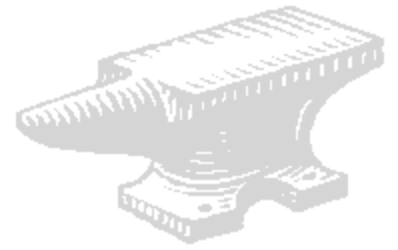


The Anvil



PRESIDENT'S MESSAGE

Greetings Old Forge Residents,

I hope you all had a happy Thanksgiving surrounded by family, friends and of course good food.

Thankfully, the electrical panel replacement project has been proceeding without any problems. As I write this letter, eight of the fifteen panels have been replaced. Two more panels are scheduled for replacement the first week in December and the rest will hopefully be replaced in January-February, 2024.

The next phase of roof replacement started on November 27th with the first of four replacements. We anticipate the entire project to take about 4 weeks, but this will all be dependent on the weather.

The Holiday Season is off to a busy and beautiful start. Thanks to Tony and Kurt, the holiday lights are up and certainly add a bright note to the start of the long cold nights. Stop in to see the decorated Clubhouse, it looks beautiful! The Old Forge Holiday Party will be held on Saturday, December 9th in the barn, hope to see you there.

During this festive season, please take time to remember those who are less fortunate. There are many people here in our own community who could benefit from a visit, a ride to the store or some other activity.

I wish you all a very Happy Holiday Season!

Sincerely,

Paul March, President
Old Forge Crossing Condominium Association

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)

The Finance Committee reviewed the recent audit performed by Luft Associates. Although this was a routine audit, there were a few small accounting issues that the auditors identified and the committee and the board are following up on these. Meanwhile the large electrical panel project has begun and fifteen of our buildings will soon have new electrical panels. Our reserve fund balance is a concern given the costly capital projects that are coming up and there is a small group looking into different ways to address this problem. You will be hearing more about this issue in the new year. 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. Happy Holidays to Everyone!



Social Committee (Bill Lobo)

The Social Committee ended October with a fun filled Halloween Party held on Friday, October 27th. Thank you to all of the volunteers who helped decorate, set up and clean up. We couldn't have done it without you!

November was a relatively quiet month for the Social Committee, but Movie Night, featuring Barbie, did have about 20 attendees, one of the biggest yet. Our social event of the year, The OFC Holiday Party, will be held on December 9th. At the time of writing this, there are still a few spots available, if you haven't RSVP'd yet, please do so.

On behalf of the Social Committee, I would like to thank all of the volunteers who helped with all of our OFC events in 2023. Your contribution is invaluable. We are looking forward to a fun filled 2024. Happy Holidays to all!



Tree Committee (Emily Bell)

On October 11, fourteen new trees were planted around the property to replace our 2023 and anticipated 2024 removals. Fall planting requires less watering because the trees go dormant for the winter season shortly after planting; this will reduce our watering expense and free up our staff to address other things around the property. Bids for the second half of the fiscal year's removal and pruning work are to be reviewed by the Board in December, and this work will take place early in Q1.

I recently attended the World Forum on Urban Forestry in DC, as well as the Philadelphia Tree Canopy Conference. One takeaway from both conferences is that many municipalities and governments around the world now view and manage trees as critical infrastructure due to their many benefits. These include stormwater management, the ability to moderate heat islands, and improving human physical and mental health. I am proud that OFC is aligned with this approach, and grateful for my fellow Tree Committee members' commitments to ensuring our canopy is managed for the greater good of our community.



TOWN WATCH

By Mike Feagley



Tis The Season

For all kinds of scams and fraud. Especially with on-line shopping, make sure you are on the site you want to be and you did not get switched to another site, it happens in the blink of an eye! Best to use trusted vendors.

If you are shopping in person this season, please be aware of your surroundings, even if you are in a place where you consider a “safe” area, know that in this day and age, there are no safe areas. Check the vehicle before you get in, and do not delay, get started on your journey.

Also, check your bank balances regularly, thieves access accounts and withdraw cash in the form of “ach” transactions, they start with small amounts so you might not notice anything unusual at first. This type of crime has been reported locally, be aware of what is going on with your PayPal or Venmo and other types of debit transactions.

Town Watch Volunteers

This is the perfect time to recognize our outstanding and dedicated Town Watch volunteers at Old Forge Crossing. They include Jackie Caza, Ken Saler, Stephanie Segelbaum, Vikram Purohit, Geoff Meyers and Mike Feagley. These folks are the best! Town Watch strives to give the OFC Community a degree of security all year long. And again, we have the only active official Town Watch in Chester County.

If you see these individuals during your everyday travels, maybe tell them how much you appreciate their efforts, they would be very pleased to be recognized. And if you would like to join their ranks, it only requires an hour a week of your time and an email to report your findings, we can always use another set of eyes.

We always need Patrollers.

Town Watch sends HAPPY HOLIDAYS to all our residents.

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

Thought of the month:

BE DILIGENT – BE AWARE – BE SAFE

Anvil Classified Advertising Notice

Publication for articles in the **January 2024 Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by December 27th**. 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

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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 Jennifer McLaughlin jmclaughlin@camcomgmt.com	610-687-5675
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

Layout/Design:

Sereni Web Design & Presentations

The Official Publication of the
Old Forge Crossing Condominium Association
A Community of Colonial Townhouses and Condominiums
1027 North Valley Forge Road Devon, PA 19333

Volume XLI No.12 December 2023

Published by: Old Forge Crossing.

Managers Notes - December 2023

By: Jennifer McLaughlin, Community Manager



Fall Gutter Cleaning:

Scheduled to commence on Monday, December 4th, Liberty Maintenance will be onsite throughout the week to clean out the gutters on all buildings in the community.



Roofing Work:

Roofing work began at the Drummers Mews Building on November 27th and will continue for the next four weeks, with approximately one week per building. Buildings scheduled for roofing replacements this year include Drummers, Powder Horn, Flintlock, and Heritage.



Gas Billing:

The first gas reading was completed on November 30th. Bills will be sent out by December 15th, with payment due on January 1st. We are pleased to announce that the Board negotiated a lower gas rate for the community, effective January 1. This will result in a decrease in your gas charges in March, reflecting January usage.



WHO'S Who at Old Forge Crossing?

Recently I was asked to clarify the roles within Old Forge Crossing. Who works for CAMCO? Who is Employed by the association? What services are provided by the Management Company? Please see below for helpful information:

- Old Forge Crossing Association Employees: Staff directly employed by the Association, include maintenance staff (Bill, Tony, and Kurt) and Administrative Assistant (Katie).
- CAMCO provides both resources and staffing to the Old Forge Condominium Association. Resources include access to the online owner's portal and electronic payment options. We also have a network of trusted and vetted contractors we can call for community repairs and bid on capital projects for the community. In addition to these things, CAMCO provides an Accounts Payable and Accounts Receivable department, a Staff Accountant, A Resale Processing department and myself, as an onsite community manager.



Welcome to our New Landscape/Snow Contractor:

With the winter season approaching, Old Forge Crossing has switched its landscaping and snow removal company. We welcome Charlie Friel Landscaping and look forward to their contributions to the community.



Social Committee Texting Line:

Starting the 1st week of December, a text message will be sent for OFC Social Committee updates. If you prefer not to receive reminders or updates on social events, respond with STOP. The test message is scheduled for Friday, December 8th.

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.

FOR RENT	425 Old Forge Crossing (First Floor Unit)	1 BR 1 Bath	➔	\$1,750 month
Updated kitchen and Bath, New flooring and paint, living room with wood-burning fireplace, available immediately.				

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.



<p>the Legal Pad</p> <p>Great Valley Food Cupboard</p> <p>(Items Most Needed)</p> <ul style="list-style-type: none"> <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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HAPPY HOLIDAYS



E	S	N	N	K	L	J	J	J	H	T	A	E	R	W	D	H	L	I	D	A	W	A	Z
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| CANDLE | CANDY CANE | CAROLS | CHRISTMAS | COOKIES | DREIDEL |
| EIGHT DAYS | FAMILY | GARLAND | GELT | GIFTS | GINGERBREAD |
| HANUKKAH | KARAMU | KINARA | KWANZAA | LATKES | LIGHTS |
| MENORAH | MISTLETOE | PRESENTS | REINDEER | RUDOLPH | SANTA CLAUS |
| SEVEN DAYS | SLEIGH | STAR | STOCKING | TRADITIONS | WRAPPING PAPER |
| WREATH | ZAWADI | | | | |

UPCOMING SOCIAL COMMITTEE EVENTS

Old Forge Crossing

Holiday Party

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

The Barn at Old Forge Crossing

CATERED BY AQUILANTE



Wednesday
December 20th



7:00 PM

in the Clubhouse



Bring snacks to share
Beverages provided



OFC GAME NIGHT

BACK BY
POPULAR
DEMAND

OFC Swing Dance Night



WHEN
JAN 6, 2024
7:00 - 11:00 PM

WHERE
IN THE BARN

**SWING DANCE
LESSON FOLLOWED
BY DANCING!**

**NO PARTNER NEEDED
BYO SNACKS; WATER
& SODA PROVIDED**

"SWING" ON BY!!

VOLUNTEERS WANTED FOR OFC SOCIAL COMMITTEE

Help plan fun events,
parties and gatherings.

The Old Forge Crossing Social Committee
meets the first Wednesday of every
month at 7:00 PM in the Clubhouse.

Please contact the OFC office if you are
interested in joining this committee.



OF THE MONTH

SAVORY VEGETABLE BEEF STEW

INGREDIENTS

- 3 LB beef stew meat, cut into 1" pieces
- 1/3 C Italian salad dressing
- 2 C water
- 1 (14.5 oz can) diced tomatoes, undrained
- 1 (10.5 oz can) condensed beef broth
- 1 (8 oz can) tomato sauce
- 2 tsp beef bouillon granules
- 1 bay leaf
- 1 clove garlic minced
- 1 tsp dried oregano
- 1 tsp salt
- 1/2 tsp ground black pepper
- 6 small potatoes, quartered
- 6 carrots, cut into 1" pieces
- 1 green bell pepper, cut into 1/2" diced
- 1 onion chopped
- 3 TBL all-purpose flour
- 3 TBL cold water

PREP TIME: 30 MIN | COOK TIME: 2 HRS 30MIN

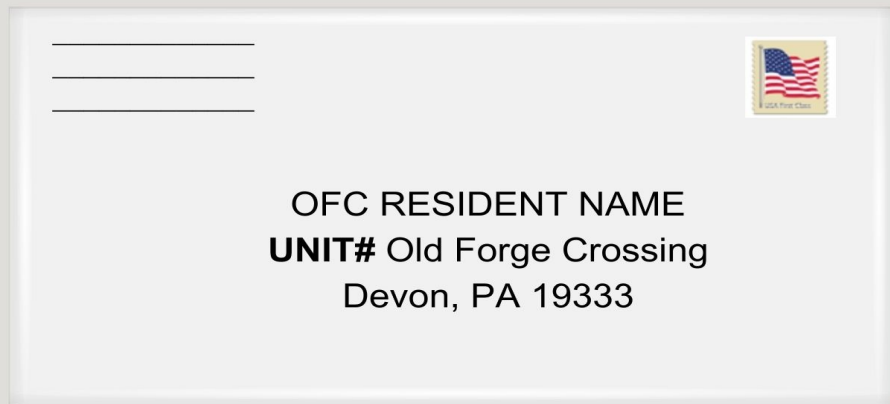
A delicious meal for a cold winters night.

- ◇ Heat a large pot or Dutch oven over medium heat; cook and stir beef and Italian dressing in the hot pot until meat is evenly browned (about 5 minutes). Stir in 2 cups water, diced tomatoes, broth, tomato sauce, bouillon, bay leaf, garlic, oregano, salt and pepper; bring to a boil. Reduce heat to medium-low, cover and simmer until meat is tender, about 1-1/2 hours
- ◇ Add potatoes, carrots, bell pepper and onion to the pot; cover and continue to simmer until vegetables are tender, about 45 minutes.
- ◇ Combine flour and 3 tablespoons cold water in a small bowl; mix until smooth. Stir into stew and bring to a boil; cook and stir until thickened, about 2 minutes. Discard bay leaf before serving.

USE THE CORRECT ADDRESS

To ensure your mail and packages are delivered to you,
PLEASE USE THE CORRECT ADDRESS.

The correct mailing address for any unit should be:



Please, **DO NOT** use 1027 N. Valley Forge Road as part of your address.
This address is for the OFC Management Office only.

this MONTH in history

December 1, 1990 - England was connected to mainland Europe for the first time since the Ice Age as engineers digging a railway tunnel under the English Channel broke through the last rock layer.

December 3, 1967 - The first successful heart transplant was performed by Dr. Christiaan Barnard at Cape Town, South African, on Louis Washkansky, who lived for 18 days.

December 6, 1973 - Gerald Ford was sworn in as vice president under Richard Nixon following the resignation of Spiro Agnew who pleaded no contest to charges of income tax evasion.

December 10, 1896 - Swedish chemist Alfred Nobel died at San Remo, Italy. His will stipulated that income from his \$9 million estate be used for awards recognizing persons who have made valuable contributions to humanity.

December 11, 1936 - King Edward VIII abdicated the throne of England to marry Wallis Warfield Simpson.

December 13, 1862 - During the American Civil War, the Battle of Fredericksburg occurred in Virginia as the Union Army of the Potomac under General Burnside suffered a costly defeat, losing 12,653 men.

December 14, 1962 - The Mariner II space probe sent back information from the planet Venus, the first information ever received from another planet.

December 15, 1791 - The Bill of Rights (first 10 amendments to the U.S. Constitution) became effective following ratification by Virginia.

December 19, 1732 - Benjamin Franklin first published *Poor Richard's Almanac* containing weather predictions, humor, proverbs and epigrams, eventually selling nearly 10,000 copies per year.

December 20, 1860 - South Carolina became the first state to secede from the Union in a prelude to the American Civil War.

December 23, 1913 - The U.S. Congress passed the Federal Reserve Act establishing the Federal Reserve System to serve as the nation's central bank.

December 24, 1814 - The Treaty of Ghent between America and Britain was signed, officially ending the War of 1812.

December 25, 1776 - During the American Revolution, George Washington took 2,400 of his men across the Delaware River. Washington then conducted a surprise raid on 1,500 British-Hessians (German mercenaries) at Trenton, New Jersey.

December 27, 1831 - Charles Darwin set out from Plymouth, England, aboard the ship *HMS Beagle* on his five-year global scientific expedition.

December 31, 1781 - The first bank in the U.S., the Bank of North America, received its charter from the Confederation Congress. It opened on January 7, 1782, in Philadelphia.

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.

Holiday Trivia

What iconic holiday character first appeared in a 1939 booklet published by the department store Montgomery Ward?

Answer: **Rudolph**. The original eight reindeer were popularized in the 1823 poem A Visit from St. Nicholas. Rudolph didn't come along until 1939, when he was dreamed up in Chicago by Montgomery Ward advertising copywriter Robert Lewis May. The copyright was later transferred to May and became a book. The famed version of the song Rudolph the Red-Nosed Reindeer hit No. 1 in 1949.

Both gingerbread houses and candy canes were almost certainly introduced to the U.S. by immigrants from what country?

Answer: **Germany**. Some historians have gingerbread houses dating all the way back to ancient Rome, but both sweets have become synonymous with the holidays in the U.S. thanks to the millions of German immigrants who arrived in the 19th & early 20th century.

Which U.S. President was the first to recognize Hanukkah with a menorah lighting at the White House?

Answer: **Jimmy Carter in 1979**. Since then, every U.S. president has celebrated Hanukkah in some way. The first official White House Hanukkah Party hosted by George W. Bush took place in 2001, since then, an annual Hanukkah reception is hosted by the President and First Lady. The guest list includes American Jewish leaders and school and yeshiva deans.

Kwanzaa was first celebrated in the U.S. in what decade?

Answer: **The 1960s**. Dr. Maulana Karenga created Kwanzaa in 1966 as a way of uniting the African American community and modeled after traditional African harvest celebrations.

Which American pop singer spent her early years growing up on a Christmas tree farm run by her parents?

Answer: **Taylor Swift**. Taylor grew up on an 11-acre farm in Reading, Pennsylvania. She wrote and released the song "Christmas Tree Farm," in 2019.

What is the name of potato pancake that is traditionally prepared to celebrate Hanukkah?

Answer: **Latke**. Latke's are traditionally made with potatoes and a staple for Hanukkah. With origins in Italian pancakes made with ricotta cheese, potato latkes gained popularity in Eastern Europe in the 1800s.

How many days does Kwanzaa last?

Answer: **Seven Days**. A candle is lit each night to observe the Seven Principles (Nguzo Saba) of Kwanzaa: Unity (Umoja); Self-Determination (Kujichagulia); Collective Work and Responsibility (Ujima); Cooperative Economics (Ujama); Purpose (Nia); Creativity (Kuumba) and Faith (Imani).

REGISTERING CONTRACTORS



A contractor is defined as ANYONE make a structural and/or mechanical upgrade, repair, alteration or improvement to your home.



CERTIFICATE OF INSURANCE (COI) - it's the unit owners responsibility to have their contractors send a COI to the office prior to starting any work.

FAX: 610-687-5675 | EMAIL: ofcmgmt@comcast.net.



COI must show **OLD FORGE CROSSING, 1027 N. VALLEY FORGE RD., DEVON, PA 19333** as the **CERTIFICATE HOLDER**.

Not complying with this rule, will result in a \$250 fine as per the OFC Rules & Regulations under Contractor Requirements.

THANK YOU FOR YOUR COOPERATION

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!

WISHING THE OFC COMMUNITY

HAPPY
HOLIDAYS



As stated in the OFC Rules & Regulations, dogs & cats are not permitted to wander around the community unless on a leash.

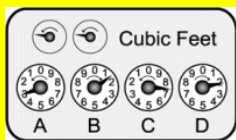
Please make sure your dog/cat is leashed at all times when outside.

Anyone violating this policy is subject to fines.

Please contact the office with any questions.

Thank you for your cooperation.

GAS METER READINGS (HEAT ONLY)



Please mark your calendar for the 2023-2024 gas meter reading dates:

DECEMBER 28, 2023

JANUARY 31, 2024

FEBRUARY 29, 2024

Meters are read on above dates, invoiced on the **15th** of the following month and due on the first of the month after invoice.

**Check or money order only.
Cash is not accepted**



POWER OUTAGE?



**If your unit loses
power, please call PECO
to report the outage.**

1-800-841-4141

HANSON
HEATING &
AIR CONDITIONING

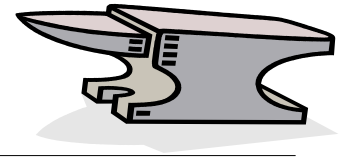
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DECEMBER 2023



**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	4 NATIONAL COOKIE DAY 	5 FINANCE COMMITTEE MEETING 7:00 PM 	6	7 HAPPY Hanukkah 	8	9 Old Forge Crossing Holiday Party 6:00 PM - 9:00 PM The Barn at Old Forge Crossing
10 LATE CHARGE CONDO FEE 	11	12 EXECUTIVE BOARD MEETING 7:00 PM 	13	14	15 UGLY Sweater Day 	16
17 Happy National Maple Syrup Day! 	18	19	20 7:00 PM in the Clubhouse Bring snacks to share Beverages provided OFC GAME NIGHT 	21 FIRST DAY OF WINTER 	22	23
24 31	25 Merry Christmas 	26 HAPPY KWANZAI 	27 DON'T MISS THE DEADLINE JAN. '24 ANVIL 	28	29	30 BACON IS A DIET HAPPY NATIONAL BACON DAY



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

Condo Fees Due

December 1, 2023

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

Executive Board Meeting

**December 12, 2023
7 pm**

THE OFC OFFICE WILL BE
CLOSED

For the holidays!

CLOSED

MONDAY, DECEMBER 25TH
TUESDAY, DECEMBER 26TH



CLOSED

MONDAY, JANUARY 1ST
TUESDAY, JANUARY 2ND

Happy Holiday's