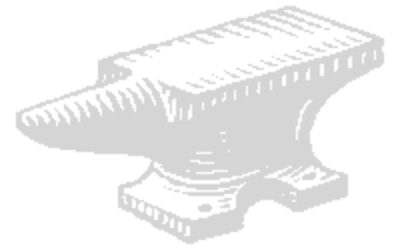


The Anvil



PRESIDENT'S MESSAGE

Greetings Old Forge Residents,

I can't believe that summer is really over. For those of us who are pool enthusiasts, having the pool open for two weeks after Labor Day, coupled with the beautiful weather, was a real treat.

We are thrilled to inform you that the commencement of electrical panel replacements is imminent for buildings 1-15 within the community. These replacements are necessary to replace the outdated Federal Pacific breakers in the main panels, thereby enhancing the safety of the electrical systems in these buildings.

In the upcoming weeks, Management will be working closely with Advanced Electric to finalize a schedule, and residents in these buildings can expect to receive more detailed information regarding the project. We appreciate your patience and cooperation as we work to improve the safety and reliability of our electrical infrastructure.

The Social Committee has planned activities that give us opportunities to get together with friends and the chance to meet new friends. These activities are listed here in the Anvil.

The next Open Meeting with the Executive Board is on Tuesday, October 10, at 7:30 PM. If you have questions and/or suggestions, please email to the office (ofcmgmt@comcast.net) by Thursday, October 5th.

Sincerely,

Paul March, President
Old Forge Crossing Condominium Association

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Committee Report Highlights



Finance Committee (Dave Inman)

After the conclusion of the 2022/23 fiscal year in July, the Association undergoes its annual audit where we open our books to an outside accounting firm. This year we have contracted with Luft & Associates, a firm that specializes in auditing condominium associations similar to ours. Such external audits determine whether our books conform to standard accounting practices and whether our financial statements are accurate. External audits are of interest to perspective buyers who are seeking to ascertain the financial health of our association. At the time of this writing, the audit is in progress and the committee will be receiving a report from the auditor in an upcoming meeting.

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 Labor Day Pool Party was a huge success as close to 200 people attended. We are looking forward to hosting the Halloween Party in October and the Holiday Party in December. Be on the lookout for more information on these two events.

In the meantime, we encourage residents to take advantage of Movie & Game nights. It's a great opportunity to meet new residents.

As always, we are looking for volunteers to help with events. Our meetings are held on the first Wednesday of each month at 7:00 PM in the Clubhouse.



Tree Committee (Emily Bell)

The tree committee met on September 19th and did a subsequent property walk to prepare for round one of our pruning and planned removals for the fiscal year.

Tredyffrin Township recently passed a Woodland Ordinance which officially recognizes the benefits of trees in the areas of reducing stormwater impact and mitigating climate change and seeks to protect our valuable suburban trees.

Did you know: mature trees can cut heating costs of nearby buildings by 10-20% by shielding buildings from wind. Source: hobokennj.gov



TOWN WATCH

By Mike Feagley



Tredyffrin Township Citizens Police Academy

I am pleased that Old Forge Crossing has two residents attending the current Citizens Police Academy.

Volunteers

Once again, we are asking for Town Watch volunteers. We currently have (including myself) 5 patrollers that are looking out for 509 units and approximately 750 residents. If you are an owner or renter and interested in helping to keep our community safe, please contact me. Being on Town Watch only requires one hour of your time per week to patrol our grounds and then type a short report. Not a lot of effort for a large reward of community peace of mind.

Reminder

It is disturbing to witness the blatant disregard for the speed limit and blowing stop signs. Way too many near misses, seriously, only a matter of time until it is no longer a miss.

Local Crime

The past few weeks have taught us that anything can and will happen at any time. Knowing your surroundings is the best way to lessen the probability of becoming a victim. A common thread in local Police blotters is that the victim was unaware of any danger.

Scams

You should know by now that nothing is free or too good to be true, if it is then, there is a catch to it somewhere. Protect your personal information, even at the gas pumps!

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

Thought for the month:

BE PART OF THE SOLUTION, VOLUNTEER

Anvil Classified Advertising Notice

Publication for articles in the **November 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by October 30th**. 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	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

On-Site Delivery:

Tony McClennon and Kurt Klotzbuecher

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Sereni Web Design & Presentations

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

Volume XLI No.10 October 2023
Published by: Old Forge Crossing.

Managers Notes

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



Concrete Work Reminder: Just a friendly reminder that concrete work will be ongoing throughout the community for the entire month. Please be attentive to marked-off areas as our contractors diligently work on making necessary repairs.



Roofing Work Update: Roofing work has been officially approved for the Heritage, Flintlock, Powder Horn, and Drummers buildings. We anticipate that the work will commence within the next two to three weeks, and we will provide timely notifications to the residents of these buildings. We are excited to report that, following the completion of these buildings, we will have only 8 more structures left to assess under the comprehensive roofing replacement program initiated back in 2014.



New Clubhouse Awning: We're gearing up for the next season with a fantastic improvement for the clubhouse. The current awning at the back of the clubhouse will be replaced with a brand-new one made from Sunbrella fabric. We look forward to having this stylish addition for the community to enjoy.



Upcoming Open Meeting: Mark your calendars for the Quarterly Open Meeting scheduled for Tuesday, October 10th, at 7:30 pm in the Barn. We kindly request that residents with questions for the Board submit them no later than Thursday, October 5, 2023.



Regarding Dogs: We've noticed an increase in inquiries about dogs on the property. Please remember that all dogs residing at OFC have been registered with our office and have undergone the appropriate approval process to live at Old Forge. If you encounter any issues with an Emotional Support Animal (ESA) or have questions, we encourage you to reach out to the management office directly rather than addressing your neighbors. Your cooperation is greatly appreciated.

Experience and Results Count! Need a Realtor Call Mark !



Mark Sweeney

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



MARK SWEENEY
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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.

MARK'S SELLER AND BUYER TESTIMONIALS

Testimonial Source: RateMyAgent.com



about 2 months ago

Great Service!

Great communication and the work was done fast and efficiently.



23 days ago

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.



19 days ago

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!!



5 months ago

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 Fall Seller and or Buyer Guide. Or use the QR Codes below to download your free Buyer or Seller's Guide.



Download your Buyer's Guide

Download your Seller's Guide



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HAPPY HALLOWEEN

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

BAT
 BLACK
 BOO
 BROOMSTICK
 CANDY
 CAT
 CAULDRON
 CHOCOLATE

COSTUME
 CREEPY
 DOORBELL
 FRIGHT
 GHOST
 GRAVEYARD
 HALLOWEEN
 HAUNTED

JACK O LANTERN
 MONSTER
 OCTOBER
 PUMPKIN
 SCARY
 SKELETON
 SPIDER

SPOOKY
 TOMBSTONE
 TREAT
 TRICK
 VAMPIRE
 WITCH
 ZOMBIE

UPCOMING SOCIAL COMMITTEE EVENTS



OFC
Crafts & Needlework

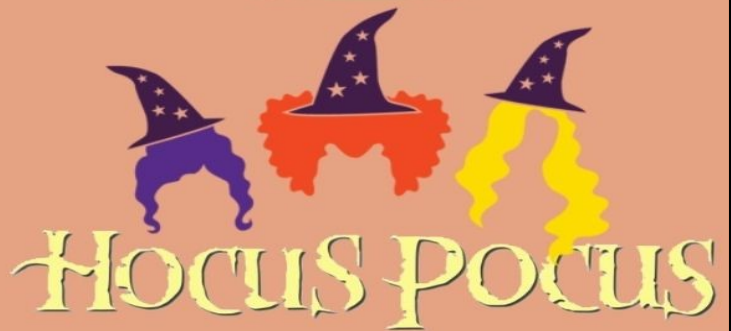
In the Clubhouse
Tues., Oct. 3, 2023
1:00 pm - 3:00 pm

THE OFC SOCIAL COMMITTEE PRESENTS

MOVIE NIGHT

FRI., OCTOBER 13TH

7:30 PM
IN THE BARN
FEATURING



POPCORN & DRINKS WILL BE PROVIDED
(FEEL FREE TO BRING A SNACK TO SHARE)



Wednesday
October 18th
7:00 PM
in the Clubhouse

Bring snacks to share
Beverages provided

OFC GAME NIGHT



HALLOWEEN PARTY

FRIDAY, OCTOBER 27TH

5:00 PM | IN THE BARN

BRING A DECORATED PUMPKIN FOR THE PUMPKIN DECORATING CONTEST
COSTUMES ENCOURAGED FOR THE COSTUME CONTEST
(WINNERS WILL HAVE THEIR PHOTOS IN THE NOVEMBER ANVIL)

PIZZA & APPLE CIDER PROVIDED 🎃 BRING SIDES & DESSERTS TO SHARE

GOBLINS OF ALL AGES WELCOME!!



OF THE MONTH

PUMPKIN CHOCOLATE CHIP MUFFINS

MAKES 12 MUFFINS

INGREDIENTS

- Unsalted butter for greasing muffin pan
- 2 C all-purpose flour, plus more for muffin pan
- 1 TBL pumpkin pie spice
- 1-1/2 tsp baking powder
- 1/2 tsp baking soda
- 1/2 tsp kosher salt
- 1 - 15 oz can pumpkin puree
- 1-1/4 C light brown sugar, packed
- 2 large eggs
- 1/2 C vegetable oil
- 1 C semi-sweet chocolate chips

These Pumpkin Chocolate Chip Muffins combine cozy pumpkin spice with pockets of chocolate. They're an easy way to add some needed comfort to chilly mornings.

Pre heat oven to 375 | line muffin pans with liners or grease & flour each muffin tin well

- ◇ In large bowl, whisk the flour, pumpkin spice, baking powder, baking soda & salt.
- ◇ In a medium bowl, add the pumpkin puree, brown sugar, eggs and vegetable oil. Whisk until combined.
- ◇ Pour the pumpkin mixture into the flour mixture and stir with a large spoon or rubber spatula just until combined and no streaks of flour remain. Do not over mix, it's okay if there are some lumps in the batter.
- ◇ Divide the batter evenly amount the 12 muffin tin wells. Each should be filled nearly to the top.
- ◇ Bake muffins for 20 minutes, or until a toothpick inserted in the center comes out clean. Allow to cool in pan for 5 minutes before transferring to a wire rack to cool for at least 10 minutes.

Here are a few techniques you can try to keep the chocolate chips evenly suspended within the muffin

* Save a tablespoon or two of the flour mixture. Coat the chocolate chips with it before adding to the batter.

* Try using mini chocolate chips or chop the larger chips into smaller pieces.

* Fold some of the chocolate chips into the batter and save the rest to scatter over the top before baking.

Ultimately, the texture of the batter and the size of the chocolate chips will dictate whether the chocolate sinks. Luckily, this batter is thick and should support standard or mini chocolate chips without issue.

NEEDED

TownWatch Volunteers

HELP KEEP OLD FORGE CROSSING A SAFE COMMUNITY



TAKE A BITE OUT OF
CRIME

**CONTACT THE OFC
OFFICE IF YOU ARE
INTERESTED**



TAKE A BITE OUT OF
CRIME

this MONTH in history

October 1, 1979 - After 70 years of American control, the Panama Canal Zone was formally handed over to Panama. .

October 2, 1967 - Thurgood Marshall was sworn in as the first African American associate justice of the U.S. Supreme Court.

October 7, 1765 - The Stamp Act Congress convened in New York City with representatives from nine colonies meeting in protest to the British Stamp Act which imposed the first direct tax by the British Crown upon the American colonies.

October 11, 1939 - Albert Einstein warned President Franklin Roosevelt that his theories could lead to Nazi Germany's development of an atomic bomb. Einstein suggested the U.S. develop its own bomb which resulted in the "Manhattan Project."

October 13, 1792 - The cornerstone of the White House was laid by George Washington. The building, located at 1600 Pennsylvania Avenue, is three stories tall with over 100 rooms, and was designed by James Hoban.

October 14, 1947 - U.S. Air Force Captain Chuck Yeager became the first man to break the sound barrier, flying in a rocket-powered research aircraft.

October 16, 1793 - Queen Marie Antoinette was beheaded during the Reign of Terror following the French Revolution.

October 19, 1781 - As their band played *The World Turned Upside Down*, the British Army marched out in formation and surrendered to the Americans at Yorktown. More than 7,000 British and Hessian troops, led by British General Lord Cornwallis, surrendered to General George Washington.

October 21, 1915 - The first transatlantic radio voice message was made by the American Telephone and Telegraph Company from Virginia to Paris.

October 24, 1929 - "Black Thursday" occurred in the New York Stock Exchange as nearly 13 million shares were sold in panic selling. Five days later "Black Tuesday" saw 16 million shares sold.

October 26, 1825 - The Erie Canal opened as the first major man-made waterway in America, linking Lake Erie with the Hudson River, bypassing the British-controlled lower St. Lawrence.

October 28, 1886 - The Statue of Liberty was dedicated on Bedloe's Island in New York Harbor. The statue was a gift from the people of France commemorating the French-American alliance during the American Revolutionary War.

SAVE THE DATE!!

Old Forge Crossing

Holiday Party

Saturday Evening, December 9, 2023

The Barn at Old Forge Crossing

further details to come

HAUNTED PLACES IN CHESTER COUNTY

CHESTER COUNTY HISTORICAL SOCIETY

In the center of downtown West Chester, Chester County Historical Society not only houses historical materials but also is said to have resident ghosts. According to Shadowlands, a portion of the building was built over an old graveyard. The location was also a rest stop along the Underground Railroad. Visitors report mysterious apparitions, and employees speculate that the ghosts are spirits of runaway slaves killed while attempting to gain freedom.

PENNHURST STATE HOSPITAL

Pennhurst State Hospital was built in 1908 as an asylum for the “feeble minded and epileptic”. It was underfunded by the state and soon became a crowded facility with deplorable conditions and patient neglect and abuse. Today, visitors can pay to walk through a labyrinth of eerie halls, cells, catacombs and dormitories to search for ghostly tormented souls. Each year in September and November, the brave can experience live action, digital acoustics and cutting-edge animatronics guaranteed to make hearts skip a beat.

THE LINCOLN ROOM

The Lincoln Room is a historic tearoom across the street from the old West Chester jail. Story has it that in 1788, a horse thief by the name of John Tully was sentenced to 60 days' confinement and 38 lashings. For the severity of his crime, Tully's ears were cut off and pinned to a pillory, after which Tully alternately moaned in agony and laughed in terror. He created such a disturbance in the jail that he was moved to the cottage across the street, where he died the next morning. Today, according to WestChesterDish.com, Susan Johnstone, owner of The Lincoln Room, claims that Tully's ghost screams and chuckles in the dark of night.

THE BRANDYWINE BATTLEFIELD

The Brandywine Battlefield is an important historical site in terms of the Revolutionary War and it is also one of the most haunted locations in Pennsylvania. Around 2000 men died here on what was the bloodiest day of the Revolutionary War and visitors say that they can still hear the battle echoing around the area. There have also been multiple sightings of apparitions of soldiers and horses.

VALLEY FORGE NATIONAL PARK

Although no physical battle was fought here, the battle against elements, low morale, and hunger was a fierce one and many believe that those who lost that fight still linger the area to this day. Visitors to the park have described seeing men in army clothing and some have reported seeing what appears to be a man hanging from a tree.

BLACK POWDER TAVERN

Since 1746, the building that houses this tavern has played a part in the establishment of our nation; first as a respite for stagecoach travelers expanding westward and later as a covert rendezvous point for George Washington, Marquis de Lafayette, and other leaders of the American revolution. It is believed that during the infamous winter of 1777–1778 at Valley Forge, a major figure in the Continental Army, master military mind Friedrich Von Steuben, designated the tavern as a secret black powder munitions stash for Continental Army couriers. All the while, the tavern continued to provide food, shelter and cheer to the hungry, weary soldiers fighting for their independence. Paranormal investigators have consistently found that there is a group anywhere from 15 to 25 spirits. They're not all from then 1700s. There are some from that era, some from the Civil War, some are from the massacre at Duffy's Cut and some from the 20th century.”

BICYCLE REGISTRATION

This Fall, we will be removing old and abandoned bicycles from the community. In order to accomplish this, we will be issuing NEW bike tags. Anyone with a bike/s on one of the OFC bike racks needs to register (or re-register) their bike/s in order to obtain a new bike tag. You will need a separate tag for each bike.

Bicycle Registration Forms can be found on page 13 of the Anvil and in the black mailbox in front of the Clubhouse. Please complete and return to the office by October 15, 2023. We will be distributing the new Bike Tags by October 31, 2023.

Any bicycle not displaying a new OFC Bike Tag, will be removed from the rack and the community by November 15, 2023.

If you have any questions, please feel free to contact the Management Office.



IMPROVING YOUR HOME? REMEMBER.



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 contractor, 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.

OLD FORGE CROSSING CONDOMINIUM ASSOCIATION
BICYCLE REGISTRATION FORM

Date: _____

Name: _____

Unit No: _____

Phone: Mobile _____

Home _____

Email Address: _____

Make of Bicycle	Color	Sticker No. (OFC will provide)

I am the owner of the bicycles(s) and agree to the following:

1. I will affix each sticker indicated above to the left rear fender/frame of the bike to which it applies.
2. I will remove the bike from the premises when my residency terminates. I understand that if my bikes is/are found on the property after my residency terminates, the bike will be disposed of.
3. I will report the acquisition of other bikes by making new permit applications for them.
4. I will not hold the Old Forge Crossing Condominium Association responsible for theft or damage to my bike(s) or to my possessions thereon.
5. It is understood that all bikes within Old Forge Crossing complex, without permits or those that appear to be abandoned will be disposed of.

Resident Signature

Updated 8/2023

FREE



PEST CONTROL
EVERY WEDNESDAY

**PLEASE CONTACT THE
MANAGEMENT OFFICE
TO SCHEDULE**

**HAVE WE GOT A
JOKE FOR YOU**

**HOW TO YOU PROTECT
YOUR BAGELS?**

PUT "LOX" ON THEM

POWER OUTAGE?



**If your unit loses
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to report the outage.**

1-800-841-4141

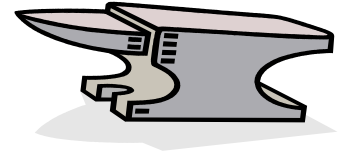
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OCTOBER 2023



**OLD FORGE CROSSING
CONDOMINIUM ASSOCIATION
1027 N. VALLEY FORGE ROAD
DEVON, PA 19333**



**OLD FORGE CROSSING
MANAGEMENT OFFICE**
P: 610.687.5675 | F: 610.687.5693
ofcmgmt@comcast.net
**HOURS:
MON - FRI | 9 AM - 5 PM**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 CONDO FEES DUE 1 BEDROOM \$301 2 BEDROOM \$395	2	3 OFC Crafts & Needlework 1:00 pm - 3:00 pm In the Clubhouse	4 SOCIAL COMMITTEE MEETING 7:00 PM	5	6 World Smile day	7
8	9 Native American's Day	10 EXECUTIVE BOARD MEETING @ 6:00 PM QUARTERLY OPEN MEETING @ 7:30 PM IN THE BARN REMEMINDER LATE CHARGE CONDO FEE REMEMINDER	11	12	13 MOVIE NIGHT 7:30 PM IN THE BARN FEATURING HOCUS POCUS	14 National Chess Day
15	16 World Food Day	17	18 7:00 PM in the Clubhouse Bring snacks to share Beverages provided OFC GAME NIGHT	19	20	21 NATIONAL APPLE DAY
22 NATIONAL NUT DAY 	23	24 FINANCE COMMITTEE MEETING 7:00 PM	25	26	27 HALLOWEEN PARTY 5:00 PM IN THE BARN Goblins of all ages welcome!	28
29	30 DON'T MISS THE DEADLINE NOV. '23 ANVIL 	31 HAPPY HALLOWEEN October 31 				



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

Condo Fees Due
October 1, 2023

1 BR \$301
2 BR \$395

October 10, 2023

Executive Board Meeting
6:00 pm

Quarterly Open Meeting
7:30 pm



QUARTERLY OPEN MEETING

 **OCT 10, 2023**

 **7:30 PM**

 **IN THE BARN**

Questions for the meeting? Submit to ofcmgmt@comcast.net by 10/5