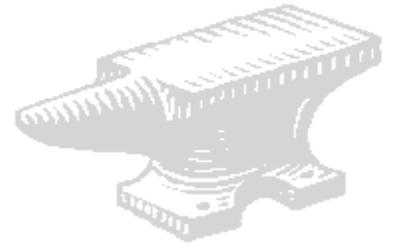


The Anvil



Old Forge Crossing Condominium

Website: www.oldforgexingpa.com

XXXIII-No.3 March 2014

PRESIDENT'S MESSAGE

Dear Neighbors,

Our worst winter in over 35 years took a heavy toll on our finances and infrastructure in February. We experienced numerous snow events, an ice storm, and frigid temperatures. The result was significantly over-budget snow removal costs, major damage to our trees and infrastructure, and higher utility costs. It looks like we will be over budget by at least \$100,000 or about \$200 per unit. We have decent reserves and I think the Board will opt to deplete them rather than issue a special assessment. However, we should expect an increase in our condo fees for the next fiscal year (beginning in August) significantly higher than the 2% or so increases in the last several years.

It will take time for the property to recover from this winter, and we seek your patience while work progresses. We are using our staff (Tony and Kurt) to facilitate the clean-up, but much of the damage requires heavier equipment than they have. We are not alone in this boat and there is a temporary shortage of materials and services to do this work.

Every winter I get calls from some residents questioning our protocols regarding snow removal. Generally, we do not plow or shovel the sidewalks for snow events under two inches. But the vagaries of the weather always seem to frustrate this neat plan. We try to balance the cost with our obligation to make the property safe. We try to give priority to individuals with special needs, but even this is sometimes inadequate. We ask for your patience and for you to exercise caution and common sense during these events, as you would during severe weather at other times of the year (a September hurricane, for example).

Last week, Margaret Burton, our property manager, sent a letter to the community disclosing that some units have floor tiles that contain asbestos. I received several calls from some residents concerned about their safety and the effect this notice will have on property values. In Margaret's defense, this disclosure was prompted by our attorney to avoid potential legal liability OFC could incur by not doing so.

Vinyl-asbestos floor tiles were installed in all first floor units and those second floor units in the first section which have concrete slab sub-floors. As some of you may know I am a chemical engineer and I worked in refineries during my career where asbestos insulation was ubiquitous. I've also worked as a general contractor for the past 20 years, and during that time removed vinyl-asbestos tiles on dozens of jobs, prior to installing wood flooring and ceramic tiles without wearing any protective gear. I am offering you my personal opinion on this issue, not as a member of OFC's Executive Board.

There is asbestos in our vinyl asbestos tiles, but it is bound up in the vinyl substrate and would only pose a potential hazard if the tiles were ground to dust which is inconceivable. Asbestos is not a chemical poison, but an irritant blamed for causing grievous lung cancers among people who experienced heavy exposure to its dust over many years. These people mainly worked in mining, manufacturing and fabricating jobs, or were family members exposed to the dust on work clothes brought home. Asbestos was banned decades ago, but for years it was used to manufacture insulation, roof shingles, floor tiles, automobile brake linings, and many other products. Every adult has asbestos in their lungs, for example as brake linings wore down, asbestos dust was released into the environment which we all breathed. Like cosmic rays and radon, no one knows the safe level for asbestos exposure, and life is not without risks. I am not concerned by my previous exposure and I would not hesitate to undertake additional jobs requiring the removal of vinyl-asbestos tiles. It is my strong opinion that they represent no significant risk.

Best regards,

Ed Ryan, President

Inside This Issue

President's Message	1
Social News/Board Highlights	2
Town Watch	3
Masthead & Classified Ads	4
Management Notices & Ads	5-8
March Calendar	Insert

Social Thoughts by Dave Inman

Upcoming Events from the Social Committee



St. Patrick's Happy Hour Friday March 14, 2014 at 5:00PM in the clubhouse.
The Social Committee will provide chicken and hoagies. Please bring a dish to share.



“Meet the Candidates” Brunch - Saturday March 29th @ 11:00AM

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



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.



Remember: The Social Committee always welcomes new members!

Committee Report Highlights

February 11th Board Meeting



FINANCE: *Reported by Tony Lumbis*

Snow and flood control projects on the upper drive have been the big budget busters so far this year.



PROPERTY: *Reported by Harold Sheaffer*

There have been several non-resident groups of cyclists trespassing on our property to gain access to the bike trail. If we want to be able to summon the police when this happens, we need to put up No Trespassing signs. A suggestion was made to place metal coyotes around the pond to deter the geese. They will then have to be moved around on a regular basis to continue fooling the geese.



SOCIAL: *Reported by Glen Reyburn*

50 people attended the Super Bowl party on February 2nd. There were no incidents. The next Social event will be the Spring Brunch on March 29, which is also a Meet The Candidates event, in anticipation of the April 8th Board elections. Committee members are also encouraged to attend so that people can meet them.



TOWNWATCH:

Due to the recent snows, there was no report.



TOWNWATCH



By Jim Komer

We Need Patrollers

Throughout Tredyffrin Township there has been a steady increase in "Theft From Vehicle". For example, in late January in the 100 block of Hunters Lane in Devon and the 300 block of Homestead Road in Wayne, it was reported 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.** That's why it's so important to have an active TownWatch Patrol system.

Currently we have twelve (12) active patrollers. That's out of 509 residences. Therefore, I'm requesting you to consider becoming an active patroller. Application forms are available in the Office and from me. When filled out, please drop off at the Office or my Unit (#344), I'll then process it through the Police Department.

Patrollers usually volunteer to do two patrols a month, each patrol lasting about an hour. Some patrols are during the day, but most are in the evening, or at night. Certainly you can find a few hours a month to insure the safety of our homes.

Info on TownWatch

TownWatch is a program directed by the Tredyffrin Township Police Department using volunteers to patrol our neighborhood. The purpose of TownWatch is to supplement the Township Police Department with additional "eyes and ears" to detect and report incidents. This will help the Police Department to respond more quickly to potential trouble spots and limit criminal mischief, burglaries and property damage.

TownWatch encourages residents to become alert and report directly to the police all annoyances and incidents of a suspicious nature and to develop consciousness for the need to take precautions to safeguard their property – even during daytime hours.

Patrols are scheduled depending on need and the availability of personnel. At Old Forge Crossing we have unscheduled daytime patrols and both scheduled and unscheduled evening patrols. Volunteers patrol by walking or driving.

Are there any hazards involved? NONE – Patrollers never become involved. Their duty is to contact the Police Department as quickly as possible. Patrollers use their cell phones to contact the Area Director, 911 or the Police as required. Reports are very brief and sent via email.

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

***Thought for this Month ...
"Join Us!"***

Anvil Classified Advertising Notice

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

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

“No Job Too Small“

Pet Sitting, Window Cleaning, Interior Painting or Mulching
Tony McClennon 610-348-4814.

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

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

WANTED

Person to clear snow off car. \$30.00 each clearing.
All equipment provided. Call Dana at 215-870-0478.

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

TJ's Painting & Renovations Co.

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

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.3, 2014

Published by: Old Forge Crossing.

Management Notes

Special Fire Safety Addition



Rule of the Month

This month's rule is from Section VII, A. Vehicle Registration. Each vehicle on the property is to be registered with the Management Office. Additionally, each vehicle must have current registration and inspection stickers. Guests parking on the property for an extended period of time should also register his/her vehicle with the Management Office. If you are getting a new vehicle please remember to register it!



10% Asbestos

Asbestos Discovery

During the fire restoration process in Tricorn Mews it was discovered that the flooring tiles that were original to the units are comprised of 10% Chrysotile, which is a type of asbestos. These tiles do not pose a health risk if they are undisturbed. In fact, the EPA recommends that the tiles be covered, instead of removed. While this discovery has been made in Tricorn, it is possible that other buildings were built with different materials and may not contain the asbestos tiles. Should you plan to have any work performed which involves removing or disturbing the flooring tiles, it would be advisable to have a sample tested in order to ascertain whether precautions should be taken in order to avoid exposure to asbestos. To learn more about asbestos, please visit the EPA website at: <http://www2.epa.gov/asbestos>.



Snow Damage

This winter has been a harsh one. Tredyffrin Township issued an unprecedented amount of snow emergencies this season. During the ice storm 90% of our township lost power, however Old Forge Crossing burned bright through the storm. Along with broken tree branches, the property has also experienced broken gutters and potholes. While the maintenance crews have been doing their best to keep the property safe and clean, please use caution. Many of our maintenance resources, like ice melt and pothole patch, have been hard to get this winter due to the increase in demand throughout the Northeast. Suppliers in the area have bare shelves and backorders. The clean-up from this winter may last into the spring

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 new OFC event!
- **Finance Committee:** Review of the monthly finances and preliminary discussions for the budget

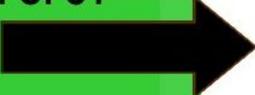
Please visit our website at www.olforgexingpa.com for agendas.

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

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"

*Five Star Agent Award for
Overall Exceptional Service and Client Satisfaction*

★ ★ 2011 ★ 2012 ★ 2013 ★

*Time to SPRING into action!
Call me if you are thinking about
selling or buying a home.*

-Mark



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.



GLENN
KERSTETTER

Heating & Cooling
Service & Installation



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

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



A

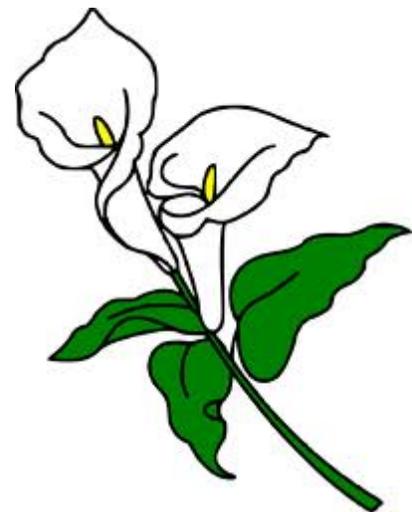
CLEAN CARPET

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

In Memoriam



John Mita



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

Condo Fees Due

March 1st

1 BR \$224 — 2 BR \$296

Next Board Meeting

March 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!

