE MEETING 7:00 PM			5:30 PM CLUBHOUSE KENTUCKY DERBY
 National Lemonade Day		 OFC Crafts & Needlework 1:00 pm - 3:00 pm In the Clubhouse			 LATE CHARGE CONDO FEE	
 HAPPY Mothers Day		 EXECUTIVE BOARD MEETING 7:00 PM	 7:00 PM in the Clubhouse Bring snacks to share Beverages provided OFC GAME NIGHT		 Bike to Work day	 PREAKNESS
 HAPPY WORLD BAKING DAY		 INTERNATIONAL TEA DAY		 WORLD TURTLE DAY		 MEMORIAL DAY PICNIC 1:00 PM by the pool OPENING OF THE POOL
	 OFC OFFICE CLOSED IN OBSERVANCE OF Memorial Day	 FINANCE COMMITTEE MEETING 7:00 PM	 DON'T MISS THE DEADLINE MAY '24 ANVIL		 NATIONAL SMILE DAY	



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

Condo Fees Due

May 1, 2024

1 BR \$301

2 BR \$395

May 14, 2024

Executive Board Meeting

7:00 PM

**OFC OFFICE CLOSED
IN OBSERVANCE OF**

**Memorial
Day**

MONDAY, MAY 27TH