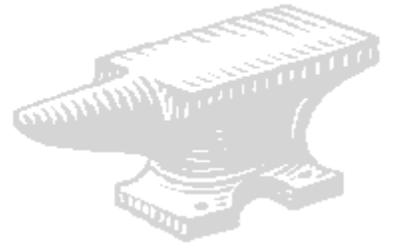


The Anvil



Old Forge Crossing Condominium

Website: www.oldforgexingpa.com

XXXIII-No.7 July 2014

Dear Neighbors,

PRESIDENT'S MESSAGE

In the June Anvil, Ed Ryan mentioned that he was heading to Paoli Hospital to have tests done on a recent back injury. Ed ended up having surgery in the middle of June and he is currently recuperating. He asked me to thank everyone who has sent him cards and well wishes. The Board and Management also wish him a speedy recovery.

Clearly the biggest issue at OFC during the last few months has been the elusive opening day for our swimming pool. We had a well-attended meeting on June 3 which allowed everyone to meet with our pool consultant and to learn more about the issues that have slowed down this project. Margaret summarized this meeting in a memo to residents on June 18. This has been a difficult process for all involved.

The pool is now scheduled to open a few days after the Fourth of July weekend. Keep your fingers crossed. A memo and pool badges will be sent out several days before the opening.

We realize that nothing will make up for the pool time that we missed in June. However, we would like to offer each unit a free pass that is good for either two weekend or four weekday guest visits. Distribution of these will be handled by the Management Office and instructions for obtaining them will be included in the badge distribution memo. Margaret is also working hard to find extra lifeguards so we can extend the pool season beyond Labor Day.

I hope everyone has a fun and safe Fourth of July holiday.

Sincerely,

Donna J. Piper,

Vice President, Old Forge Crossing Executive Board

Inside This Issue

President's Message	1
Social News/Board Highlights	2
Town Watch	3
Masthead & Classified Ads	4
Management Notices & Ads	5-12
July Calendar	Insert

Social Thoughts by Dave Inman

Upcoming Events from the Social Committee



4th of July Seafood Cookout - Friday July 4 at 2 pm.

In addition to the usual barbecue fare, we will be serving shrimp, steamed clams, and corn on the cob. Please bring a dish to share.



Labor Day Picnic Saturday - August 31st at 2 pm

The Social Committee will be serving fried chicken and hoagies. As always, please bring a dish to share.



Resident Survey

The Social Committee is always interested in hearing from the community. We have been working on a brief survey to discover what sorts of events are most desired. Within the next few weeks we will be putting the finishing touches on the survey and will deliver it to your unit. Please take a few minutes to complete it and return the survey to the Management office.



The next Social Committee Meeting will be at 4PM on Sunday July 13th

Please join us. All residents are welcome to attend.

Committee Report Highlights

June 10th Board Meeting



FINANCE: Reported by Al Sama

Our operating budget was \$18,600 over-budget for storm clean-up. There is \$968,000 in our reserve fund. Delinquencies are low.



PROPERTY: Reported by Harold Sheaffer

Margaret Burton summarized the special pool meeting held an hour before the regular committee meeting. The engineer Wayne Wade reported on the progress of the reconstruction. After the concrete decking is poured the pool contractor, Allstate, will spray the diamond bright plaster coating on the interior of the pool. Old Forge will not be offering any partial refunds of the condo fee due to the delayed pool opening. There will however be pro-rated refunds of season passes. The reconstruction was not an assessment, it was a capital expense. At the regular committee meeting, removal of the tree in the pond was discussed; further discussion is needed regarding allowing stones inside the A/C fence at #62. The issue of bird feeders attracting geese was brought up.



SOCIAL: Reported by Bill Lobo

The Seafood Picnic will be Friday July 4th at 2PM in the picnic area. They will also serve hot dogs and hamburgers. Volunteers to help set up should arrive between 12-1. The next social meeting will be on June 22, delayed a week because of father's day.



TOWNWATCH:

There was no report due to Jim Komer's ill health. Jim wanted it known that a 2nd assault did not occur on the bike trail, as erroneously reported on the TV, but happened in the park near the Treyburn development.



TOWNWATCH

By Jim Komer



SGT Larry Meoli, our TownWatch Liaison Officer is retiring from the Tredyffrin Township Police Force. Larry (AKA: Officer Friendly) was one of the most professional and dedicated Police Officers I have had the honor of working with. He was a true friend and great asset to the community and Old Forge Crossing; always having time and often going out of his way for us. I would like to share with you the most recent email I received from him on Jun 19, 2014 7:48 PM:

This is my last e-mail as a Tredyffrin Police Officer and your liaison. It is with a heavy heart that I announce my retirement from the Department that I have loved for 28 years. It was a decision I was not prepared to make at this time in my life but I feel it is the best thing for me, my family and the Police Department. Once I realized I was not going to be able to return to full duty as a result of my numerous injuries, it became obvious what I needed to do.

I take with me many years of great memories, a few not so great memories, and the knowledge that I actually made a difference in the lives of many people, hopefully some of you as well! I was fortunate in my position to have the freedom and support to create programs that helped bring the Police and the community closer together, especially TownWatch, Officer Friendly and the CPA.

I will miss being with all of you every month but I look forward to continuing my friendships well beyond my retirement. I am proud to say that I was part of one of the best Police Department's in the country.

TownWatch has meant so much to me and you are all a wonderful group of friends. I hope to see you at the next meeting. Someone will have to let me in. My card has been cancelled!

Stay safe.

*Respectfully, Lawrence A. Meoli #43 (Retired)
Tredyffrin Township Police Department
Community Relations Officer and TownWatch Liaison*

With Summer comes an increase in "Criminal Mischief", "Underage Drinking" and usage of the Chester County Trail. Police are asking residents to keep a watchful eye for anything that seems out of the ordinary or suspicious, and immediately report it to them. License plates, vehicle description, physical description of people, and even the direction of a vehicle's travel can be useful information – and don't worry about bothering the Police. It's not a bother. Call them. It might stop the next crime from happening,

Now that the warmer weather has arrived, I've noticed more people out walking at night. Remember ... Should you notice an individual or group of individuals that appears "suspicious"; please call the police (610-647-1440) or 911. Explain that you notice "unusual activity" and provide details as requested.

Vehicle drivers continue to ignore posted traffic control signs at OFC ... people are running and/or "cruising through" Stop signs. Try to remember that children are playing and residents are out walking - and please observe our Stop signs ... they're there for a purpose. Oh yes, also remind your visitors to respect our property and the posted control signs.

Our OFC TownWatch Patrollers have reported an increase in skunk activity. Normally if you make some noise (like rattle your keys at them) they'll waddle away ... of course I've encountered a few over the years that take there good old time ambling off.

From OFC Area Director, Jim Komer (610-293-9277)
Have a Safe and Happy Independence Day

Anvil Classified Advertising Notice

Publication for articles in the **August Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by July 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	

10% Discount if PAID 2 Months in Advance

THE CRAFTSMAN CONNECTION

Your Total Renovation Specialist.

10% Green Energy DISCOUNT

Kitchens, bathrooms, ceramic tile, doors, windows, painting. Landscaping & pavers.

Save energy. Discounts for seniors.

Free home check-up. Free estimates.

Call Mark Rybas: 610-254-8345

email: Mark.Rybas@rocketmail.com

Edward R. Ryan - General Contractor

Specializing in Kitchen & Bathroom Renovations.

Also carpentry, Ceramic Tile, Dry Wall Installation & Repair, Electrical & Plumbing Projects & Handyman Chores.

20+ years contractor experience. A graduate of Drexel University with an engineering degree.

PA General Contractor License #058142.

Cell: 610-457-7718

KURT CAN DO

Painting, odd jobs. mulching, pruning.

Kurt Klotzbuecher: 484-684-4228

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
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

Professional Painting ... Full Service Handyman ... Custom Renovations

TJ's Painting & Renovations Co.

www.TJsMainLine.com 610-864-1649.

Long and Foster, Inc

92 Lancaster Avenue, Devon, PA 19333

610-225-7400

Liz Mercogliano, SRES Realtor & Attorney

Cell: 610-731-5630

lizmercogliano@gmail.com

"No Job Too Small"

Pet Sitting, Window Cleaning,

Interior Painting or Mulching

Tony McClennon 610-348-4814.

This Month's Anvil Article Contributors:

Donna Piper, Jim Komer, Dave Inman, and Margaret Burton, Community Manager.

On-Site Delivery: Tony McClennon

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 XXXIII—No.7, 2014

Published by: Old Forge Crossing.

Management Notes



Rule of the Month

The weather is beginning to get hot and steamy. Hopefully your air conditioning unit continues to work well through the summer heat. If you are in need of a replacement air conditioning unit, we have several contractors who post advertisements in the Anvil. You can always view the Anvil online at www.oldforgexingpa.com/Newsletter. Should you require a replacement, please remember that we have several rules and procedures for the installation of a new air conditioner. Most notably, air conditioners must be top-vented and the Owner must submit an Air Conditioner/Heater Replacement Form to the office at least 10 days before installation.



Gas Leaks

We have received several emergency calls recently reporting strong gas odors. While there are many sources that can emit the odor, a usual suspect is a gas stove. Please be sure that any guests you may have know how to operate a gas stove if they plan to be cooking. On most newer gas stoves, there is a clicking noise that indicates the ignition stage of the flame. If the burner does not light during this stage and the user turns the knob to the "high" setting, gas will pour out of the burners, with no flame. This is very dangerous because it can infiltrate other units, and could start a fire. Additionally, cats have been known to accidentally turn these stove knobs and cause gas to leak into a unit. Please be cautious during all cooking activities and be sure to never leave an open flame unattended.



Wing, Stings, and Crawly Things

Every Wednesday we have an exterminator visit the property to perform routine pest control services. Residents are welcome to call the office to partake in this free service. One creepy-crawler that does not typically invade the home, but still poses a risk to residents is the tick. Ticks are often found in tall grasses. If you plan on being near any tall grass areas, be sure to wear pants and socks to protect yourself against these little parasites.



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:** Review of a proposal for new unit number signs.
- **Executive Board:** Review of the pool project.
- **Social Committee:** Planning for the Labor Day party and possible pool-opening party.
- **Finance Committee:** Review of June's financial reports.

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



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.



Find Out What Your Home is Worth:
www.delawarevalleyhomevalue.info

Looking to sell or buy in OFC?
Call Mark!

Keller Williams Real Estate
Mark Sweeney, Associate Broker

Office · 610.399.5100

Direct · 610.247.3339

MarkSweeney@kw.com

"Your Move Matters"

www.SuburbanPhiladelphiaCommunities.com

Do you know of a buyer for one of my OFC listings?

- ***One bedroom with fireplace, new kitchen with granite counters and custom bath with private shower (first floor)***
- ***One bedroom and Den upgraded carpet (second floor)***
- ***One bedroom w/ custom fireplace (first floor)***

Each unit has a beautiful courtyard view

All come with a one year home warranty at closing



New Condo Fees

Effective: August 1, 2014

1 Bedroom Condo

Fee: \$233

2 Bedroom Condo

Fee: \$308

HANSON

HEATING & AIR CONDITIONING

READY FOR A NEW,
MORE EFFICIENT SYSTEM??

NO PROBLEM!!

INSTALLING AND SERVICING
RESIDENTIAL HEATING &
AIR CONDITIONING SYSTEMS
FOR OVER 40 YEARS.

Call: 610-399-1990

Mike Hanson



Thanks to Jeanne Posse for creating our festive 4th of July flyer. We hope everyone will turn out to enjoy one of Old Forge's favorite events.

If you have ever received one of our welcome bags when you moved to Old Forge Crossing, you will be familiar with the map of Valley Forge Park included in the contents. This wonderful guide to our local treasure is thoughtfully provided to us by OFC resident Marlene Concordia who will be happy to welcome you to the Visitor Center.

In Memoriam



Richard Smoker

Thinking of Selling?

Google™

Old Forge Crossing.

*Then List With The
Top Ranked Agent on*

Google™

For

Old Forge Crossing!

Nick & Trudy Vandekar *e-Pro, SRES*

Long & Foster Real Estate, Inc.

Office: 610-225-7400

Nick Cell: 610-203-4543

Trudy Cell: 610-203-4545

nick@vandekarteam.com

www.oldforgecrossing.com

Google® name & logo are trademarks of Google, Inc.



GK GLENN
KERSTETTER

Heating & Cooling
Service & Installation



484-888-2207
Call hours 6am-10pm

Clean, Professional
Work...
Done Right the First
Time



A

CLEAN CARPET

Carpet and Upholstery cleaning

1 Bedroom..... \$75.00 + tax
1 Bedroom/den... \$85.00 + tax
2 Bedroom..... \$95.00 + tax
2 Bedroom/den.. \$105.00 + tax
Townhouse..... \$115.00 + tax
Stairs \$20.00 + tax

(610) 687-9823

**Free Exterminating Service
Every Wednesday!**



Call The Office
610-687-5675

Come out to the

Old Forge Crossing

July 4th Celebration!!!

DATE: Friday July 4th
Rain Date July 5th



TIME: 2:00 PM - 4:00 PM

LOCATION: BBQ/Picnic Area by Reflection
Pond



Hamburgers, hotdogs, clams, shrimp, corn
and beverages will be provided.
Bring something to share if you can!

Renting your Unit?

Here's what we need:

1. **Fully executed lease** within 10 DAYS of your tenant moving in. This is required by both the condo documents and the association's Rules and Regulations.
2. **Lease Rider.** This document is signed by both the landlord and the tenant. It confirms that the tenant has a copy of the Rules & Regulations, has read them, and will abide by them. Make sure your tenant knows the rules, because we strictly enforce them!
3. **\$200 Move in fee.** Payable by either the landlord, the tenant, or split 50-50. The check is made payable to Old Forge Crossing. If this is your first-ever tenant, the fee is waived.



Home Care for Seniors by Seniors

"The clear difference is that you care very deeply about your work and the people you are caring for."

Seniors Helping Seniors® in-home services is an exceptional program of caring and care where seniors who want to help are matched with seniors who are looking for help. In the **Seniors Helping Seniors®** family, everyone wins.

- Companionship
- Light Housekeeping
- Meal Preparation
- Dementia/
Alzheimer's Care
- ... and more!



SENIORS Helping SENIORS®
...a way to give and to receive®

Like getting a little help from your friends® Call us today!

If you are interested in becoming a service Provider we would like to hear from you too.

(610) 590-4888

www.heart4helpingseniors.com

Water Shut Downs



If you are contemplating a bathroom or kitchen renovation, this will probably require a water shutdown, 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

Annual Fireplace Inspections

FOR ALL OF YOU WITH FIREPLACES,
A MEMO WAS SENT OUT JUNE 26TH
LISTING THE INSPECTION SCHEDULE WHICH RUNS
FROM JULY 14th THROUGH JULY 21st.

Inspections will begin at 9AM
The cost of the inspection is \$50.00.

Please remit payment by August 1st.
If you have questions, not covered by the memo,
call the office at 610-687-5675.



Thank you.
The Management Office



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

Condo Fees Due

July 1st

1 BR \$224 — 2 BR \$296

Next Board Meeting

July 8th

8 pm in the Clubhouse

The OFC Office will be

CLOSED

Friday JULY 4th

Have a Safe Holiday!