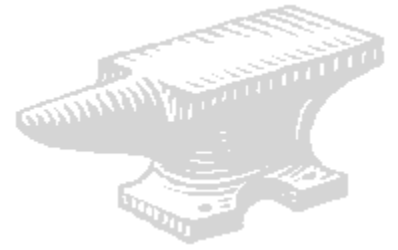


The Anvil



Old Forge Crossing Condominium

Website: www.olforgexingpa.com

XXXIII-No.4 April 2014

PRESIDENT'S MESSAGE

Dear Neighbors,

Following the worst winter in decades, spring is finally pushing its way in. Hard work by our maintenance staff and landscape contractors has remediated most of the storm damage to our property.

We have our annual meeting and elections next week, where we will be selecting three members of the Board. Thankfully, two incumbents are willing to stay on, but we still need a third member. Our community has been lucky over the years to have a relatively small cadre of dedicated volunteers to keep our committees and Board of Directors functioning. Without their work the community risks improper maintenance, higher fees, lower property values and impaired quality of life here. You don't need special skills to be on the Board, just a reasonable amount of common sense and a desire to serve your community a few hours a month. We have a good deal here at OFC, with a nice infrastructure and relatively inexpensive living compared with our neighbors in this wealthy area. Help us keep it that way.

The annual budget work was completed this month by management and our finance committee. The new fiscal year will begin August 1. New fees will be announced at the annual meeting. The largest item in the new budget will be the second phase (of three) of our asphalt re-paving project, with the final work planned for the following year. This will complete our major projects, that we know of, and we can expect some relief for several years after that.

Hope to see you at the annual meeting. If you are not attending, please submit your proxies so that we will have a quorum.

Best regards,

Ed Ryan, President

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Social Thoughts by Dave Inman

Upcoming Events from the Social Committee



Kentucky Derby Party- Saturday May 3rd at 5:30 PM.

Tony Fogliano will coordinate the event. The race begins at 6:30. Come and root for your favorite pony!



OFC Flea Market and Crafts Fair - Saturday May 10th, 8:00AM - Noon

Donna Piper and Dave Inman will coordinate the event. It is anticipated that table rental prices will remain at \$20.



We need seafood cooks for the 4th of July picnic!

We traditionally serve boiled shrimp, steamed clams and corn on the cob in addition to the standard barbecue fare. If you are interested in helping us cook, please contact Bill Lobo at 610-964-8719.



Social Committee Meetings have been moved.

The meetings will now be on the 2nd Sunday of the month at 4PM. Please join us. All residents are welcome to attend.

Committee Report Highlights

March 11th Board Meeting



FINANCE: *Reported by Al Sama*

We are over budget on several expense items, but our cash position is looking healthy with \$900,000 in reserves. In 2014, our new auditor will be Mallie, Falconiero & Co. Our delinquencies are low with only 1 unit owing over \$750.



PROPERTY: *Reported by Harold Sheaffer*

The alteration request for #193 was approved provided it can be removed later. The committee requested that the metal dogs to help repel the geese be moved frequently to different spots to be effective. For the present, the contract with Geese Management will be retained. We are waiting for the March 18th meeting of the Chester Valley Trail. No Trespassing signs for the lot nearest the trail have been ordered..



SOCIAL: *Reported by Glen Reyburn*

The Super Bowl party had 45 people. For the St. Patrick's Day Happy Hour at 5:30 please bring food. Social will provide chicken & hoagies. The Meet the Candidates Party will be on Saturday March 29th. Committee chairs and Board members will be there. For the Kentucky Derby party May 3rd, Tony Fogliano will preside. We need volunteer cooks for the 4th of July picnic as Dave Inman will not be there.



TOWNWATCH:

Due to the weather, there were not too many patrols.



TOWNWATCH

By Jim Komer



On the “Current Crime Scene”

Throughout Tredyffrin Township there has been an Increase in Burglaries. At Old Forge Crossing we have not experienced any recent burglaries. However in the past there have been some. Two that come to mind were both during daylight hours.

During one the resident returned home to notice her door had been kicked in and a man was leaving carrying her laptop computer. In his haste he drive away he passed her and she got his license plate number and immediately informed the police who apprehended the perpetrator at an exit ramp on Rte. 202. The other incident happened on the main drive when a resident noticed damage to the front door. The perpetrator was already gone and no items were taken.

Tredyffrin Township detectives are currently investigating the rash of burglaries that have occurred recently and encourage residents to call 911 immediately to report anything of a suspicious nature - especially subjects sitting in idle vehicles, or walking through yards.

Lottery Scam

On or about March 15th at Oak Knoll Drive in Berwyn a homeowner reported that they were a victim of a lottery phone scam. The victim, a senior citizen, wired the actor(s) \$2,900 for a sweepstakes processing fee. A similar incident was reported where a senior citizen received a phone call stating they won \$2.5 million dollars that would be released after victim paid a \$250 processing fee.

Township Police want to remind our residents, especially senior citizens in the community to beware of phone scams asking for “processing fees” or stating that they won large amounts of money. Many of the scams target senior citizens.

The OFC TownWatch Scene

Things continue to remain relatively quiet. Some activity noticed on the Chester County Trail, which adjoins our property. We can still use a few more patrollers. Consider volunteering. It requires some training and a few hours a month of your time.

TownWatch Area 7 (OFC) Patrol Tips

- Wear light colored clothing or reflector vest and yellow TownWatch Cap
- Bring whistle, pen and TownWatch ID Card and cell phone.
- During your patrol, stay in touch with other patrollers and/or the Area Director.
- Check Clubhouse doors front and rear (9 in all) ... Check Barn and Garage doors.
- Report alcove or street/walkway lights that are out ...tie a ribbon on street/walkway lights
- DO NOT lay hands on individuals except in self-defense.
- Use the OFC Car Registration listing to identify vehicles that are not obeying posted traffic control signs or to contact residents with minor problems, i.e., lights on, tires flat, etc.

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

***Thought for this Month ...
Be Alert ... Report Suspicious Activity!***

Anvil Classified Advertising Notice

Publication for articles in the **May Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by April 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
1/2 Page Ad	\$55.00	\$58.00
Full Page Ad	\$100.00	\$105.00
Classifieds	\$2.00 / line	

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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
Blosenski Bulk Pick-up	610-942-2707 Ext-253
BestBuy.com Electronic Recycling	610-265-7718
OFC Office	610-687-5675
OFC After Hours Emergency	610-687-5678
OFC Email	ofcmgmt@comcast.net
OFC Accounting	ofcacct@comcast.net
OFC Website	www.oldforgexingpa.com

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Cell: 610-731-5630

izmercogliano@gmail.com

This Month's Anvil Article Contributors:

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

On-Site Delivery: Tony McClennon and Kurt Klotzbuecher

Layout/Design: Sereni Web Design & Presentations

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Management Notes



Rule of the Month

The unit safety inspections are rolling full steam ahead! We are noticing a lot of old clothes washer hoses during these inspections. Washing machine hoses are a leading cause in water damage claims. It's a good practice to shut off the water to the washing machine when not in use, however, having new hoses can also help reduce the risk of a leak. Per the rules, Section III, Number 5, all units are required to have steel-jacketed hoses on all clothes washers. Please take a look at your hoses to see if you should have yours replaced. It's a small investment, only about \$24, to prevent a large water damage claim.



How does Your garden grow?

Are you looking to do some gardening this season? Community garden plots are located on the Lower Drive and are available on a first-come-first-served basis. We still have three plots open, so please contact the management office if you are interested. Those plots with ribbons are already taken, so please indicate which your preference is when you contact the office.



Spring cleaning

You may have noticed the new maroon dumpsters in the trash enclosures. We've switched to an alternate hauler. AJ Blosenski is now taking care of our trash and recycling needs. If you find yourself needing a bulk pick up during your Spring Cleaning call our account representative, Nick, at (610) 942-2707 ext. 253. AJ Blosenski will pick up the bulk item from your unit, no need to drag it to the dumpster! Please note- electronic items are not disposable through bulk pick-ups, trash, or recycling. If you need to dispose of an electronic item, Best Buy offers this service. Trash and recycling service days are NOW scheduled for MONDAY and FRIDAY.



Be Our Guest

Feel free to join us for OFC's Committee and Executive Board meetings. Please see the Anvil calendar for meeting dates. Topics for this month's Committee and Executive Board meetings are as follows:

- **Property Committee:** Discussion of pool renovation status and more
- **Executive Board:** ANNUAL ELECTIONS – Tuesday, APRIL 8th at 8:00 PM
- **Social Committee:** Next meeting is on SUNDAY, April 13, 2014 at 4:00 PM.
- **Finance Committee:** Review of February and March reports.

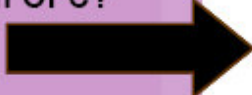
Please visit our website at www.oldforgexingpa.com for agendas.

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OFC WEB SITE - SIGN ON TO STAY INFORMED

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Here's what you can find at - oldforgexingpa.com

PUBLIC WEB SITE

- **Home Page**
 - Welcome and announcements with links to flyers for current events
- **About Us**
 - Description of the property, the location and all that OFC has to offer
- **History**
 - Everything that you wanted to know about the history of OFC from 1700 to the present
- **Calendar**
 - Planned meetings and social events for the current month
- **Newsletter**
 - Current Anvil and archived copies for the last three years

MEMBERS' ONLY SECTION

- **Executive Board**
 - Names, contact information & length of term for the current board
- **Rules and Regulations**
 - Searchable PDF of the rules including updates
- **Committee Members/Meeting Minutes**
 - Names and contact information for the heads of standing committees and copies of meeting minutes for more than two years
- **Clubhouse and Carriage House (Barn)**
 - Information and forms for renting these buildings

The members' only site requires a password that can be obtained by calling the office or sending an email with your unit number to DJPOFC@aol.com





Come and cheer on your favorite pony at the
OFC Annual Kentucky Derby Party!

When: Saturday, May 3rd

Time: 5:30 PM

Where: OFC Clubhouse

The Social Committee will provide Mint Juleps
and pizza.

Bring a dish to share!



Deadline for Submitting Proxies

If you are not attending the Annual Meeting and Elections
and wish to have a proxy vote for you
the deadline to submit your proxy vote is

5pm on Monday April 7

You can deliver your proxy one of 3 ways:

- 1.email: ofcmgmt@comcast.net
- 2.fax: 610-687-5693
- 3.in person to the Clubhouse

**Last collection from the front door box will be
5PM on April 7. Do NOT bring your proxy to the
barn on election night. It will NOT be counted.**



Annual Meeting and Board Elections

**April 8th
8 pm
In the Barn**

Registration 7:30 PM

**SHOW YOUR
SUPPORT FOR THESE
DEDICATED VOLUNTEERS.**





Easter Week Activities and Services

Palm Sunday, 4/13 — Worship in the Meeting House at 10:30 am
Maundy Thursday, 4/17 — A contemplative service of readings at 7:30 pm
Egg Dyeing Party, Friday 4/18 — Kitchen of the Scott Education Building at 6:00 pm
Easter Egg Hunt, Saturday, 4/19 — 10:00 am Scott Building lawn (kids, bring a basket!)
Easter Sunday, 4/20 — Worship in the Meeting House 10:30 am

Our Regular Sunday Schedule

9:15 a.m. Childcare/Free Playtime (Scott Building, 1st floor)
10:30 a.m. Family Worship (Meeting House)
10:50 a.m. Sunday School for Children and Youth
The teachers accompany the children from worship to the Scott Building.

Lenten Series — “The Road to the Cross”

Wednesday evenings at 6:15pm — light supper, 7:00-8:00pm — video and discussion of the historical and geographical context of Jesus's life, death and resurrection.

Please feel welcome. Questions? Call the church office at (610) 688-5445.

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1027 N. Valley Forge Road
Devon, PA 19333

Condo Fees Due

April 1st

1 BR \$224 — 2 BR \$296

April 8th
Annual Meeting and Elections
at 8pm in the Barn
Registration 7:30 pm

OFC Community Flea Market and Crafts Fair

When: Saturday May 10 8:00AM-12PM

Sign up deadline: Monday May 5

Where: The Barn

To arrange to rent a table to sell crafts or flea market items, please contact Suzanne at the OFC office (610-687-5675) or ofcmgmt@comcast.net). The cost of a table is \$20. Those who have previously participated in the sale can simply drop off a check at the office.

For general questions about the sale, contact Dave Inman (484-680-4486 or inman001@gmail.com) or Donna Piper (610-688-8190 or djpofo@aol.com).

A flyer with all details and suggestions for a successful sale will be distributed to vendors when you reserve a table.

