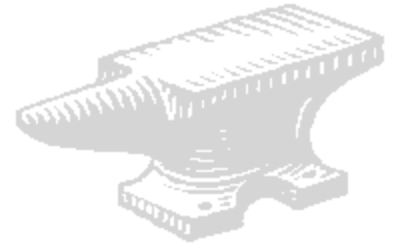


The Anvil



PRESIDENT'S MESSAGE

Dear Residents of Old Forge Crossing

By the time you receive this newsletter, the annual Memorial Day Picnic and opening of the pool will be another fond memory.

The Finance Committee and the Executive Board worked very hard to come up with a budget that deals with the needs of our aging infrastructure without creating an undue financial hardship on the members of our OFC community. Effective August 1, 2023, one bedrooms will increase to \$301/month and two bedrooms will increase to \$395/month. By now you should have received information regarding the new budget from CAMCO. If you haven't received this information, please contact the OFC office.

The volunteers on the Social Committee, as well as other helpers, work very hard to make the OFC social events enjoyable for the entire community. I hope you will attend some of the upcoming events like Game Night, Movie Night and Swing Dance. Information about these events are located on the Social Committee Events page of the Anvil.

I hope the summer will be an enjoyable one and that I will see many of you at my favorite summer hangout, the Old Forge Swimming Pool!

Paul March
President,

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Committee Report Highlights



Finance Committee (Dave Inman)

By now you are probably aware that the OFC Board has approved a 23/24 budget raising the condo fee by 6.5%. This translates to \$301 for one bedroom units and \$395 for two bedroom units. While an annual increase is pretty much the norm, this increase is larger than in the past few years.

Several factors have conspired to increase our costs. Inflation is currently estimated at 6%, down from 8% a couple of months ago. This means not only that the prices of materials have gone up, but also the price of service workers such as carpenters, landscapers, painters, etc. Inflation not only affects our operating budget but also makes our capital projects more expensive. A second factor is a 22% increase in our insurance premium which is based on a reassessment of replacement costs. A third factor is a long list of capital projects requiring attention; we are beginning to pay for our aging infrastructure (for example, replacing older electrical panels). This is why an increase in the capital reserve contribution is included in the budget.

While we continue to monitor and attempt to control our costs, it is important to note that adequate maintenance of our property, while costly, is essential in maintaining our high resale values, and this benefits all of us in the long run.

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 Cinco de Mayo Happy Hour was a great success. About 45 – 50 residents came to celebrate. By the time you read this, the Memorial Day Picnic will have occurred, and we will be getting ready for the July 4th Barbecue which will be held on Saturday, July 1st. We will welcome anyone that wants to volunteer to set up, clean up and cook! Join us for our Social Committee Meetings held on the 1st Wednesday of every month at 7:00 PM in the Clubhouse.



Tree Committee (Emily Bell)

The Tree Committee is in the process of planning our 2023 plantings. We will also be meeting with our consulting arborist in the coming month to evaluate both healthy and distressed trees on the property to determine what pruning and removals will be possible in the coming year.

Stop by the clubhouse if you'd like to see a Tree Committee success story! The Katsura tree on the left when you face the building was experiencing progressing dieback two years ago. Based on the recommendations of our arborist, excess mulch was cleared away from the base, and dead branches were pruned. We now have a very healthy tree that will provide shade for our team as they do their work, absorb excess stormwater, and lower the cooling costs of the clubhouse for years to come.

Curious about what species of tree is growing in your area? The Arbor Day Foundation has a fun online service called "What Tree is That?" Try it out at: <https://www.arborday.org/Trees/whatTree/>



TOWN WATCH

By Mike Feagley



Town Watch

It has been brought to my attention that some residents believe that Town Watch is bothering them. Town Watch rarely interacts with residents, any situations involving Old Forge Crossing rules and regulations go through the OFC Management Office to be addressed. But, if a resident approaches a Patroller concerning an issue, the Patroller will respond in an appropriate manner.

Our Town Watch Patrollers are out there to let the OFC residents know someone is watching the community, not to bother them. For over 30 years this community has had an active Town Watch, and I would like to see that continue. Do not be afraid to thank these volunteers.

Traffic Signs at Old Forge

Let's continue to respect them, and also the speed signs, just a reminder, do not text while driving.

It comes down to respect for your fellow residents.

Local Crime Scene

There is quite a bit of crime right in our area, including but not limited to: Vehicles seen casing neighborhoods, vehicles stolen out of driveways, armed carjacking, packages being stolen off porches, vandalism to vehicles and to properties. This is a brief description of some things that are going on all around us. Be aware of your surroundings, and report anything suspicious to the police, it is their job to help keep us safe, let them do it, call 911.

For Information on Town Watch contact:

Area 7 Director, Mike Feagley

Cell: 610-505-5579

Thought for the month:

REMEMBER ... DRIVING AND TEXTING CAN BE LETHAL

Anvil Classified Advertising Notice

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

Need a Notary?

Contact Diana Otero
609-980-7642 - oterodiana22@gmail.com

For Rent

First floor 1 BR in ideal location close to pool, clubhouse, barn and Tennis. Very close parking. \$1,500. Call 610-644-0879.

This Month's Anvil Article Contributors:

Paul March, Mike Feagley and
Jennifer McLaughlin, Community Manager

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

Volume XLI No. 6 June 2023
Published by: Old Forge Crossing.

Managers Notes

By Jennifer McLaughlin, Community Manager



Recycling Reminder

We kindly remind you of the importance of breaking down your recyclables before disposing of them. When recycling items such as cardboard boxes, plastic containers, or paper products, please remember to flatten or collapse them whenever possible. Breaking down your recycling helps optimize space in the recycling bins and ensures more efficient collection and processing of materials. By taking this small step, we can all contribute to sustainability efforts within our community. Thank you for your cooperation and commitment to a greener future.



Investor Fee Increase

During the annual budget review for the community, the Executive Board made a decision to raise the investor fee. The fee will increase from \$50.00 per unit annually to \$100.00 per investment unit annually. The additional funds collected through this fee adjustment will be used to cover administrative costs associated with investment units and their management within the community.



Update Your Payments

Please be advised that starting from August 1st, all owners who make payments through e-check instead of ACH will need to log into their online portal and update the e-check amount. We would like to remind you that the monthly fees for 1-bedroom units will be \$301, while for 2-bedroom units, it will be \$395. ACH payments do not require an adjustment.



Weed and Maintain Garden Areas

As we embrace the beauty of the summer season, we kindly remind you to tend to your gardens and maintain the areas around your AC fences. Weeding is an essential task to ensure the health and aesthetics of our community. Please take the time to remove any unwanted plants, including weeds, from your garden beds and the areas surrounding your AC fences.

Experience and Results Count! Need a Realtor Call Mark !



Mark Sweeney

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Mark Sweeney, Associate Broker
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 O: 610-647-8300 x 9476
 C: 610-247-3339
 PA Lic - AB045453A



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Scan to access
 Mark's Website or
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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 SPRING MARKET UPDATE

Provided by: Mark Sweeney, Associate Broker

The spring market started early this year and it has been busy here in OFC due to strong buyer interest in our community. Year to date they're were a total of 8 closed sales, with a total of 4 properties under contract and or pending sale (closing).

**Below is a snapshot of the settled properties,
 as reported in BRIGHT the REALTORS Multiple Listing Service.**

69 Old Forge Crossing	1B / 1 Bath	\$ 210,000
85 Old Forge Crossing	1B / 1 Bath	\$ 210,000
293 Old Forge Crossing	1B / 1 Bath	\$ 226,000
364 Old Forge Crossing	1B / 1 Bath	\$ 228,100
72 Old Forge Crossing	1B / 1 Bath	\$ 228,175
221 Old Forge Crossing	1B / 1 Bath	\$ 230,000
66 Old Forge Crossing	2BR / 2.5 Baths (Townhome)	\$ 345,000
61 Old Forge Crossing	2BR / 2.5 Baths (Townhouse)	\$ 350,000

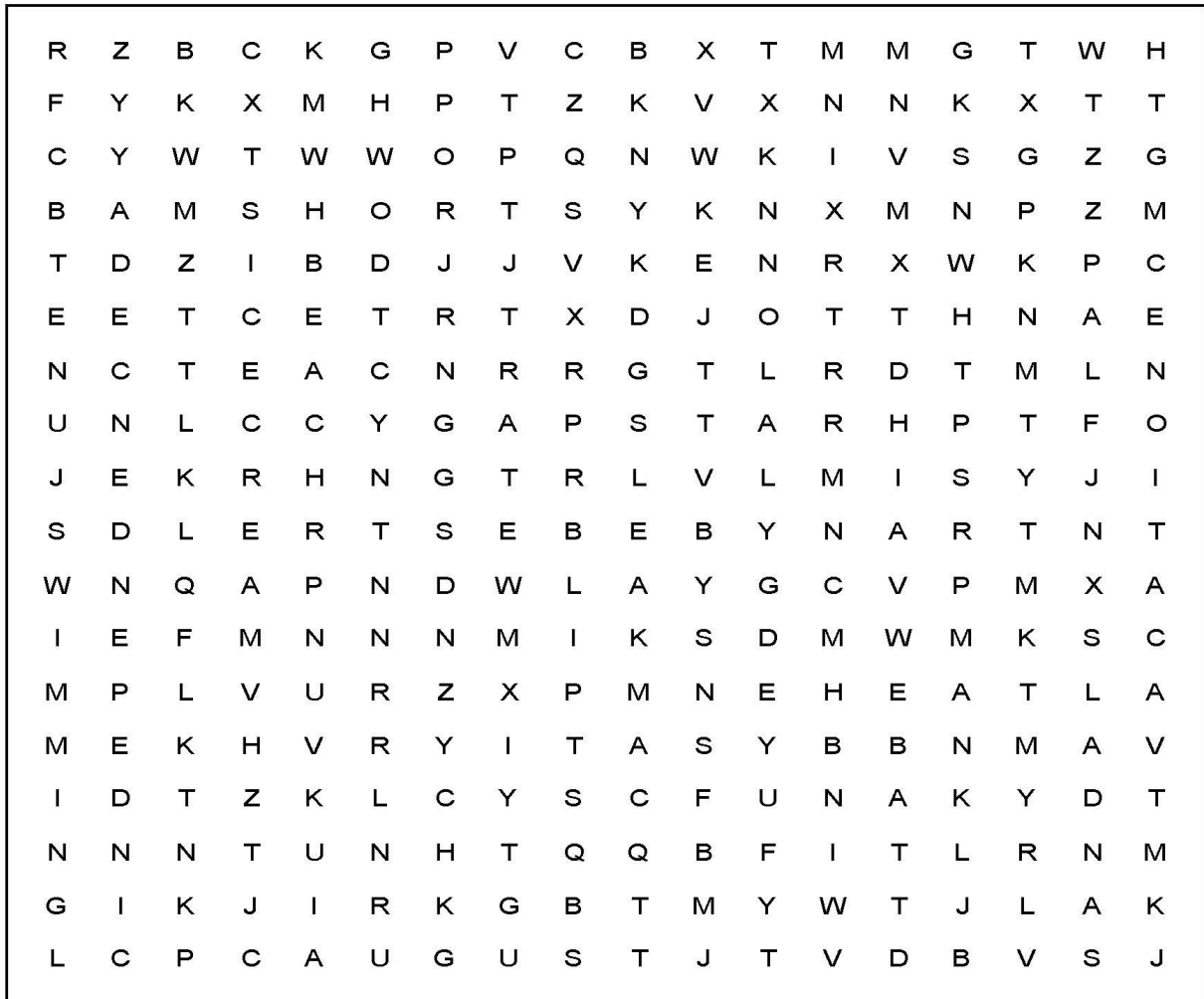
If you're considering selling, or simply interested in learning the approximate value of your home in today's market, feel free to give me a call.

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
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Summer Word Search



August

ice cream

sandcastle

baseball

Independence Day

shorts

beach

July

swimsuit

camping

June

swimming

gardening

picnic

travel

heat

sandals

vacation

hot

thunderstorms



UPCOMING SOCIAL COMMITTEE EVENTS

THE OFC SOCIAL COMMITTEE PRESENTS
MOVIE NIGHT
FRIDAY, JUNE 9TH @ 7:00 PM
IN THE BARN



FEATURING



POPCORN & DRINKS WILL BE PROVIDED
(FEEL FREE TO BRING ADDITIONAL SNACKS TO SHARE IF YOU WOULD LIKE)

BACK BY
POPULAR
DEMAND

OFC Swing Dance Night



WHEN
JUNE 17, 2023
7:00 - 11:00 PM

WHERE
IN THE BARN

**LEARN THE BASICS
OF SWING DANCE**

NO PARTNER NEEDED

**BYO SNACKS; WATER
& SODA PROVIDED**

"SWING" ON BY!!



**Wednesday
JUNE 21ST
7:00 PM
in the Clubhouse**

**Bring snacks to share
Beverages provided**

OFC GAME NIGHT

4th of JULY COOKOUT

**BURGERS, HOT DOGS, CORN ON THE
COB, SALADS, BEVERAGES & DESSERT**

**VOLUNTEERS TO HELP SET UP, CLEAN UP
AND COOK WELCOME!!**



**Saturday, July 1st
1:00 PM
BY THE BARN**

BRING A DISH TO SHARE



OF THE MONTH

Classic Pasta Primavera

Makes 4 servings

INGREDIENTS


- 1 heaping cup broccoli florets
- 4 asparagus spears, trimmed and cut into 1 inch segments
- 1/2 C snow peas
- 1/2 lb angel hair pasta or spaghetti
- 4 TBL unsalted butter
- 3 cloves garlic, minced
- 2 small zucchini, diced
- 3 Roma tomatoes, seeded and diced
- 1/4 C chicken or vegetable stock
- 1/2 C heavy cream
- 1/2 C peas, frozen or fresh
- 1/2 C grated Parmesan cheese
- 12 basil leaves, chopped
- Kosher salt

- ◇ Boil and heavily salt large pot of water; also, fill a large bowl with ice water. Boil broccoli for 1 minute; add asparagus and boil another minute; add snow peas and boil for 30 seconds more. Remove all vegetables and plunge into ice water. Once cool, drain in a colander. Save water to use to cook pasta.
- ◇ In large sauté pan, heat the butter over medium high heat. When butter is hot, add minced garlic and zucchini and sauté 1 minute; add diced tomatoes and sauté another 2 minutes, stirring often.
- ◇ Pour in the stock into the sauté pan and turn the heat to high and bring to boil. Add the cream and toss in all the boiled vegetables, plus the peas. Stir to combine. Turn the heat down until the cream-chicken broth mixture is just simmering but not boiling.
- ◇ Add the Parmesan cheese and stir to combine. If the sauce seems too thick - it should be pretty thick, but not gloppy - add some more stock, cream or water.
- ◇ If you are using spaghetti, you should start cooking before you begin to sauté the garlic and zucchini. Angel hair will only need 1 - 2 minutes to cook.
- ◇ As soon as pasta is done, transfer with tongs into the sauce and stir to combine. Add the basil, and salt if needed. Grind some black pepper over everything and serve immediately.

Correct Address

To ensure your mail and packages are delivered to you, **please use the correct address.**

The correct mailing address for any unit should be:



OFC RESIDENT NAME
UNIT# Old Forge Crossing
 Devon, PA 19333

Please, **DO NOT use 1027 Valley Forge Rd** as your address. This address is used for the OFC Management office only.

this MONTH in history

June 3, 1937 - The Duke of Windsor married Wallis Warfield Simpson in Monts, France.

June 5, 1783 - The first sustained flight occurred as a hot-air balloon was launched at Annonay, France, by brothers Joseph and Jacques Montgolfier.

June 6, 1872 - Feminist Susan B. Anthony was fined for voting in a presidential election in Rochester, NY. Five decades after her death, in August, 1920, the 19th Amendment to the U.S. Constitution was ratified, allowing women the right to vote.

June 9, 1898 - The British signed a 99-year lease for Hong Kong. Hong Kong, was administered as a British Crown Colony until July 1, 1997, when its sovereignty reverted to the People's Republic of China.

June 10, 1652 - In Massachusetts, silversmith John Hull opened the first mint in America, in defiance of English colonial law. The first coin issued was the Pine Tree Shilling, designed by Hull.

June 14, 1951 - Univac 1, the world's first commercial electronic computer was unveiled in Philadelphia.

June 18, 1983 - Dr. Sally Ride, a 32-year-old physicist and pilot, became the first American woman in space, beginning a six-day mission aboard the space shuttle *Challenger*.

June 19, 1953 - Julius and Ethel Rosenberg were executed by electrocution at Sing Sing Prison in New York. They had been found guilty of providing vital information on the atomic bomb to the Soviet Union during 1944-45.

June 25, 1876 - General George A. Custer, leading 250 men, attacked an encampment of Sioux Indians near Little Bighorn River in Montana. Custer and his men were then attacked by 2000-4000 Indian braves. Only one scout and a single horse survived 'Custer's Last Stand' on the Little Bighorn Battlefield.

June 28, 1914 - Archduke Francis Ferdinand, Crown Prince of Austria and his wife were assassinated at Sarajevo, touching off a conflict that escalated into World War I.

June 30, 1971 - The 26th Amendment to the U.S. Constitution was enacted, granting the right to vote in all federal, state and local elections to American citizens 18 years or older.

FUN FACTS ABOUT TREDYFFRIN TOWNSHIP

Roads and Railroads

Swedesford Road was one of the Township's earliest roads, probably existing in 1718. The Philadelphia-Lancaster Turnpike (Lancaster Avenue), built between 1790 and 1800, was the first macadam roadway in the region and paved the way for a hearty tavern industry. The most famous tavern was The Paoli, named after Pasquale Paoli, and the most infamous was the second Blue Ball Inn, which still stands today. Stories of the Blue Ball Inn's owner, Prissy Robison, have told of her attempts to stop the railroad industry from ruining her business. The Turnpike was supplanted in 1832 by the Main Line of Public Works, a rail and canal system whose eastern end later formed the nucleus of the Pennsylvania Railroad. It went through Eagle (Strafford), Reeseville (Berwyn) and Paoli at grade level along much the same route as the present Main Line rail right of way.



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



THE POOL IS OPEN

Pool Badges have been delivered to those who have requested them. If you haven't received your badges and would like to use the pool, please complete a Pool Badge Request Form and return to the OFC office. Badge Request Forms are located in the black mailbox in front of the Clubhouse, or by request.

Guest Passes may be purchased for \$20 in the OFC office. Passes have room for 4 punches (\$5/each weekday & \$10/each weekend day and holidays).



POOL HOURS UNTIL 7/31/23 - 11AM TO 8PM

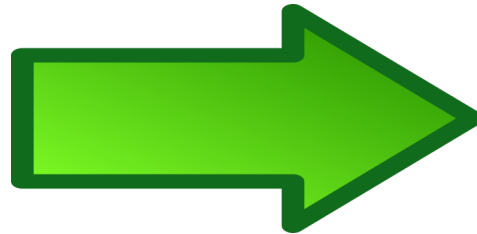


BEFORE DISPOSING OF YOUR BOXES



PLEASE TURN THESE

INTO THESE



WHY?



IT SAVES ROOM IN THE DUMPSTERS & TRASH AREAS



THEY ARE EASIER TO RECYCLE



IT'S CONSIDERATE TO YOUR NEIGHBORS

FREE Shredding Event: Saturday June 17th - 10am to 1pm

**Sponsored by: Keller Williams Realty Devon-Wayne
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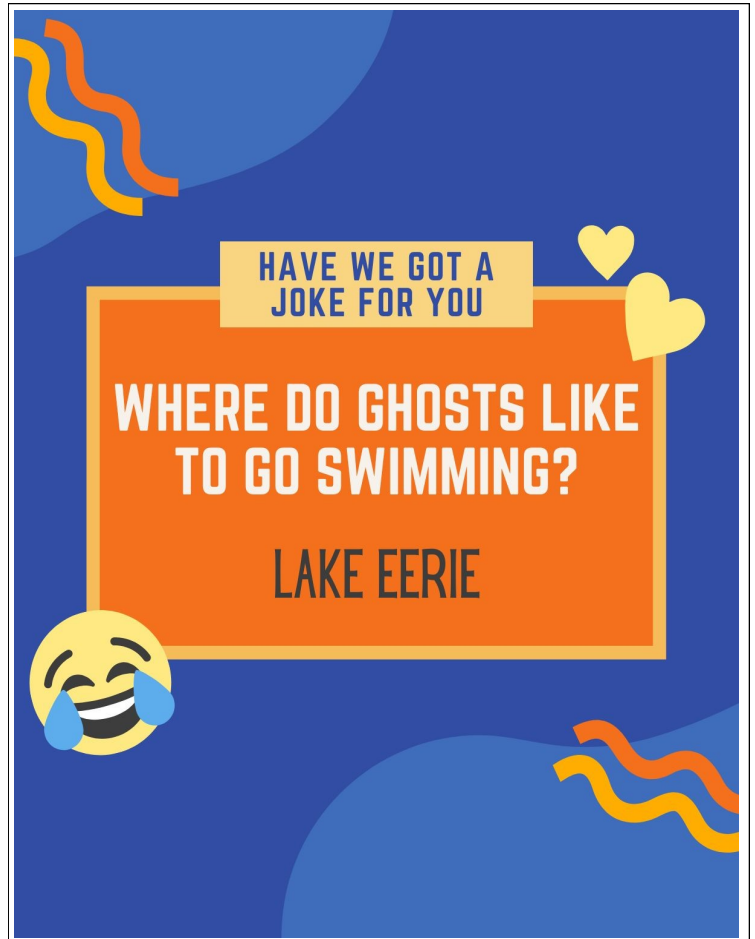
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FREE



PEST CONTROL
EVERY WEDNESDAY

**PLEASE CONTACT THE
MANAGEMENT OFFICE
TO SCHEDULE**



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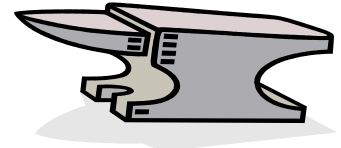
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JUNE 2023



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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 CONDO FEES DUE 1 BEDROOM \$282 2 BEDROOM \$371 JUNE, 2023	2	3 BELMONT STAKES
4 IT'S NATIONAL CHEESE DAY	5	6	7 SOCIAL COMMITTEE MEETING 7:00 PM	8	June 9th National Donald Duck Day	10 REMINDER LATE CHARGE CONDO FEE REMINDER
11	12	13 EXECUTIVE BOARD MEETING 7:00 PM	14 FLAG DAY 14TH JUNE	15	16	17 OFC Swing Dance Night 7:00 - 11:00 PM IN THE BARN
18 Happy Fathers Day!	19 Juneteenth Freedom Day	20	21 7:00 PM in the Clubhouse Bring snacks to share Beverages provided OFC GAME NIGHT	22	23	24
25 GLOBAL BEATLES DAY	26	27 FINANCE COMMITTEE MEETING 7:00 PM	28 DON'T MISS THE DEADLINE JULY '23 ANVIL	29	30	



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

Condo Fees Due

June 1, 2023

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

**Executive
Board Meeting**

**June 13, 2023
7:00 PM**

**NEW
CONDO FEES**

**1 BEDROOM
\$301**

**2 BEDROOM
\$395**

EFFECTIVE AUGUST 1, 2023