

The Anvil



PRESIDENT'S MESSAGE

Greetings Old Forge Residents:

I am sure that we can all agree that July 2023 is not a month in the history of Old Forge Crossing that we will look back upon with undiluted pleasure.

The problems with the trash pickup and the swimming pool water becoming so cloudy that the deep end of the pool had to be closed were two of the most obvious and unpleasant problems.

Blosenski, the company that provides our trash service was recently sold. They are in a transition period that found them very short staffed. They are doing their best to hire additional personnel so that this problem doesn't repeat itself. Bennington, our pool company, responded in a timely manner so that our pool water is clear and inviting once again.

I want to thank everyone who attended and participated in the Open Meeting on July 11th. Everyone's consideration helped make it a very smooth and hopefully productive meeting. Please know that the Executive Board, the other committees, and our management team will continue to explore options to resolve issues such as the geese management problem and other concerns that were presented.

I look forward to seeing many of you at the Ice Cream Social on Sunday, August 6th and I hope that you will avail yourselves to the other social activities listed in the Anvil.

Enjoy what's left of your summer!

Paul March
President,

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

Committee Report Highlights



Finance Committee (Dave Inman)

August 1, 2023 marks the end of the 2022/23 fiscal year and the beginning of the 2023/24 budget year. While for many of our members this date is an accounting nuance, the detail that makes everyone sit up and take notice is the announcement of the new condo fee - this year \$301 (1bedroom) and \$395 (2 bedroom). The road to a new budget is a long and tortuous one, taking into account literally hundreds of financial variables that contribute to the final outcome. For those interested in the new budget, I highly recommend CAMco's recent 2022-2023 Annual Report (Insert hyperlink) which summarizes the salient points of the budget while also providing a deep dive into the fine details for those who are interested. Also, for those who believe that we should conduct the association's business openly and with transparency, this document is a fine example.

The Finance Committee meets on the fourth Tuesday of the month at 7:00PM in the Clubhouse and welcomes all interested residents and owners to attend our meetings.



Social Committee (Bill Lobo)

The July 4th Picnic was a huge success. Many thanks go out to all the volunteers including Dave Inman, Mike Feagley, Kurt Klotzbuecher, JT Van Horn, Geoff Meyer, Sara Ridlon, Joe Powers, Andy Wood, Paul March and Maggie McCartney, in addition to all who contributed food and helped clean up. If I missed any names, please accept my apologies. We are starting to plan our Fall and Winter events. If you would like to participate on the Social Committee, in August we will be meeting on Thursday, August 17th at 7:00 PM in the Clubhouse. Please join us!!



Tree Committee (Emily Bell)

The Tree committee is in the midst of coordinating the community's annual tree work. Our consulting arborist, who has been serving our property for nearly 30 years, submitted their assessment with recommended removals and pruning. Some of this work will be completed over the summer with the balance being done this winter. The committee recently recommended expediting the removal of the Beech at the entrance, which one of the consulting arborist's recommended removals, after it dropped a branch during a recent storm. At their July meeting, the board approved the planting of 14 trees, which are expected to replace this year's removals and next year's on a close to one-for-one basis while also allowing the tree committee to return approximately \$9,000 of their capital budget for the 22-23 fiscal year. The trees will be planted this fall.

Did you know? The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day. U.S. Department of Agriculture.



TOWN WATCH

By Mike Feagley



Old Forge Crossing

Thankfully, here at Old Forge we have not experienced an abundance of crime, do not be lulled into false confidence, it happens all around us, and we will not always be so lucky.

Take a second and be mindful of your surroundings, no matter where you are. Lock your car doors even if you are just waiting for someone, things can go sideways quickly.

Citizens Police Academy

Check your calendars! I am sending out a notice that next month is when the next prospective Citizens Police Academy is to start. I do not have all the information on the Police Academy currently. The person in charge of the Academy is Officer Joe Butler, and he can be reached at non-emergency phone number 610-647-1440. Everyone will be vetted, and the Academy will be at no charge.

FYI, The Police Dept can help with the disposal of your American Flags.

Neighbors

There Especially in this heat, take a minute to check in on your neighbor, Especially, if they are older or infirmed, even more reason to make sure all is well.

There was an incident here recently where that truly was a life-or-death moment and because a relative was concerned, they called 911 and the police and ambulance were dispatched in a timely manner.

WE NEED MORE TOWN WATCH VOLUTEERS!

For Information on Town Watch contact:

Area 7 Director, Mike Feagley

Cell: 610-505-5579

Thought for the month:

Get to know your neighbor

Anvil Classified Advertising Notice

Publication for articles in the **September 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by August 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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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	ofcgmgt@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

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Published by: Old Forge Crossing.

Managers Notes

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

#



New Condo Fees

As of August 1st, the condo fees for 1-bedroom condos increased to \$301 a month, and 2-bedroom units and Townhomes to \$395. Please remember that if you pay via check through your bank, or online via e-check you will need to manually update your payment amount. Residents that are signed up for ACH payments the amount will automatically adjust for the new condo fee.



Gas Line Maintenance

Several months ago the Executive Board hired Miller Brothers to do a leak detection survey of the community's underground gas lines. We are happy to report that there were no leaks found underground in the community. We did, however, find small leaks by four separate building risers. These are expected to be repaired in the upcoming weeks at buildings 12, 15, 18 and 30. More information will be sent to the effected buildings closer to the time of the repairs.



Keep Old Forge A Beautiful Community, Summer Cleanup

Summer is a great time for condominium owners to spruce up their patios and gardens and create a pleasant outdoor space to enjoy. Here are some patio and garden clean-up tips and reminders:

1. Clear out clutter: Start by decluttering your patio and garden. Remove any unnecessary items, broken pots, or worn-out furniture. Keep only what you need and what enhances the beauty of your outdoor space.
2. Sweep and power wash: Give your patio a good sweep to remove dirt, leaves, and debris. Consider power washing hard surfaces like concrete or tiles to freshen them up and remove stubborn stains or mold.
3. Prune and trim: Trim back overgrown bushes, shrubs, and plants. Pruning not only improves the aesthetics of your garden but also encourages healthier growth.
4. Weed the garden: Take some time to weed your garden beds. Weeds compete with your plants for water and nutrients, so it's essential to keep them in check.
5. Clean and maintain garden furniture: Wipe down and clean your garden furniture, whether it's made of wood, plastic, or metal. Check for any signs of damage or rust and repair or replace as needed.
6. Keep it safe: Check that pathways are clear and free of tripping hazards. Make sure any outdoor electrical outlets or wiring are in good condition and comply with safety regulations.

By following these summer clean-up tips, you can transform not only your patios and gardens but the feel of the entire community!

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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 Listing and Sales Activity in OFC



Townhouse - 11 Old Forge Crossing - \$345,000

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.

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.

CDC Advice On How to Survive the Heat

- Stay in an air-conditioned indoor location as much as you can.
- Drink plenty of fluids even if you don't feel thirsty.
- Schedule outdoor activities carefully.
- Wear lightweight, light-colored clothing and sunscreen.
- Pace yourself.
- Take cool showers or baths to cool down.
- Check on a friend or neighbor and have someone do the same for you.
- Never leave children or pets in cars.
- Check the local news for health and safety updates.



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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



OFC
Crafts & Needlework
In the Clubhouse
Tues., August 1, 2023
1:00 pm - 3:00 pm

Ice Cream Social



ICE CREAM CONES & SUNDAES

SUNDAY,
AUGUST
6TH

UNDER THE
CLUBHOUSE
AWNING

3:00
PM

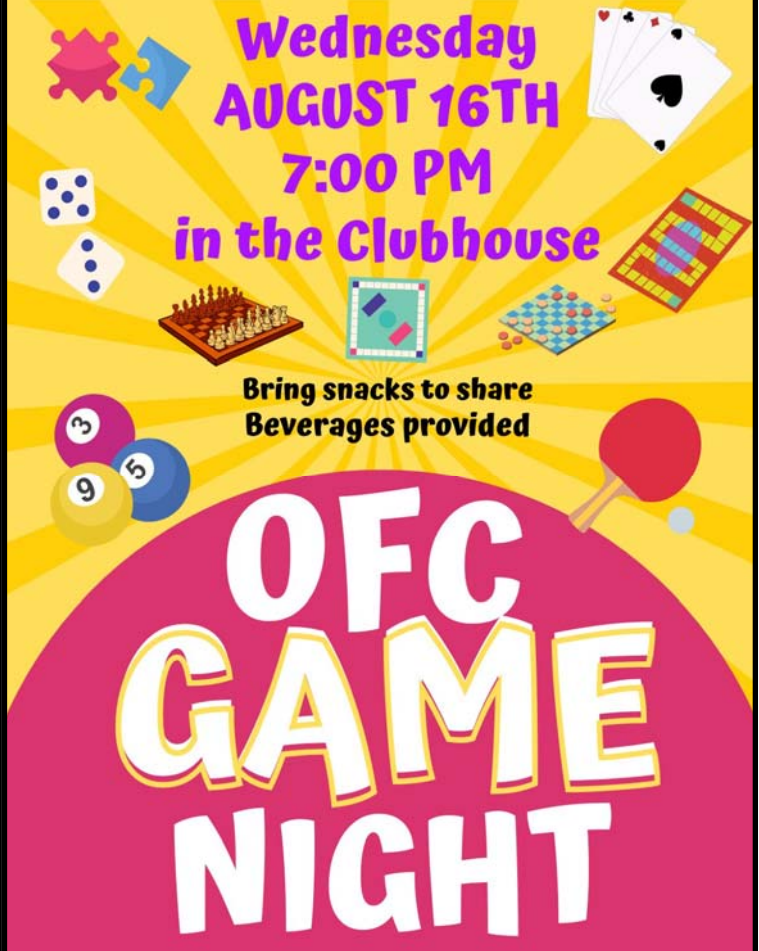
THE OFC SOCIAL COMMITTEE PRESENTS
MOVIE NIGHT
FRIDAY, AUGUST 11TH

8:30 PM
OUTSIDE BY THE BARN

FEATURING



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



Wednesday
AUGUST 16TH
7:00 PM
in the Clubhouse

Bring snacks to share
Beverages provided

OFC GAME NIGHT



OF THE MONTH

INA GARTEN CORN SALAD

SERVES 4

INGREDIENTS

5 ears of corn (yellow makes for a more colorful dish)

1 small red onion, finely dices

3 TBL cider vinegar (you can also use apple cider vinegar or white wine vinegar).

3 TBL good quality olive oil

1/2 tsp salt

1/2 tsp black pepper

1-3/4 TBL julienned fresh basil leaves

Fresh, bright, and full of flavor, Ina Garten's corn salad is the perfect dish to serve at any gathering! This easy-to-make dish screams summer!

- ◇ In large pot of boiling water, cook the corn for 3 minutes until the starchiness is gone. Drain and immerse the corn in cold water to stop cooking and set the color.
- ◇ Once corn is cool, cut the kernels off the cob as close to the cob as possible. This way, you get all of the sweet, juicy kernels without any of the tough, fibrous bits.
- ◇ In large bowl, toss the kernels with the red onions, cider vinegar, olive oil, salt and black pepper.
- ◇ Immediately before serving, toss in the fresh basil. Taste for seasoning and serve the salad cold or at room temperature.

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

August 1, 1944 - The Warsaw Uprising began as the Polish Home Army, numbering about 40,000 Polish patriots, began shooting at German troops in the streets.

August 3, 1492 - Christopher Columbus set sail from Palos, Spain, with three ships, *Nina*, *Pinta* and *Santa Maria*. Seeking a westerly route to the Far East, he instead landed on October 12th in the Bahamas.

August 6, 1787 - The Great Debate occurred during the Constitutional Convention and lasted until August 10th. Outcomes included the establishment of a four-year term of office for the President, granting Congress the right to regulate foreign trade and interstate commerce, and the appointment of a committee to prepare a final draft of the Constitution.

August 9, 1945 - The second Atomic bombing of Japan occurred as an American B-29 bomber headed for the city of Kokura, but because of poor visibility chose a secondary target, Nagasaki.

August 14, 1935 - President Roosevelt signed the Social Security Act establishing the system which guarantees pensions to those who retire at age 65.

August 14, 1945 - V-J Day, commemorating President Truman's announcement that Japan had surrendered.

August 21, 1959 - President Dwight D. Eisenhower signed a proclamation admitting Hawaii to the Union as the 50th state.

August 26, 1883 - One of the most catastrophic volcanic eruptions in recorded history occurred on the Indonesian island of Krakatoa. Explosions were heard 2,000 miles away.

August 31, 1980 - Solidarity, the Polish trade union, was formed at Gdansk, Poland. Led by Lech Walesa, Solidarity opposed Communist rule and was outlawed in 1981. Seven years later, the re-legalization of Solidarity occurred and the government agreed to hold partially free parliamentary elections.

RENTING YOUR CONDO?

THIS IS WHAT WE NEED:

- **FULLY EXECUTED LEASE** within **10 DAYS** of move in. This is required by the Condo Docs AND Association Rules & Regs.
- **LEASE RIDER** signed by both Landlord & Tenant. This confirms Tenant has received the Rules & Regs, has read them and will abide by them. Contact OFC Office for a copy of the Rider.
- **\$200 MOVE IN FEE** payable by landlord or tenant and made payable to Old Forge Crossing.
- **TENANT CONTACT INFORMATION.** Please supply OFC office with email and phone number of tenant/s.
- **FORMS.** If applicable, make sure OFC office has Vehicle Registration Form, Release of Pool Badges (summer) and Bike Trail Key.



FUN FACTS ABOUT TREDYFFRIN TOWNSHIP

FROM ADVERTISEMENT IN 1894 FOR SUMMER GET AWAYS TO MAIN LINE FROM PHILADELPHIA

*Suburban homes on the lines of the Pennsylvania railroad within a radius of thirty miles around Philadelphia, with useful information for summer-home seekers.
Pennsylvania Railroad Company, Printed by Allen, Lane & Scott (1894)*

STRAFFORD, PA

Distance, 15.5 miles. 29 trains each way on week-days; 19 on Sundays.

Running time, express 29 minutes, accommodation 43 minutes. Fare, 47 cents;

2-day excursion rate, 78 cents. Family tickets, \$15.70; quarterly, \$19.85; monthly, \$7.35; school, \$4.90.

Strafford, with its pretty name and tastefully-built colonial cottages, marks the spot where in years gone by travelers to and from Philadelphia were entertained and rested over night in its wayside inn and tavern. Tradition alone remains of these old days. It is now one of the handsomest suburbs of Philadelphia, honored with an increasing patronage each succeeding year.

DEVON, PA

Distance, 16.5 miles. 29 trains each way on week-days; 19 on Sundays.

Running time, express 31 minutes, accommodation 45 minutes. Fare, 50 cents;

2-day excursion rate, 83 cents. Family tickets, \$16.70; quarterly, \$20.65; monthly, \$7.65; school, \$5.10.

Like other towns along the historic Lancaster turnpike, it holds sacred the many old landmark houses scattered here and there which bear testimony to their old age, and are so closely allied with the history of the State. The advance of time and invention has created a marvelous change, and now, almost on the same ground, stands a magnificent modern inn, with its costly furnishings, large halls, and even an orchestra day and evening during its season. Recognizing the advantages of the site, the pure air and conveniences, the founders of two homes for the sick have adopted Devon for the execution of their purpose.

DEVON INN, - Mr G. J. Waters. Three hundred yards from station. Accommodations for two hundred and fifty guests. Rates, \$17 to \$60 per week. May 15th to October 15th.

BOARDING HOUSE, - Mrs. W. B. Miller. Five minutes walk from station. Accommodations for eight persons. \$10 to \$15 per week. May 15th to October 15th.

BERWYN, PA

Distance, 17.5 miles. 29 trains each way on week-days; 19 on Sundays.

Running time, express 34 minutes, accommodation 48 minutes. Fare, 53 cents;

2-day excursion rate, 88 cents. Family tickets, \$17.80; quarterly, \$21.50; monthly, \$7.95; school, \$5.30.

Delightfully situated on an eminence, and with other exceptional advantages, the rapid development and well-earned popularity of Berwyn are the natural results of what location backed with enterprise can accomplish. The place advances its just claim for continuance of popular favor, and offers in its pretty cottages, fine building sites, healthfulness, and the best facilities, highly attractive inducements to those contemplating temporary or permanent place with the best of city conveniences.

FAIRVIEW HALL, - Mrs. Jos. Petery. Three minutes from station. Accommodation for thirty guests. Rates moderate. Opens May 1st.

WYNNEBURN INN. - Mrs. W. B. Dallam. Quarter mile from station. Accommodations for seventy guests. Rates, \$10 to \$15 per week. Open May 15th to October 31st.

WILLOW DALE. - Mr. W. W. Downing. One and a quarter miles from station. Accommodations for forty-five guests. Rates, \$6 to \$10 per week.

KROMERS HOTEL. - Mr. J. F. Kromer. Two minutes from station. Accommodation for fifty guests. Rates, \$5 to \$10 per week. Open all year.

HAYMAN HOUSE. - Miss Maggie Hayman. Three minutes from station. Accommodations for ten guests. Rates, \$6 to \$12 per week.

MAPLE COTTAGE. - Mrs. Jos. Petery. Seven minutes from station. Accommodations for ten guests.

BUTTONWOOD SPRING. - Mrs. H. E. Longnecker.



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 9/4/23
10:30 AM TO 7:30 PM*

***NOTE NEW POOL HOURS**



Garden Maintenance

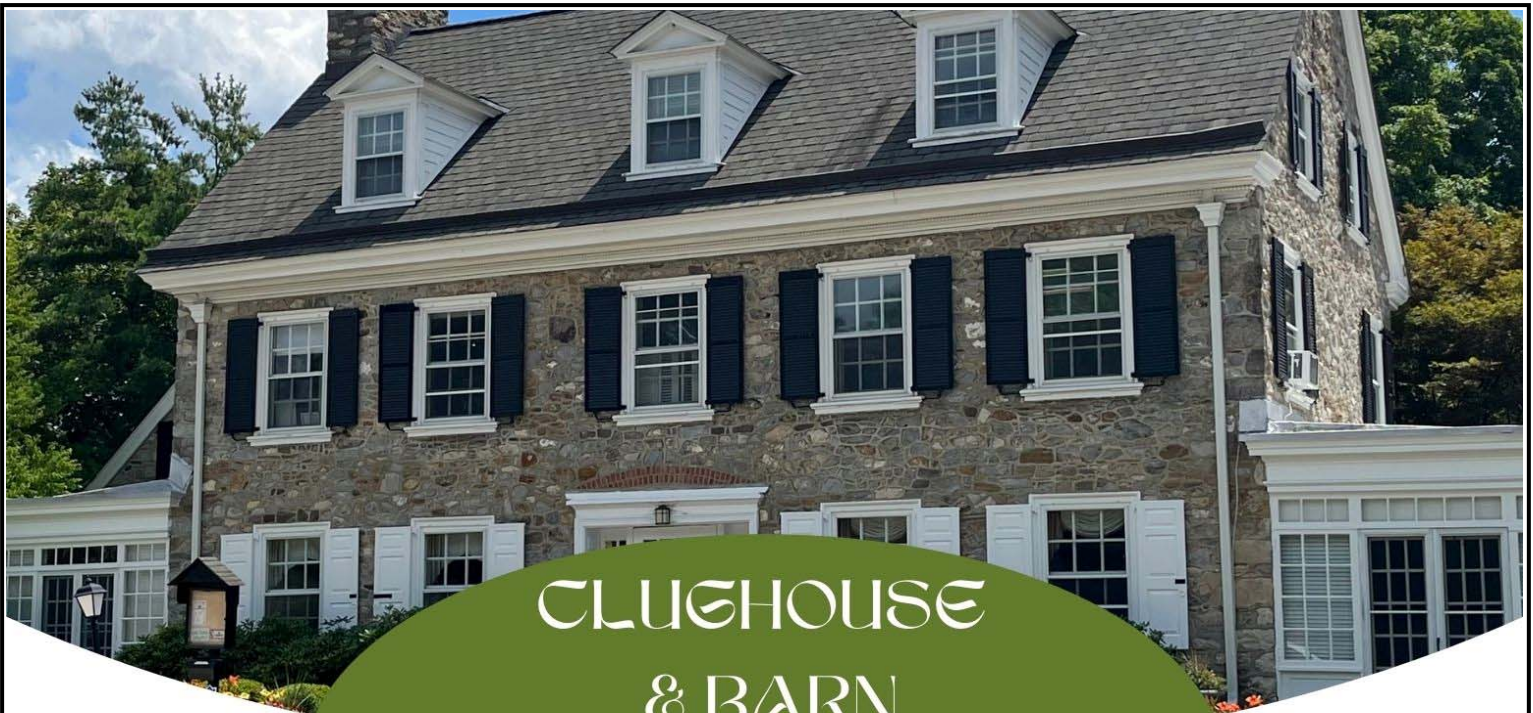
Just a reminder that it is the responsibility of residents to maintain their garden.

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



CLUEHOUSE
& BARN
NOW AVAILABLE
FOR RENTALS



- Reservations can only be guaranteed 6 weeks in advance. Reservations can be taken more than 6 weeks in advance, but not guaranteed.
- Use must be for owner/resident only. Sponsorship for non-OFC resident is not allowed. OFC tenants must be sponsored by landlord/owner.
- For additional information such as rental fees, deposits, availability, etc., please contact the OFC office.

FREE



PEST CONTROL
EVERY WEDNESDAY

**PLEASE CONTACT THE
MANAGEMENT OFFICE
TO SCHEDULE**



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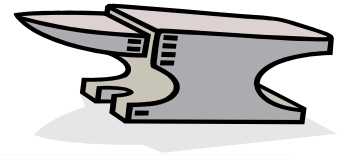
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AUGUST 2023



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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 CONDO FEES DUE 1 BEDROOM \$301* 2 BEDROOM \$395* <small>*NOTE NEW FEES</small> AUGUST, 2023	2	3	4 INTERNATIONAL BEER DAY 	5
6 <i>Ice Cream Social</i> ICE CREAM CONES & SUNDAES <small>UNDER THE CLUBHOUSE AWNING</small> 3:00 PM	7	8	9	10 REMINDER LATE CHARGE CONDO FEE REMINDER REMINDER	11 MOVIE NIGHT 8:30 PM OUTSIDE BY THE BARN FEATURING BOHEMIAN RHAPSODY	12
13 HAPPY Left Handers Day 	14	15	16 7:00 PM in the Clubhouse <small>Bring snacks to share Beverages provided</small> OFC GAME NIGHT	17 SOCIAL COMMITTEE MEETING 7:00 PM	18	19 National Potato Day
20	21	22 FINANCE COMMITTEE MEETING 7:00 PM 	23	24	25 NATIONAL PARK SERVICE FOUNDERS DAY 	26
27	28 DON'T MISS THE DEADLINE SEPT. '23 ANVIL 	29	30 NATIONAL BEACH DAY 	31		



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

Condo Fees Due
August 1, 2023

1 BR \$301
2 BR \$395

NOTE NEW AMOUNTS

August, 2023
NO MEETING

NEXT MEETING
September 12, 2023

Ice Cream Social



ICE CREAM CONES & SUNDAES

SUNDAY, AUGUST 6TH

UNDER THE CLUBHOUSE AWNING

3:00 PM