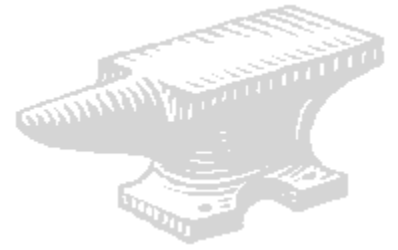


The Anvil



PRESIDENT'S MESSAGE

Dear Neighbors,

It's hard to believe we're through another holiday season. I hope you enjoyed yours. Now we need to follow through on our diets and resolutions.

Old Man Winter struck early and often this year. Following several seasons of moderate temperatures and light snowfall, we are making up for it this year. Not counting Jan. 2nd's storm we've burned through about one-third of our snow budget, with ten weeks of winter to go. Let's hope for an early spring.

As most of you know, we had a fire several weeks ago which destroyed one unit and damaged several others. We are still waiting for a final "cause and origin" report from the insurers, but it appears that an electrical issue was involved. After the fire, OFC's infrastructure in that building was professionally inspected and our wiring was ruled out as the source.

Our property manager, Ms. Margaret Burton, has included a fire-safety addition in this issue of The Anvil. Please read and heed it. Most fires are caused by poor human judgment. Over the years I've worked in many of OFC's units after the resident left for work, and I've found candles still burning, clothes dryers and dishwashers still running, and containers of gasoline and other flammable liquids in heater closets! Please exercise common sense to prevent accidents. We live in multi-family buildings and actions by one resident can impact everyone in the building. I also want to say that our major investment in the attic firewalls construction several years ago likely prevented much greater damage to that building.

Best regards,

Ed Ryan, President

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Social Thoughts by Dave Inman

Upcoming Events from the Social Committee



Superbowl Party-Sunday February 2, 2014 at 6:30 pm at the clubhouse
Please bring a dish to share. Come and cheer on your favorite team!



It's time to take down the holiday lights!

The key to an attractive holiday light display is taking the lights down in an organized way and storing them properly. Having some extra hands always makes the job easier. Please join us Saturday, January 11th at 10:00am at the clubhouse to take down the holiday lights..



Why Do We Have a Social Committee?

Some residents ask why we sponsor social events at Old Forge Crossing. Are these events simply for residents to have a party? Actually, social events are quite a bit more than that. When you come to a social function, you have a chance to meet your neighbors, committee members, board members, and management staff. You find out what is going on in the community and what issues we are facing. If in the future you encounter a problem, people know you as a person and you are no longer simply a unit number. Participating in social events helps us feel that we a part of a community and not just a group of strangers.

Remember - the Social Committee Always Welcomes New Members!

Committee Report Highlights

December 10th Board Meeting



FINANCE: *Reported by Tony Lumbis*

The committee reviewed the budget variances. There is one delinquent unit above \$750. This is a foreclosure filing, but there are no sheriff's sales in December.



PROPERTY: *Reported by Harold Sheaffer*

A patio extension has been granted to #441. The committee wants to look into limiting geese harassment by the dogs to springtime when the eggs are laid. The property committee will take over from the social committee for the putting up and taking down of the holiday lights. There will be a gradual transition to LED lights as the present ones burn out. The bridge over the culvert is near completion; the pool is expected to be ready in the spring; and finally we are still waiting for approval from the Trail commission.



SOCIAL: *Reported by Bill Lobo*

71 people have signed up for the Holiday Party. Bill wishes everyone a Merry Christmas.



TOWNWATCH: *Reported by Jim Komer*

There have been many drug arrests in the Township. Officer Meoli continues to recuperate after his accident several months ago.



TOWNWATCH

By Jim Komer



Happy New Year to all TownWatch Volunteers and Residents of Old Forge Crossing. Remember that TownWatch Volunteers provide an extension for the Eyes and Ears of the Tredyffrin Township Police Department. We need volunteer Patrollers ... **So please consider joining us.**

On the Local Crime Scene

Looking back at my article of last year, it seems that things haven't changed that much. We still have thefts from motor vehicles, some of which were unlocked. A lady was charged with "Harassment and Cruelty to Animals" stemming from an incident at the Township Building. There was a report of theft of snow removal equipment; i.e., 2 snow blowers, 12 shovels and 30 bags a magnesium snow melt. At the Acme Store in Paoli, it was reported that a purse was stolen from a shopping cart – purse contained US currency, credit cards and ID.

Your Blizzard Emergency Kit

Many of us can recall stories of people stranded in cars in heavy snow. Some motorists, in desperation, have abandoned their vehicles, tried to walk and died. Others, equipped with an emergency kit, have survived the ordeal. In addition to a good spare tire (properly Inflated) and a working jack, your vehicle should include some or all of the following:

Bottled Water	Matches & candle
Blankets	Window scraper
Paper towels	Spare wiper blades
A red flag or cloth	Flashlight w/spare batteries
First aid kit	Flares
Jumper cables	Small shovel
Basic tools (screwdriver, pliers, adjustable wrench)	Traction chains, or a bag of salt or sand
Windshield washer fluid (Deicer Recommended)	Canned fruits, or nuts, and a can opener
An emergency supply of medication needed regularly	Extra warm clothes (mittens, overshoes & ski caps)
Transistor radio with spare battery (or emergency radio)	

While living in South Dakota, a fellow told me that if snowed in (car stuck in a snow bank), here's what to do...stay in your car and wait for the snow plow to get you out. While in your car, open the window a crack to get fresh air, light a candle - it'll give enough warmth to survive...do not run the car as carbon monoxide could build up and ... have a book to read.

**Information about TownWatch may be received from
Area Director, Jim Komer (610-293-9277)**

Thought for this Month ...

"Lock Your Car"

Anvil Classified Advertising Notice

Publication for articles in the **February Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by January 24th**. 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 products and services advertised.



Anvil Advertising Prices

Ads	Black/White	Color
1/4 Page Ad	\$35.00	\$37.00
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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
Verizon Office & Repair	1-800-837-4966
Comcast Cable Office	610-587-2264
Comcast Cable Repair	610-587-2264
Waste Mgt. Bulk Pick-up	1-800-869-5566
BestBuy.com Electronic Recycling	610-265-7718
OFC Office	610-687-5675
OFC After Hours Emergency	610-687-5678
OFC Email	ofcmgmt@comcast.net
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This Month's Anvil Article Contributors:

Ed Ryan, Jim Komer, Dave Inman, Phillip Schearer and Margaret Burton, Community Manager.

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1027 North Valley Forge Road Devon, PA 19333

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Management Notes

Special Fire Safety Addition

As you may have heard we recently had a fire in the Association. The cause of the fire is yet to be determined. Once the office has more information about the situation we will be sending a notice out to the community. For now, please read these fire safety tips to help keep your home and your loved ones safe during the holiday season.



Rule of the Month

In the past, the OFC conducted safety inspections have found numerous units in violation of this following rule. Section II, Rule 6 states that all units are required to have working smoke detectors. A properly working smoke detector can save your life. Smoke detectors should be replaced after 10 years and should be checked and maintained monthly. Home improvement stores now offer smoke detectors with 10-year lithium batteries. Purchasing one of these new detectors eliminates the hassle of changing a 9-volt battery.



Fire Safety Tips

Below are some fire safety tips from the American Red Cross and the National Safety Council:

- Never smoke in bed
- Never leave cooking items unattended
- Keep flammable items, like pot holders, away from the stove
- Install and test smoke alarms
- Carbon monoxide alarms are not substitutes for smoke alarms.
- Establish a fire escape plan with your family.
- Check electrical appliances for loose or frayed cords. Don't place wires under rugs.
- Check outlets for overloaded plugs.
- Unplug appliances that are not in use.
- Annually inspect your furnace or heating system.
- Keep fireplaces clean and have them professionally inspected once a year.
- In the event of a fire, get out, stay out and call 9-1-1.
- Teach household members to STOP, DROP, and ROLL if their clothes catch fire.
- If closed doors or handles are warm, use an alternate way out of your home.
- Remember the word PASS when using a fire extinguisher:
 - ◇ Pull the pin and hold the extinguisher with the nozzle pointing away from you.
 - ◇ Aim low. Point the extinguisher at the base of the fire.
 - ◇ Squeeze the lever slowly and evenly
 - ◇ Sweep the nozzle from side to side



Don't forget Wiskers!

Pets are an important part of the family. Unfortunately each year more than 1,000 house fires are accidentally started by pets. Here are some fire safety tips to remember if you have a furry loved one.

- Extinguish open flames - pets are curious and will investigate cooking appliances and candles. Ensure your pet is not left unattended around an open flame.
- Remove/ "child-proof" stove knobs-a stove or cook top is the number one piece of equipment involved in your pet starting a fire.
- Secure wires and cords.
- Include your pet in your fire evacuation plans. Keep a leash or carrier near where they sleep to be prepared for an event in the middle of the night.



If you have been.... **thinking of selling your home.... NOW.... is the time,** inventory and mortgage rates for buyers is at an all time low. **Call Mark today...** to discuss if this is the best time for you.



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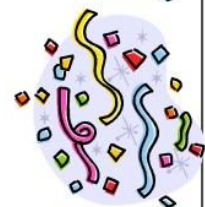


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*Wishing you and your loved ones a
prosperous and Happy New Year!
Here's to 2014-May it bring joy,
happiness, and new memories!*

-Mark



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The Anvil

OFC Monthly Calendar

Agendas of Committee meetings

All online for you to view.

Attention Old Forge Crossing Owners

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PLUMBERS

FRED MASCIANTONIO 610-687-1217

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A CLEAN CARPET (Dale See) 610-687-9823

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ED ROSSI (free estimates)

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Please note:

All contractors must submit their certificate of insurance to the office before commencing work. Call the office to find out if we have their certificate on file.

Christmas Tree Disposal



Dispose of your Christmas tree by placing it outside your dumpster area for pick up by our maintenance staff.

Please do not bag your tree, or place the tree inside the dumpster enclosure as that makes it too crowded for regular trash disposal.

Remember that all exterior holiday decorations must be taken down by January 23rd.

Thank you for your cooperation.

Water Shut Downs



If you are contemplating a bathroom or kitchen renovation, this will probably require a water shut-down, if the valves need replacing.

There will be a \$50.00 charge to you for this service.

In addition, we need 48 hrs. advance notice to alert your building. shutdowns are scheduled Monday thru Friday only, starting at 9am.

**Your contractor needs to fax (or email) his certificate of insurance before we can schedule.
(Fax # 610-687-5693 or email ofcmgmt@comcast.net)**

Thank you for your cooperation.
OFC Management

2013 Holiday Decorating Contest Winners

1st Place - Jack & Cindy Harrity (#171)

2nd Place - Sara Ridlon (#240)

3rd Place - Loretta DiFerdinando (#120)



Old Forge Crossing would like to thank everyone who took the time and trouble to celebrate the holidays and decorate with beautiful holiday displays.

It was hard to pick the three best, but we selected two repeat winners who had updated and added to their displays, and one newcomer.



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

Condo Fees Due

January 1st

1 BR \$224 — 2 BR \$296

Next Board Meeting

January 14th at 8pm

in the Clubhouse

When It Snows

When you see that the plows are in your area, we need your cooperation about moving your car to a cleared spot so that the plows can complete their clean up of the parking area.



If you haven't registered your car, now is the time to do it! Anyone who lives in Old Forge at least two days a week, needs to have their car registered. If your car is blocking clean-up, we will need to call you so that you can move it.

Thanks for your help!