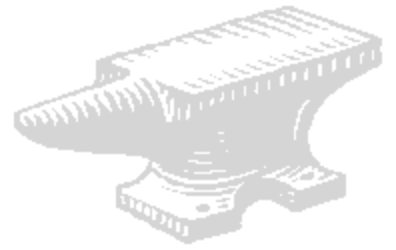


The Anvil



PRESIDENT'S MESSAGE

Greetings Old Forge Residents,

I can't believe that November is already upon us. The return of Standard Time on Sunday, November 5th means that the days will get shorter.

On the brighter side, November also means that Thanksgiving is coming! I consider myself very fortunate that I have many things for which to be thankful.

One of the biggest items on my list of things for which to be thankful, is that the long anticipated electrical panel project for Buildings 1 - 15 will hopefully be underway by the time you receive this newsletter.

This project is one of the biggest projects OFC has undertaken in terms of its scope and the time it has taken to assemble the equipment and supplies necessary to complete the project. It is also without a doubt one of the costliest projects ever undertaken here at OFC. If your building is one of the ones effected by this project, please be on the lookout for updates from the office.

I wish you all a very happy Thanksgiving and hope that you have many things for which to be thankful every day.

Sincerely,

Paul March, President
Old Forge Crossing Condominium Association

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Committee Report Highlights



Finance Committee (Dave Inman)

Luft & Associates has completed their audit of our financial records for the 2022/23 fiscal year. External audits determine whether our books conform to standard accounting practices and whether our financial statements are accurate. This was a routine audit and the Finance Committee will review the report at the next meeting. On another topic, the Working Group to review our electronic Reserve Study will meet next week and will look at the study's projections for the next couple of years. After a full review of the study, the group will make recommendations regarding the size of our reserve fund; these recommendations will be presented to the full Finance Committee and the OFC Executive Board.

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 Social Committee is pleased to report that Move Night on Friday the 13th featuring Hocus Pocus and the October 18th Game Night were a success! Don't miss the next Movie Night featuring the hit Barbie on November 11th and join in the fun with Game Night on November 15th. Our net big event, the OFC Holiday Party, will be held on Saturday, December 9th. Look for your invitation in your mailbox.

The Social Committee needs volunteers to help at our events. We meet on the first Wednesday of the month at 7:00PM in the Clubhouse all are welcome to attend.



Tree Committee (Emily Bell)

It's a wonderful time of year to appreciate our trees here at a Old Forge Crossing, as the temperature changes and chlorophyll in the leaves breaks down, leading to all that spectacular color.

The community recently completed round one of pruning and removals for the fiscal year. A second round will be completed over the winter, and our new/replacement trees will be planted very soon. The tree committee has been busy ensuring that all of the information we've collected from our consulting arborist, and resident requests, was organized properly for the bidding process. We've also had several meetings recently with our arborist practitioners to prepare for this work.

Did you know? Trees planted near buildings reduce not only cooling but also heating costs – by up to 17% - because trees act as a windbreak. Source: Arbor Day Foundation - How Trees Can Save Energy.



TOWN WATCH

By Mike Feagley



Putting mail in your personal mailbox

Law Enforcement is suggesting residents not to put any outgoing mail in their residential mailbox due to the theft of mail. Criminals are looking for checks, money, etc. We will need to up our awareness with the approaching Christmas Season. We live in a non-gated community so this kind of thing can certainly happen here.

Local Crime

It's only escalating. To illustrate this, there was a report of a shooting at the King of Prussia Mall this past Friday evening, October 19, 2023.

Scams

You should know by now that nothing is free or too good to be true. It is possible to turn most things into a scam, mostly due to the advances of technology. The criminal never takes a vacation and is always on the move to try to trick the next unsuspecting victim.

The holiday season is a good time to be extra diligent in what's going on with our Checking Accounts Bank statements, and Credit Card accounts.

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

Thought for the month:

AWARENESS IS THE BEST MEDICINE

Anvil Classified Advertising Notice

Publication for articles in the **December 2023 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by November 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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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	ofcgmt@comcast.net
OFC Property Manager	610-687-5675
	Jennifer McLaughlin jmclaughlin@camcomgmt.com
OFC Website	www.OldForgeXingPa.com
Tredyffrin Township Website	www.tredyffrin.org

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1st Floor Unit. 1 Bd/1 Bath w/ renovated kitchen & bathroom. Lots of natural light.
Available 12/1/2023 | \$1630/month | 404-889-5252
For more information -
<https://zillow.com/b/253-old-forge-xing-devon-pa-98yD8s/>

This Month's Anvil Article Contributors:

Paul March, Mike Feagley and Jennifer McLaughlin, Community Manager

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Tony McClennon and Kurt Klotzbuecher

Layout/Design:

Sereni Web Design & Presentations

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

Volume XLI No.11 November 2023

Published by: Old Forge Crossing.

Managers Notes

By: Jennifer McLaughlin, CMCA, AMS



Electrical Project Update:

Just Electrical Project Update: Notices have been sent to buildings 1-15 regarding the upcoming electrical work and the tentative schedule for power shutdowns in each building. I want to clarify that individual unit access will not be required, as this repair pertains to the main electrical panel in the building. If you live in one of these buildings, please keep an eye on your emails, calls, and text notifications for any updates or modifications to the proposed schedule. As a reminder the Clubhouse and Barn will be open for anyone who needs them during your scheduled outage.



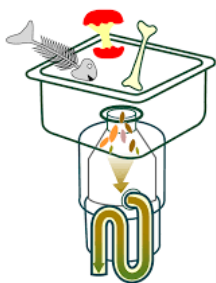
Noise Reminders:

Kindly remember that according to our community rules and regulations, noise should not extend beyond 10:00 pm. Please be considerate and avoid using loud appliances during this time to ensure a peaceful environment for everyone.



Bicycle Registration:

We've received a few bike registration forms, but considering the number of bikes at our racks, we still lack many registrations. Please take a moment to complete the registration form and return it to the office. This ensures that your bike won't be mistakenly donated when we remove unregistered bikes.



Garbage Disposal Etiquette Reminder:

A friendly reminder about proper garbage disposal: avoid putting items such as grease, bones, fibrous foods, and non-food items down the garbage disposal. This helps maintain the functionality of our disposal systems and prevents unnecessary clogs or costly backups in our pipes.



Toys For Tots

CAMCO Cares is hosting a Toys for Tots drive at several of our communities. The OFC Board has graciously allowed us to participate at Old Forge. If you'd like to contribute, please drop off an unwrapped toy at the Clubhouse anytime during November. Your generosity will make a difference, and we're grateful for the opportunity to share this initiative with the wonderful residents of Old Forge.

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Third Quarter Sales Activity in Old Forge Crossing

130 Old Forge Crossing	1 BR w/Den	List Price	➔	\$220,000	Sold Price	➔	\$227,000
54 Old Forge Crossing	1 BR w/ Den	List Price	➔	\$229,900	Sold Price	➔	\$236,000
452 Old Forge Crossing	1 BR	List Price	➔	\$240,000	Sold Price	➔	\$240,000
154 Old Forge Crossing	1 BR w/Den	List Price	➔	\$230,000	Sold Price	➔	\$249,500
344 Old Forge Crossing	2 BR	List Price	➔	\$300,000	Sold Price	➔	\$307,000
11 Old Forge Crossing	2 BR Townhome	List Price	➔	\$345,000	Sold Price	➔	\$358,600

Public Service Announcement from Mark

Once again; I'm holding a food drive supporting the Great Valley Food Cupboard next door to our community. I have included a list of items most needed for you. If you can donate food, please call me at 610-247-3339 to arrange a pick-up day, and I will deliver them for you.



the Legal Pad		7ops
Great Valley Food Cupboard		
(Items Most Needed)		
<input checked="" type="checkbox"/>	Granola and or Cereal	
<input checked="" type="checkbox"/>	Peanut Butter and Jelly	
<input checked="" type="checkbox"/>	Pasta	
<input checked="" type="checkbox"/>	Canned meat (ham or spam)	
<input checked="" type="checkbox"/>	Canned soup	
<input checked="" type="checkbox"/>	Additional canned foods	
<input checked="" type="checkbox"/>	Crackers	
<input checked="" type="checkbox"/>	Juice and Juice Boxes	
<input checked="" type="checkbox"/>	Paper goods	

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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., Nov. 2, 2023
1:00 pm - 3:00 pm

THE OFC SOCIAL COMMITTEE PRESENTS
MOVIE NIGHT
SAT., NOVEMBER 11TH

7:30 PM
IN THE BARN
FEATURING



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



Wednesday
November 15th
7:00 PM
in the Clubhouse

Bring snacks to share
Beverages provided

OFC
GAME
NIGHT

Old Forge Crossing

Holiday Party

Saturday, December 9, 2023
6:00 PM - 9:00 PM

The Barn at Old Forge Crossing
CATERED BY AQUILANTE



OF THE MONTH

BEST TOMATO SOUP EVER

Recipe courtesy of Ree Drummond

SERVES 6 - 8

INGREDIENTS

1 medium white or yellow onion
6 TBL (3/4 stick) butter
Two 14.5 oz cans diced tomatoes
One 46 oz bottle or can tomato juice
3 - 6 TBL sugar
1 or 2 TBL chicken base or 3 chicken bouillon cubes
Freshly ground pepper
1 C sherry (optional)
1-1/2 C heavy cream
1/4 C chopped fresh basil
1/4 C chopped flat-leaf parsley

- * To begin, dice onion, melt butter in a large pot or Dutch oven. Throw the onion into the melted butter and cook until translucent.
- * Now, put in the diced tomatoes and stir to combine. Add the tomato juice.
- * In order to combat the acidity of the tomatoes, add 3 to 6 tablespoons of sugar. Start on the low side, then taste and add more sugar as needed. Some tomatoes and juice have more of an acidic bite than others. (Ree said she normally uses 6 TBL of sugar).
- * Add 1 or 2 TBL of chicken base to the pot or 2 - 3 bouillon cubes, taste to see if you want to add more.
- * Add freshly ground pepper to taste. Stir to combine.
- * Heat until almost a boil, then turn off the heat.
- * Add sherry (if desired). Stir in cream. Add basil and parsley and stir
- * *Serve warm!! And Enjoy!!*



Garden Maintenance FALL CLEAN UP

It is the responsibility of residents to maintain their garden. This includes removing dead plants, cutting back perennials, etc.

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

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

Thank you

this MONTH in history

November 1, 1993 - The European Union came into existence as a result of the Maastricht Treaty.

November 5, 1911 - Aviator C.P. Snow completed the first transcontinental flight across America, landing at Pasadena, California. He had taken off from Sheepshead Bay, New York, on September 17th and flew a distance of 3,417 miles.

November 6, 1860 - Abraham Lincoln was elected as the 16th U.S. President and the first Republican. He received 180 of 303 possible electoral votes and 40 percent of the popular vote.

November 8, 1895 - X-rays were discovered by Wilhelm Roentgen at the University of Wuerzburg in Germany.

November 11, 1938 - Irving Berlin's *God Bless America* was first performed.

November 12, 1867 - A major eruption of Mount Vesuvius in Italy began, lasting several months.

November 15, 1777 - The Articles of Confederation were adopted by Continental Congress.

November 17, 1558 - Queen Elizabeth I ascended the throne of England at the age of 25, reigning until 1603.

November 20, 1789 - New Jersey became the first state to ratify the Bill of Rights.

November 24, 1859 - Charles Darwin's book *On the Origin of Species by Means of Natural Selection* was first published, theorizing that all the living creatures descended from a common ancestor.

November 25, 1992 - The parliament in Czechoslovakia voted to divide the country into separate Czech & Slovak republics.

November 26, 1832 - The first horse-drawn streetcar carried passengers in New York City along Fourth Avenue between Prince Street and 14th Street.

November 28, 1520 - Portuguese explorer Ferdinand Magellan passed through the strait (of Magellan) located at the southern tip of South America, thus crossing from the Atlantic Ocean into the Pacific.

November 30, 1782 - A provisional peace treaty was signed between Great Britain and the United States heralding the end of America's War of Independence. The final treaty was signed in Paris on September 3, 1783. It declared the U.S. "...to be free, sovereign and independent states..." and that the British Crown "...relinquishes all claims to the government, propriety and territorial rights of the same, and every part thereof."

Old Forge Crossing

Holiday Party

Saturday, December 9, 2023

6:00 PM - 9:00 PM

The Barn at Old Forge Crossing

1027 N. Valley Forge Rd, Devon, PA 19333

\$35 per person (limit of 100 people)

Drop off checks (payable to Old Forge Crossing:) to OFC Office by December 1, 2023. Your check is your RSVP.

Thanksgiving Trivia

Question: **How many women were at the very first Thanksgiving celebration?**

Answer: **Four**

It's fairly certain that there were only four (maybe five) women at the first Thanksgiving celebration (all of which were married to men who were part of the first group of settlers). Accounts say that there were just 22 men and around 25 children in addition to the four women in attendance. There were originally more women on the voyage over, but according to History.com, about 78% died on the journey or during the first winter from disease.

Question: **What city is home to the oldest Thanksgiving parade?**

Answer: **Philadelphia**

The Philadelphia Gimbel Brothers Department Store parade in 1920 had only 50 people, 15 cars and a fireman dressed as Santa Claus. The parade ended with Santa on his sleigh, signifying the arrival of the holiday season.

Question: **How long was the first Thanksgiving?**

Answer: **Three days**

In November 1621, the settlers' first corn harvest proved so successful that Governor William Bradford reportedly invited the Plymouth colonists' Native American allies to enjoy the fruits of their labor. Members of the Wampanoag tribe came bearing food to share. They had so much bounty that the revelers decided to extend the affair.

Question: **What food did the colonists and Native Americans NOT have at the first Thanksgiving?**

Answer: **Turkey**

No one can say for sure whether turkey was on the menu back in 1621. However, the original guests did indulge in other foods like lobster, seal and swan. The Wampanoag also reportedly brought five deer to the celebration.

Question: **What is the busiest day of the year for plumbers?**

Answer: **The day after Thanksgiving!**

Thanks to all that food we gobble up on Thanksgiving and houseguests stressing out the plumbing system, Roto-Rooter reports that kitchen drains, garbage disposals and yes, toilets, require more attention the day after Thanksgiving than any other day. Before you have to join the legions paying a hefty holiday bill, you may want to remind your kitchen clean-up crew to scrape the plates before washing. **SEE THE BOTTOM OF PAGE 12 OF THE ANVIL FOR WHAT NOT TO PUT DOWN YOUR DRAIN!!**

BICYCLE REGISTRATION

We will be removing old and abandoned bicycles from the community effective **November 15th**. 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 in the black mailbox in front of the Clubhouse. Please complete and return to the office ASAP.

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.



BE CAREFUL WHAT YOU PUT IN YOUR GARBAGE DISPOSAL AND KITCHEN DRAIN

DO NOT PUT ANY of the following items in your garbage disposal or down your kitchen drain as they may cause a back-up in your unit as well as your neighbors!

- NO** celery
- NO** potato peels, apple peels, onion skins
- NO** bones of any kind
- NO** pumpkin or pumpkin seeds
- NO** eggshells
- NO** grease or oil (this includes olive oil)
- NO** rice or pasta
- NO** turkey or chicken skins

DISPOSE OF ANY UNWANTED FOOD ITEMS IN YOUR TRASHCAN!!

IF WE ARE ABLE TO TRACE A BACK UP TO YOUR UNIT, YOU WILL BE HELD RESPONSIBLE AND BILLED FOR THE COST OF DRAIN CLEANING, UNIT CLEAN UP AND ANY OTHER COSTS ASSOCIATED WITH THE BACK UP!



To all who served,
★

**WE ARE THANKFUL
FOR YOUR SERVICE**

Happy Veterans Day
Saturday, November 11th

TOYS FOR TOTSSM

TOY DRIVE

Bring an unwrapped toy to the Clubhouse
by **FRIDAY, DECEMBER 1ST**
and put in the Toys For Tots box

**Let's make the holidays this
year a happy time for kids!**



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**GAS METER
READINGS
(HEAT ONLY)**

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dates:

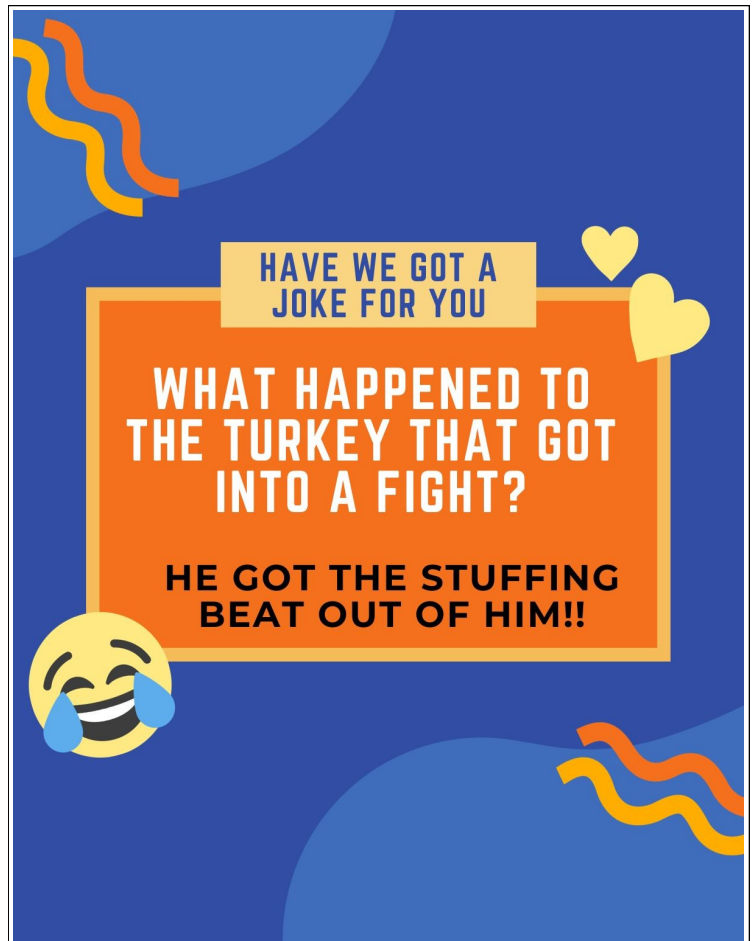
NOVEMBER 30, 2023
(combined June - November)

DECEMBER 28, 2023

JANUARY 31, 2023

Meters are read on above dates,
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month and due on the first of the
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Cash is not accepted



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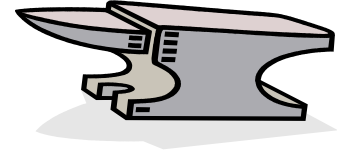
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NOVEMBER 2023



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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 	2 	3	4
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		



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

Condo Fees Due

November 1, 2023

**1 BR \$301
2 BR \$395**

Executive Board Meeting

**November 14, 2023
7 pm**

**THE OFC OFFICE
WILL BE CLOSED IN OBSERVANCE OF**

*Thanksgiving
Day*

**W E D N E S D A Y
1 1 . 2 2 . 2 0 2 3
@ 1 : 0 0 P M**

T H R U

**F R I D A Y
1 1 . 2 4 . 2 0 2 3**

**H A P P Y
T H A N K S G I V I N G ! !**

