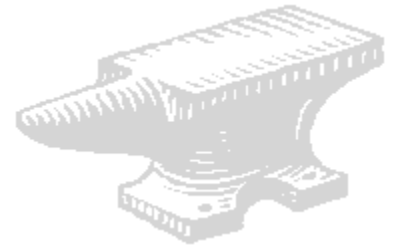


The Anvil



PRESIDENT'S MESSAGE

Dear Neighbors,

We are enduring a rough start to the new year as the law of averages has finally caught up with us. After several moderate winters, we are experiencing the worst in 30 years.

We were slightly under budget through December, but this will change. We've almost exhausted our snow removal budget, and the cold weather will increase our costs to generate hot water and will increase repairs to our infrastructure (pot holes in our driveways, ice damming in our gutters causing roof leaks, etc.) We expect to manage these costs through savings the rest of the year. Our thanks go out to Tony and Kurt who used our equipment during the snow events to help clear our walkways and parking spaces, saving contractor costs.

Our contractors did a great job replacing the bridge/culvert on our upper drive adjacent to the post office property. This project is complete except for the final blacktop coating which awaits warm weather. This completes most of the drainage remediation work begun two years ago. The final phase will be constructing a berm adjacent to the new bridge and PECO property, which will not be a big job.

Except for the weather, there is not much news or events to report at this time of year. So hunker down and hope for an early spring.

Best regards,

Ed Ryan, President

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Social Thoughts by Dave Inman

Upcoming Events from the Social Committee



Super Bowl Party-Sunday February 2, 2014 at 5:30 pm at the clubhouse

We now have three flat screen HDTV's in the clubhouse. Come and cheer on your favorite team! Please bring a dish to share.



Spring Happy Hour Friday March 14, 2014 at 5:00PM in the clubhouse.

The Social Committee will provide light snacks. Please bring a dish to share.



Spring "Meet the Candidates" Brunch - Saturday March 29th @ 11:00AM

The OFC Annual Meeting is coming up on Tuesday April 8, 2014. This event is a great opportunity to meet candidates for the OFC Executive Board, current board members and committee chairs. Please bring a breakfast dish to share.



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.



How Did You Like the Holiday Party?

We are always looking for ways to improve our events and the holiday party is no exception. Either drop a note (signed or unsigned) in the OFC mailbox or email your comments to OFCmgmt@comcast.net. Your feedback will be passed on to the Social Committee. We always listen!

Committee Report Highlights

January 14th Board Meeting



FINANCE: *Reported by Tony Lumbis*

There was no meeting in December. January 29 will be the next meeting.



PROPERTY: *Reported by Harold Sheaffer*

Geese Management will be reducing their costs by \$200 each month starting February 1, 2014.



SOCIAL: *Reported by Bill Lobo*

There was no December meeting. 73 tickets were sold for the Holiday Party. The snow kept some people home. We took down the lights on the rain-date January 12. For the Super Bowl party on February 2, there will be chicken and hoagies.



TOWNWATCH: *Reported by Jim Komer*

We are temporarily losing two patrollers, Ken and Joan Saler who will return in April. All is quiet in OFC. There have been thefts of wallets in local stores when women leave their pocket books on the back of their chairs while eating.



TOWNWATCH

By Jim Komer



Being snowed in and watching the effects of the recent wintry blast, I saw the heavy traffic and vehicles parked along the shoulder awaiting assistance. I prayed that they had emergency items in their cars.

If you need a reminder on what they are, please refer to my January Article. You may read a copy by going on line to the OFC web site at www.oldforgexingpa.com.

From the Tredyffrin Township Police Dept. Press Release of January 24th -**THEFTS FROM VEHICLE** 1/22/14 - 100 block of Hunters Lane in Devon and 300 block of Homestead Road in Wayne. It was reported to police that **unlocked vehicles** parked at the residences had been rummaged through sometime during the overnight hours. An undetermined amount of loose change was discovered missing. **** Police urge residents to lock their vehicles at all times and are asked not to leave valuables in there.**

Protecting Your Car.

- Always lock car doors and roll up windows.
- Put valuables in your trunk – don't leave them visible and inside your car.
- Beware of hitchhikers. There have been tragedies from picking up hitchhikers.
- Keep your driver's license and car registration with you – not in your car.
- Report to the police if you notice anyone walking along a street or parking lot looking into cars or touching cars, or removing gasoline or licenses plates.
- Be wary of suspicious activity and report it immediately.

Parking: If you park at a public or commercial garage where they require you to leave your car keys in the car while you're gone (it's best not to use this type of parking lot), leave only the ignition key; sometimes called a "Valet Key". Take all other keys with you. Burglars have been known to "borrow" a car, use the owner's keys to burglarize the home or at least make duplicates of the owner's keys for later use.

- Do not put your address or telephone number in your car.
- Don't bother to hide an extra key on your car – it can be easily found.
- At night, park only in lighted areas, preferably near a corner.
- Mark your CB radio, car stereo system, GPS, satellite radio, and other special removable items with your driver's license number or some other identifying mark with an engraver. (Note: I have an engraver that I'm willing to loan.)
- Carry your credit cards (including gasoline cards) with you and not in the car.
- You may want to consider installing a car alarm that emits a loud noise if someone tampers with the vehicle.
- When returning to your car, check the back seat before getting in.
- If a suspicious person follows you on a highway, pull into a gas station or other public place that is lighted and where there are people.
- Report the person following you to the police.

NEVER leave children alone in the car

Thought for this Month ...
"Lock Your Car"

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

Anvil Classified Advertising Notice

Publication for articles in the **March Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by February 21st**. 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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KURT CAN DO

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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
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
OFC Accounting	ofcacct@comcast.net
OFC Website	www.oldforgexingpa.com

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\$1,100 month. Available March 2014.

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All equipment provided. Call Dana at 215-870-0478.

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www.TJsMainLine.com 610-864-1649.

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

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Management Notes



Rule of the Month

Hopefully all residents and owners have received the notice regarding Unit Safety Inspections. Section II, Number 12 of the Rules grants the Association the right to inspect inside the units with reasonable notice to ensure compliance with all safety and Association regulations. These inspections will start on March 3rd. If you are unsure of the date your inspection will take place, please contact the Management Office.



New Trash Hauler

Starting in March we're going to be getting a new trash hauler! With this new hauler comes some new rules about recycling. Residents will now be asked to separate paper products from other recyclable materials such as glass and plastic. Recycling cans will be clearly marked to show where to place the different items. We know this will take some adjustment, but please try to follow the signs on the trash containers.



Snow Clean-up

The snow season may not be over yet! To help clear the Association as quickly as possible we suggest that you clean off your car, then move your car to a plowed parking spot. By doing this, you're allowing the plows to clear your original parking spot of the snow. This opens up more parking for everyone!



The Sewer Bills are coming

It's that time again. Each year the Old Forge Crossing residents receive their annual sewer invoice from the Association. Tredyffrin Township invoices the Association for all 509 units at \$250 per unit. In turn, the Association bills each unit for their individual expense. The invoices to the unit owners will be going out in early February and will be due on March 1, 2014. PLEASE NOTE THAT WE BILL IN ARREARS AND YOU WILL BE PAYING FOR YOUR 2013 FEE.



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 and discussion of hard wired smoke detector proposal.
- **Executive Board:** Updates on hot topics and discussion on possible additions to the Rules.
- **Social Committee:** New members wanted! Help plan the next OFC event!
- **Finance Committee:** Review of the monthly finances and preliminary discussions for the budget

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

kw. | BRANDYWINE VALLEY

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

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Mark Sweeney, Associate Broker

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*The spring market will be here
before you know it! Call me if you
are thinking about selling or buying
a home.*

-Mark

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Nick Cell: 610-203-4543

Trudy Cell: 610-203-4545

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**Visit Our
Old Forge Crossing Website!**

at

www.OldForgeXingPA.com

The Anvil

OFC Monthly Calendar

Agendas of Committee meetings

All online for you to view.

Attention Old Forge Crossing Owners

Are You Thinking about Renting Out Your Old Forge Crossing Condo!

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Time



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keys somewhere?

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610-687-5675

to see if your item has
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Suggested Contractor list

All contacts listed below are independent contractors. This list is provided as a courtesy.

MISCELLANEOUS WORK

MARK RYBAS 610-254-8345
ED RYAN 610-457-7718
BILL BOWER 484-239-1025

ELECTRICIANS

JIM DECKER 610-326-6664
GIOVANNI D'AMATO 610-407-9571
BOB PALIN 610-420-1535

PLUMBERS

FRED MASCIANTONIO 610-687-1217
JAMES BROOKE 610-640-0667

HEATING AND AIR CONDITIONING

GLENN KERSTETTER 484-888-2207
CALDWELL & DI FILIPPO 610-240-7840
MIKE HANSON 610-399-1990

CLEAN UP

BELFOR RESTORATION (24hr) 888-629-4768
SERV/ PRO (Reading office) Jeff Reid 610-582-3130
A CLEAN CARPET (Dale See) 610-687-9823

WINDOWS & DOORS

DARYL FULMER 610-656-5431

AIR DUCT CLEANING

INTERIOR MAINTENANCE CO. 1-800-220-6547

APPLIANCE REPAIR

COSTELLO 610-642-6261
HART APPLIANCE REPAIR 610-644-9334 |

PAINTING & PAPERHANGING

ED ROSSI (free estimates)
610-363-6737

Please note:

All contractors must submit their certificate of insurance to the office before commencing work.

The Sewer Bills Are Here!

It's that time again. Each year, Old Forge Crossing owners receive their annual sewer notice from the Association.

Tredyffrin Township invoices the Association for all 509 units at \$250 per unit. In turn, the Association bills each unit their individual expense.



Invoices will be due on March 1, 2014

Please note that we bill in arrears, so you will be paying for your 2013 fee.

When is My Gas Bill Due?

Gas bills are due the first of the month. For all owners who live in Old Forge, simply pay your gas bill when you pay your condo fee on the first of the month. If you are an off-site owner and your tenant pays the gas bill, you will receive a courtesy copy of the gas bill. Your tenant will get the original bill delivered to the unit.



Please try to pay the actual amount due. If you round up the total, this causes there to be small credits on the account which creates unnecessary paperwork for the Accounting Dept.

We greatly appreciate your cooperation.

Unit Safety Inspections



Per the Rules, the Association will periodically inspect inside the units with reasonable notice. The Executive Board recognizes the importance of conducting safety inspections and this will ensure that all units will be in compliance with all Old Forge Crossing's Safety and Association Regulations.

A copy of the Safety Checklist can be found on the reverse side of this notice. This checklist includes all of the items listed that will be inspected by the Old Forge Crossing Maintenance Personnel.

Please note: In the past non-working, or out of date, smoke detectors have been the biggest culprit of inspection failures. It is suggested that you ensure your smoke detector is in working order prior to your safety inspection. Additionally, it is suggested that you replace your smoke detector if it is older than 10 years.

Starting **MARCH 3rd** inspections will be done Monday through Friday between the hours of 9:00 A.M. and 1:00 P.M. and again between 2:00 P.M. and 5:00 P.M. The inspection should not take more that fifteen (15) minutes. Please see the schedule below.

Due to the nature of this task, we will be unable to arrange appointments for the inspections. We apologize for this inconvenience.

It is not necessary for you to be present for the inspections. Unless other arrangements have been made with the management office, we will be using the keys we have on file to access the unit.

After the inspection, you will be given a copy of the checklist noting any deficiencies. You will have approximately one month from the date of the inspection to correct any deficiencies. At that time, a re-inspection will be performed, if warranted, to verify that the corrections were made.

Any unit owner that denies access will be subject to the Association's rules violation process.

If you have any questions or concerns with this information, please contact the Management Office at 610-687-5675 or via email at ofcmgmt@comcast.net.

Date	Building	9AM- 1PM	2PM-5PM	Date	Building	9AM- 1PM	2PM-5PM
3-Mar	Building 15	209-216	217-224	4-Mar	Building 16	429-438	439-448
4-Mar	Building 14	193-200	201-208	5-Mar	Building 17	509-518	519-528
5-Mar	Building 13	177-184	185-192	6-Mar	Building 18	500-508 + 489	490-499
6-Mar	Building 12	165-168 +175-176	169-174	7-Mar	Building 19	469-477 + 488	478-487
7-Mar	Building 11	149-156	157-164	1-Mar	Building 22	413-420	421-428
10-Mar	Building 10	133-140	141-148	1-Apr	Building 23	225-232	233-240
1-Mar	Building 9	117-124	125-132	2-Apr	Building 24	241-248	249-256
12-Mar	Building 8	101-108	109-116	3-Apr	Building 25	257-264	265-272
13-Mar	Building 7	89-94	95-100	4-Apr	Building 26	289-296	297-304
14-Mar	Building 6	73-80	81-88	7-Apr	Building 27	305-312	313-320
17-Mar	Building 5	25-32	33-40	8-Apr	Building 28	321-328	329-336
18-Mar	Building 4	13-14 + 17-20	15-16 +21-24	9-Apr	Building 29	373-382	383-392
19-Mar	Building 3	41-48 + 59-60	49-58	10-Apr	Building 30	353-362	363-372
20-Mar	Building 2	1 - 6	7 - 12	11-Apr	Building 31	337-344	345-352
21-Mar	Building 1	61-64 + 71-72	65-70	14-Apr	Building 32	273-280	281-288
				15-Apr	Building 20	449-457	458-467



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

Condo Fees Due

February 1st

1 BR \$224 — 2 BR \$296

Next Board Meeting

February 11th at 8pm

in the Clubhouse

When It Snows

We need your cooperation.



When you clean off your car and move it to a cleared spot, remember that the plow cannot fit into a single empty space between 2 cars. Multiple cars have to move to allow room for the plow to maneuver.

Thanks for your help!