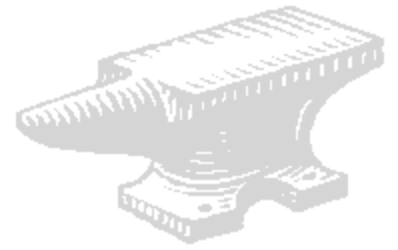


The Anvil



Old Forge Crossing Condominium

Website: www.OldForgeXingPa.com

XLI - No. 7 July 2023

PRESIDENT'S MESSAGE

Greetings Old Forge Residents:

It's hard to believe that the July 4th holiday is fast approaching and unfortunately the length of the days will be getting shorter. Some of the June weather felt more like October and the temperature of the pool water made every day feel like Memorial Day.

The swimming pool is one of my favorite things about living at Old Forge Crossing. A lot of time and energy from the OFC staff and the Bennington staff goes into keeping the pool and pool area clean and beautiful. It is my hope that everyone who uses the pool, aids in this effort to keep the pool and pool area clean and the kind of place we all want to enjoy.

While the dog days of summer are upon us, there are many who work tirelessly to keep OFC moving forward..

- The Executive Board continues to work on numerous projects such as the upcoming electrical panels project. More information about this will be coming as the project draws closer.
- The Finance Committee continues to work on the never-ending expenses to keep the finances of our community fluid.
- The Social Committee is busy planning summer activities including the July 4th Cookout, the Ice Cream Social, Game Nights and Movie Nights.
- The Tree Committee continues to work on ways to keep our grounds beautiful while also helping to improve our storm water runoff which also impacts our drainage issues.
- TownWatch, although not always visible in the community, does a lot of work that goes unseen to keep our community safe.
- The office staff and maintenance team continue to work on the day-to-day operations of our incredible community and the aging infrastructure.

So much for the lazy days of summer!!

I look forward to seeing many of you at the July 4th Cookout and the at the Open Meeting scheduled for July 11 at 7:00 PM in the Barn.

Enjoy your summer!

Paul March
President,

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Town Watch	3
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Management Notices & Ads	5-16
Calendar	15

Committee Report Highlights



Finance Committee (Dave Inman)

In many of our discussions leading to the final 2023/24 budget, the same issue arose - how large a Capital Reserve Fund do we really need? A related question is how much of an annual contribution is required to maintain a healthy reserve balance? Currently our Capital Reserve Fund weighs in at just over a million dollars. Although this seems impressive, our reserve study tells us that this may not be enough to address future maintenance needs. On the other hand, one of our auditors told us several years ago that our high reserve balance would be the envy of many condo associations.

Our Reserve Fund is not static - it is added to and depleted every year. In the 2023/24 fiscal year we are increasing our capital contribution due to anticipated maintenance and capital projects. For example, we will soon be replacing common electrical panels in about half of our buildings - a highly technical and costly project that you will be hearing more about in the coming months. The cost of this project will be paid from our reserves.

The Finance Committee meets on the fourth Tuesday of the month in the Clubhouse and welcomes all interested owners to attend our meetings.



Social Committee (Bill Lobo)

The Social Committee had a busy late May and June. The Memorial Day Picnic was a huge success as just over 100 residents were in attendance. Many brought delicious desserts! Thank you to all who attended, contributed and volunteered to make this event such a success. In June we had Movie Night, featuring Top Gun: Maverick, Swing Dance Night and game night. We are looking forward to the July 4th Cookout. Check out the Social Committee Events page for our July events and the upcoming Ice Cream Social in August.



Tree Committee (Emily Bell)

The Tree Committee completed our annual assessment with Keystone Tree Services on June 19. We are currently awaiting their feedback on recommended pruning and removals. The Tree Committee has also submitted a planting plan for this fiscal year and next to the board. The plan funds two years of planting from this year's budget. If approved we anticipate being under budget by approximately \$10,000 for this year with no planting spend next year, while still planting at a rate to maintain our canopy long-term.

The Tree Committee is saddened to report that founding member Pat McCloud died in June. Pat was an accomplished gardener and author and active member of the committee. We will miss her lively presence and valuable input greatly.

Did you know: Trees improve air quality in several ways - one of which is trapping particulate matter (the cause of poor air quality during the Canada fires) in their leaf canopies. Source: USDA Forest Service.



TOWN WATCH

By Mike Feagley



Town Watch

Old Forge Crossing is the only community that has an active Town Watch. We would like to continue our effort, especially with the overwhelming amount of crime being committed in the nearby communities. We should appreciate the volunteers who patrol the property and report anything suspicious to the police and then notify management and Town Watch. **BUT WE NEED MORE TOWN WATCH VOLUNTEERS!**

Traffic Signs at Old Forge

It has been observed that a few of our residents thumb their nose at our plea to slow down and stop at all stop signs, to the point of them racing through stop signs going much faster than the required 15 miles an hour. The stop signs and speed limits are posted for a reason, so please do as requested.

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 of porches, vandalism to vehicles and to properties. Be always aware of your surroundings and report anything suspicious, call 911.

For Information on Town Watch contact:

Area 7 Director, Mike Feagley

Cell: 610-505-5579

Thought for the month:

DRIVING IS A RESPONSIBILITY AND A PRIVILEGE

Anvil Classified Advertising Notice

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

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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	610-687-5675
	Jennifer McLaughlin jmclaughlin@camcomgmt.com
OFC Website	www.OldForgeXingPa.com
Tredyffrin Township Website	www.tredyffrin.org

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

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

Volume XLI No.7 July 2023

Published by: Old Forge Crossing.

Managers Notes

By: Jennifer McLaughlin, CMCA®, AMS®, Community Manger



Trash and Recycling Collection

I want to personally address the ongoing issue regarding poor trash collection in the community. As many of you may be aware, A.J. Blosenski recently sold to a company called Waste Connections. This sale, unfortunately, caused major turnover in their organization leading to them being extremely short-staffed and unable to fulfill their weekly service contracts across their organization.

While we can be empathetic to their situation, our goal is to secure reliable and efficient trash and recycling for the Old Forge Community. To achieve this, we are actively exploring new service contracts that we can present to the board for consideration. Our aim is to ensure a better and more consistent trash collection service going forward. We recognize that proper waste management is essential for maintaining a clean and healthy environment for everyone in our community. We sincerely apologize for any inconvenience caused by the recent disruptions in the trash collection schedule.



Dog DNA Testing

We are happy to report that all Emotional Support Animals that live in Old Forge Crossing have been registered and DNA samples have been submitted for processing. We are hopeful that in a few short weeks all processing of kits will be completed, and full implementation of the program can begin. If you see dog waste that needs to be collected and sent in for testing, please contact the office, do not bring samples to the office.



Open Meeting

Join us for our quarterly open meeting on Tuesday July 11th, 2023, at 7:30 PM in the Old Forge Crossing Barn. If you have any questions you would like to submit to the Board for discussion, we ask that they be submitted by Friday July 7th, 2023.



CAMCO CARES Bingo Night

We are happy to announce that the CAMCO Cares Committee will be hosting a designer bag and Yeti bingo event at Old Forge Crossing. The Event is scheduled to take place on Friday July 14th, 2023, with doors opening at 5:30pm. The ticket cost is \$30.00 per person, or you have the option to get together with friends and family and purchase a table of 6 for \$150, or a table of 8 for \$200.00. The event is BYOF&B (Bring your Own Food and beverage). Early registration is encouraged as space in the barn is limited to 100 people. Registration can be made by emailing me at jmclauglin@camcomgmt.com or by calling the office at 610.687.5675. A special thank you to the OFC Board for approving this event.

Cash payments will be accepted. All proceeds benefit the American Heart Association.

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Scan to access
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.

Marks New listings in OFC

For Sale - Townhouse - 11 Old Forge Crossing - 345,000

Need more space? Don't miss out on this move-in ready townhome with 2 bedrooms each with walk-in closets and ensuite baths. Features you will appreciate are the remodeled kitchen with wood flooring and the open layout that leads to the dining area, perfect for entertaining guests, a spacious living room featuring a slider to the patio, with an outdoor storage closet, first-floor powder room, and a laundry room, custom closets, and blinds. Recent upgrades to the home by the owner include a brand-new AC unit, and professional painting throughout. This home is in a great location within the community, with lots of light and close to parking. Immediate occupancy.

For Rent - First Floor Flat - 69 Old Forge Crossing - 1,700 per month

1 Bedroom and 1 Bath, tastefully renovated first-floor end unit, close to parking, Upgrades include the bathroom, and kitchen with stainless steel appliances and extra cabinets, Corian countertops, new closet doors and lighting fixtures, new flooring, and freshly painted throughout.

★ Pictures and floor plans for these fine homes are available at .. MarkSweeneyWaynePA.com

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




Have a Happy and Safe ...



REMINDER ... Community Cookout Saturday July 1st, by the Barn.

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

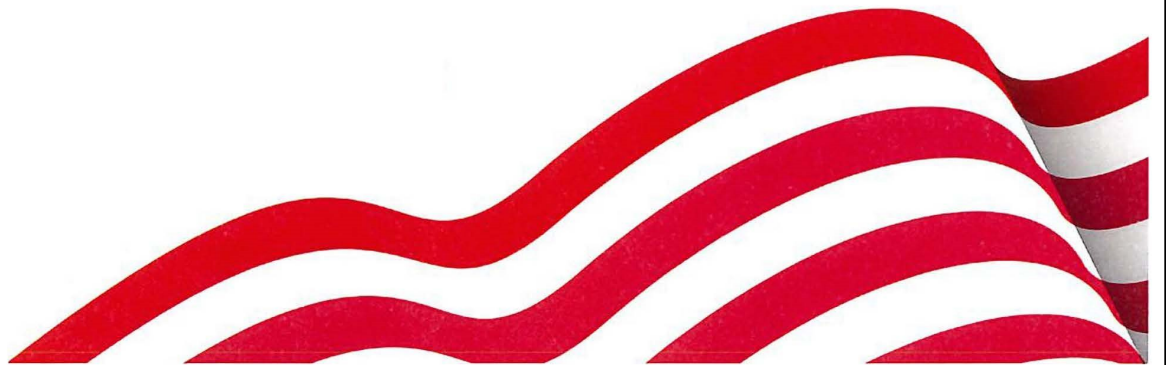
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4TH OF JULY

ADAMS
AMERICA
BARBECUE
COLONIES
CONGRESS
DECLARATION
EQUALITY
FIREWORKS
FOURTH
FREEDOM
HOTDOGS
INDEPENDENCE
JEFFERSON
JULY
LIBERTY
NATION
PARADE
REVOLUTION
RIGHTS
STATES
THIRTEEN
UNITED

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



UPCOMING SOCIAL COMMITTEE EVENTS

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

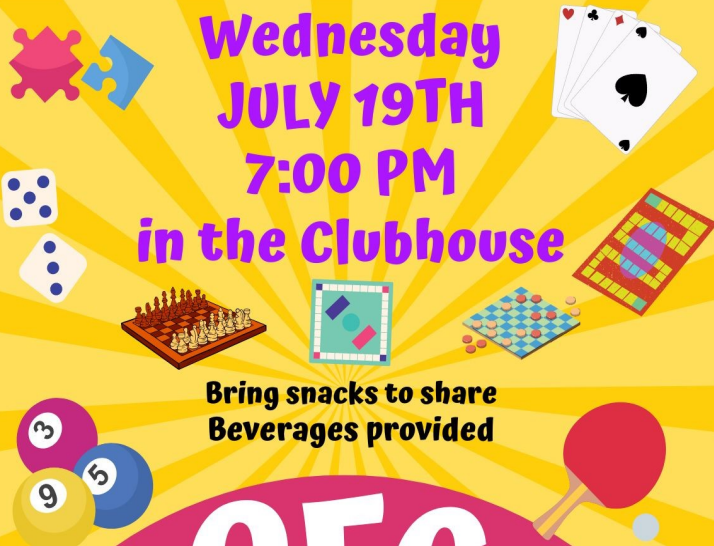
BRING A DISH TO SHARE



OFC

Crafts & Needlework

In the Clubhouse
Tues., July 11th, 2023
1:00 pm - 3:00 pm



Wednesday

JULY 19TH

7:00 PM

in the Clubhouse

Bring snacks to share
Beverages provided

OFC
GAME
NIGHT

Ice Cream Social



ICE CREAM CONES &
SUNDAES

SUNDAY,
AUGUST
6TH

UNDER THE
CLUBHOUSE
AWNING

3:00
PM



OF THE MONTH

Blueberry Cake

SERVES 6 | PREHEAT OVEN TO 350 | LIGHTLY BUTTER & FLOUR AN 8-9" ROUND CAKE PAN

INGREDIENTS

1/2 C unsalted butter, softened, plus more for buttering pan
 1 C all-purpose flour plus 1 tsp, divided
 1 tsp baking powder
 1/2 tsp salt (omit if using salted butter)
 1/8 tsp cinnamon
 3/4 C sugar
 1/4 tsp vanilla extract
 2 large eggs
 1 tsp lemon zest (optional)
 2 C blueberries, rinsed, drained & patted very dry
 1 tsp lemon juice
 Powdered sugar, dusted

- ◇ In medium bowl, whisk together 1 cup of the flour with the baking powder, salt and cinnamon. Set aside.
- ◇ Using electric mixer, beat the butter on medium high speed for 2 minutes | Add the sugar and beat until light and fluffy, about 1 - 2 minutes longer | Beat in vanilla extract | Add the eggs, one at a time and beat until well blended and scraping down the sides of the bowl as needed | Beat in the lemon zest if using.
- ◇ Reduce the speed of the mixer to low and slowly add the flour mixture, beating until smooth. The batter will be thick.
- ◇ Put the batter in the prepared pan, smoothing the top with a spatula
- ◇ Combine the blueberries with the remaining teaspoon of flour and the lemon juice in a bowl. Spoon the berry mixture over the batter.
- ◇ Bake for 45 - 55 minutes, or until toothpick comes out clean. Remove from oven and let cake cool in the pan for 10 minutes. (if you are using a 9" pan the cake will bake a bit faster, so start checking doneness on the early side).
- ◇ Transfer to a plate, berry side up and dust with powdered sugar.



QUARTERLY OPEN MEETING



JULY 11, 2023



7:30 PM



IN THE BARN



this MONTH in history

July 1, 1862 - President Abraham Lincoln signed the first income tax bill, levying a 3% income tax on annual incomes of \$600-\$10,000 and a 5% tax on incomes over \$10,000. Also on this day, the Bureau of Internal Revenue was established by an Act of Congress.

July 2, 1788 - Congress announced the United States Constitution had been ratified by the required nine states and that a committee had been appointed to make preparations for the new American government.

July 4, 1863- Vicksburg, the last Confederate stronghold on the Mississippi River, surrendered to General Grant and the Army of the West after a six week siege.

July 5, 1775- The Continental Congress adopted the Olive Branch Petition expressing hope for a reconciliation with Britain. King George III refused to look at the petition and issued a proclamation declaring the colonists to be in a state of rebellion.

July 8, 1776 - The first public reading of the Declaration of Independence occurred as Colonel John Nixon read it to an assembled crowd in Philadelphia.

July 13, 1787 - Congress enacted the Northwest Ordinance establishing formal procedures for transforming territories into states. It provided for the eventual establishment of three to five states in the area north of the Ohio River, to be considered equal with the original 13. The Ordinance included a Bill of Rights that guaranteed freedom of religion, the right to trial by jury, public education and a ban on slavery in the Northwest.

July 18, 1947 - President Harry Truman signed an Executive Order determining the line of succession if the president becomes incapacitated or dies in office. Following the vice president, the speaker of the house and president of the Senate are next in succession.

July 24, 1945 - At the conclusion of the Potsdam Conference in Germany, Winston Churchill, Harry Truman and China's representatives issued a demand for unconditional Japanese surrender.

July 27, 1953 - The Korean War ended with the signing of an armistice by U.S. and North Korean delegates at Panmunjom, Korea. The war had lasted just over three years.

NEW CONDO FEES

1 BEDROOM

\$301

2 BEDROOM

\$395

EFFECTIVE AUGUST 1, 2023

FUN FACTS ABOUT TREDYFFRIN TOWNSHIP

OLD FORGE CROSSING CLUBHOUSE AND BARN

This is an advertisement that was published in 1918. It described a property located on Valley Forge Road in Devon, now known as Old Forge Crossing. The stable, or the barn, had living quarters for farm hands, four stalls for riding and carriage horses and space for six carriages. It was sold for \$65,000 with a \$20,000 mortgage.

Country Estate of 92 Acres in the Beautiful Chester Valley Dates Back to Revolutionary Days

Situated on Devon Road between Devon and historic Valley Forge, the approach to the Stone Colonial Mansion, originally built over 150 years ago, is on a private drive lined with rambling roses and a beautiful old orchard. The entire house, with the loving care of Colonial days, has been completely remodeled, and no expense spared to make it a thoroughly modern and comfortable home. There is a center hall leading from broad porches to a vine-covered pergola, large living rooms which run the full depth of the house, and old fireplaces dating back to the Revolutionary period.

A panoramic view of the surrounding countryside, [which] includes the Valley Forge Park, is had from every one of the six master chambers. There is a large billiard room, three modern baths, and servants' rooms with baths on the second floor. The large stone garage following the Colonial lines of the house will accommodate eight cars, four riding horses, and provide ample chauffeur's quarters above. The outbuildings consist of a tenant's cottage, large cattle barn and spring house. Arrangements can be made to purchase this complete farm, equipment and full-blooded stock that includes saddle and work horses, Ayrshire cattle, Jersey hogs, ducks, turkeys, geese, etc. Several streams wind through the property with an active duck pond and a natural swimming pool which is bordered by a well-made tennis court.

E. A. HAVENS CO.
Land Title Building Telephone - Spruce 0261



POOL

If you haven't received your pool 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 office. Passes have room for 4 punches (\$5/ weekdays & \$10/weekend day and holidays).

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



Garden Maintenance

Just a reminder that it is the responsibility of residents to maintain their garden.

PLEASE WATER AND WEED YOUR GARDEN AREA.

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

If you still have questions, please feel free to contact the OFC office.

Thank you

CAMCO CARES PRESENTS

designer bag & yeti

BINGO NIGHT

07.14.2023

Come join us for this fun night of Bingo!
Benefiting the American Heart Association

GAME | NIGHT | FUN

Doors open at 5:30PM | Games start at 6:30PM

LOCATION

IN THE BARN at Old Forge Crossing Condominiums
1027 N Valley Forge Road, Devon, PA 19333

Individual tickets are \$30.00 per person in advance, and \$35.00 at the door.

Alternatively, you have the option to purchase a table:

- A Table of 6 is available for \$150.00.
- A Table of 8 is available for \$200.00.

The Event is BYOB & S (Bring your own Beverage and Snacks)

Register today to guarantee your spot!

Call the office at 610.687.5675

or email jmclaughlin@camcomgmt.com



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TO SCHEDULE**



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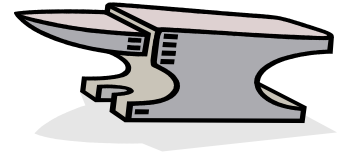
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JULY 2023



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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 JULY 4th COOKOUT BURGERS, HOT DOGS, CORN ON THE COB, SALADS, BEVERAGES & DESSERT 1:00 PM BY THE BARN BRING A DISH TO SHARE
2	3		5 	6	7 	8
9	10 	11 	12	13 	14 	15
16 	17	18	19 	20	21 	22
23	24	25 	26 	27	28	29
30	31					



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

Condo Fees Due

July 1, 2023

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

JULY 11, 2023

**EXECUTIVE BOARD MEETING
6:00 PM**

**QUARTERLY OPEN MEETING
7:30 PM - IN THE BARN**

OFC OFFICE CLOSED
IN OBSERVANCE OF



*Independence
Day*



**M O N D A Y
J U L Y 3 R D**

&

**T U E S D A Y
J U L Y 4 T H**



H A V E A S A F E A N D H A P P Y H O L I D A Y