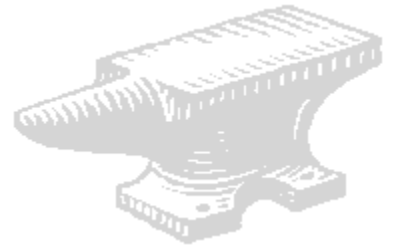


# The Anvil



## PRESIDENT'S MESSAGE

Dear Neighbors,

When you read this message I will be in Paoli Hospital having tests done on a recent back injury.

If all goes well, I expect to be present at the June 3rd Property Meeting for the discussion on the pool reconstruction.

For any of you who cannot make the meeting, I will release a report shortly afterward to keep you current on the situation.

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	5-12
June 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.



**Thank you to our Memorial Day helpers!** In spite of the fact that the pool opening has been delayed, the Memorial Day Picnic was quite a success. Thank you to the many residents who assisted with set up, cooking and clean up.



**Need a picnic table?** If you are having a private party and need additional outdoor seating, the Social Committee has two new picnic tables that are collapsable and portable. Feel free to borrow them for your private function. For further information, please contact Bill Lobo.



#### Marie Phillips Miller and Mickey Andrews

competed in the Kentucky Derby hat contest held at the Kentucky Derby party on May 3rd.



#### 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. The next Social Committee Meeting will be at 4PM on Sunday June 22nd. Join us.

## Committee Report Highlights

### May 13th Board Meeting



#### FINANCE: *Reported by Al Sama*

Budget variances were reviewed. Considering the hard winter, they were not so bad. Capital costs were reviewed as were our cash position and investments. The funds from the \$50K CD maturing in May will be re-invested.



#### PROPERTY: *Reported by Harold Sheaffer*

Two requests for patio alterations were approved with modifications. One was tabled for further research. Complex-wide installation of hard wire detectors was not approved. Ed Ryan will do a proposal for water overflow detectors.



#### SOCIAL: *Reported by Bill Lobo*

40-50 people came to the Kentucky Derby Party on May 3rd. There were not many tables at the Flea Market on May 10th. We had the usual promotion, but the Flea Market was held later this year and there was competition from other sales. The Memorial Day picnic on May 24th and the Seafood Picnic on July 4th are the next upcoming events.

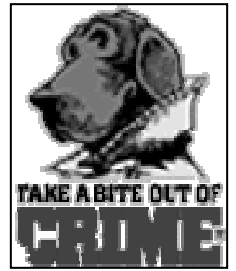


**TOWNWATCH:** No report.



# TOWNWATCH

By Jim Komer



I'd like to thank all those who thought of and said a prayer for me during my stay in the hospital last month. I'm especially grateful for the great group of TownWatch Volunteers who continued to assure the safety of our homes and environment.

Last year, members of the Tredyffrin Township TownWatch Association met with the Chief of Police, Lt. Anthony DiMato to discuss items of interest about local developments and the crime scene.

The Chester Valley Trail is to be maintained by the County Marshalls. You should have noticed increased usage since the bridge over Valley Forge Road has been in place.

In the Township we are still experiencing reports of Drug Overdoses, Ages ranged from 13 to 62, with most of the OD's in the 16-24 range. Heroin seems to be the preferred drug, with reported \$200 per day habits, which account for some of the increase in theft and burglary. One interesting item was that people attending parties bring different pills (sleeping, weight loss, birth control, etc.) and these are put into a punch- type liquid, dissolved, and then drunk by the party goers.

## Vehicle Registration

Is your vehicle registration with Old Forge Crossing up to date? It is frustrating for TownWatch Patrollers who come upon a vehicle with its interior lights on ...then when trying to alert the owner, we discover that the vehicle registration is not current.

**If you have done any of the following please contact the Office and update your registration:**

- Purchased a new vehicle and using the replaced vehicle's license plate.
- Changed license plates...You now have PA plates instead of the NJ/NY or whatever plates... or you purchased a vanity or special plate.
- You sold / got rid of the vehicle(s) that was/were originally registered

The OFC registration process is most important when the owner is needed to be contacted. This happens during snow removal operations, when asphalt work is being performed, and most importantly if it is suspected that the vehicle may be abandoned. So please insure your vehicle(s) is/are currently registered... If you have any questions call Nancy in the Office and she can verify what has been registered.

## Megan's Law

Our TownWatch Police Department Liaison Officer, Sergeant Larry Meoli asked that I again inform OFC residents about the Megan's Law Website. Pennsylvania's General Assembly has determined that public safety will be enhanced by making information about registered sex offenders available to the public through the Internet. Knowledge whether a person is a registered sex offender could be a significant factor in protecting yourself, your family members, or persons in your care from recidivist acts by registered sex offenders. Public access to information about registered sex offenders is intended solely as a means of public protection.

Pursuant to the provisions of Pennsylvania's Megan's Law, 42 Pa.C.S. 97791 et seq., the State Police has established a web page to provide timely information to the public on registered sex offenders who reside, attend school, or are employed/carry on a vocation, within this Commonwealth.

You may visit the website at ... <http://www.pameganslaw.state.pa.us>

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

***Thought for the Month ... Lock your car and your house!***

## Anvil Classified Advertising Notice

Publication for articles in the **July Anvil** should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing **by June 26th**. 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

<b>Police/Fire/Ambulance Emergency</b>	<b>911</b>
<b>Police (non-emergency)</b>	<b>610-647-1440</b>
<b>Ambulance (non-emergency)</b>	<b>610-644-1224</b>
<b>PECO Energy Office</b>	1-800-494-4000
<b>PECO Emergency</b>	1-800-841-4141
<b>Verizon Office &amp; Repair</b>	1-800-837-4966
<b>Comcast Cable Office</b>	610-587-2264
<b>Comcast Cable Repair</b>	610-587-2264
<b>Blosenski Bulk Pick-up</b>	610-942-2707 Ext-253
<b>BestBuy.com Electronic Recycling</b>	610-265-7718
<b>OFC Office</b>	610-687-5675
<b>OFC After Hours Emergency</b>	610-687-5678
<b>OFC Email</b>	ofcmgmt@comcast.net
<b>OFC Accounting</b>	ofcacct@comcast.net
<b>OFC Website</b>	www.oldforgexingpa.com

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

TJ's Painting & Renovations Co.

[www.TJsMainLine.com](http://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](mailto:lizmercogliano@gmail.com)

### "No Job Too Small"

Pet Sitting, Window Cleaning,

Interior Painting or Mulching

Tony McClennon 610-348-4814.

### FOR SALE:

Leather Recliner. 2 yrs. old.

Call 610-390-9071

### This Month's Anvil Article Contributors:

Ed Ryan, Jim Komer, Dave Inman, Donna Piper 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.6, 2014

Published by: Old Forge Crossing.

# Management Notes



## Rule of the Month

Spring is here and summer is fast approaching. With all the nice weather many of you may be pulling out your grills to do some barbequing. While you are dusting off the good ol' Weber grill, please keep in mind "that use of charcoal grills, and any fire producing apparatus on patios and balconies is prohibited. Propane grills are permitted. Charcoal grills may be used at a minimum of five (5) feet from the building and should be attended at all times while an open flame exists."



## Circuit Breaker Recall

Certain Federal Pacific circuit breaker panels have been deemed a fire safety hazard. The panel in question is called "Stab-lok." If you are able to identify this panel in your home is it strongly suggested that you contact an electrician to have the panel replaced. Several electricians can be found on the Suggested Contractor List.



## Tag...you're it!

This year we are implementing a different system for the plant and shrubbery trimming. We are asking that you 'tag' any plants that you do not want trimmed with a **pink** ribbon provided by the management office. If you do not want any of the items within your planning bed trimmed attach the ribbon to a stake, also provided by the management office, and put the stake in the landscaping bed.



## 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:** Discussions including unit alteration requests and progress on the Trail Access.
- **Executive Board:** Review of the pool project.
- **Social Committee:** Planning for the July 4th cookout.
- **Finance Committee:** Review of the May financial reports.

Please visit our website at [www.oldforgexingpa.com](http://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](http://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](mailto:MarkSweeney@kw.com)  
 "Your Move Matters"  
[www.RealEstateMarkOnline.com](http://www.RealEstateMarkOnline.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**

## STOP!

We have reports of many residents who do not obey our traffic rules.

For the safety of your fellow residents and the children who live here, please observe our **stop signs** AND our **speed limit signs**.



Upon your first offense, you will receive a warning letter. If there is a next time, you will be fined.

Thank you for your cooperation.  
*The Management Office*

## Your Neighborhood Lawyer:

- Wills, Powers of Attorney, Living Wills
- Estate Administration
- Employment Agreements
- Divorce, Property Settlements
- Real Estate Sales & Purchases Business Formation & Contracts



**ROCHELLE S. RABIN, ESQ.**

(484) 875-3023

101 Lindenwood Drive, Suite 225  
Malvern (Rt. 29 at Rt. 202 near Wegmans)

Evening appointments available

Email: [RochelleRabin@aol.com](mailto:RochelleRabin@aol.com)

Website: [www.RabinLawOffices.com](http://www.RabinLawOffices.com)

# 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](mailto:nick@vandekarteam.com)

[www.oldforgecrossing.com](http://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



## Need Repairs to your Unit?

**SAVE THIS PAGE FOR FUTURE REFERENCE**

### Suggested Contractor List

*(Contacts below are independent contractors)*

#### MISCELLANEOUS WORK

MARK RYBAS	610-254-8345
ED RYAN	610-293-0623
BILL BOWER	484-239-1025 <i>(after 5pm ONLY)</i>

#### 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	610-644-0667

#### HEATING AND AIR CONDITIONING

GLENN KERSTETTER	484-888-2207
CALDWELL & DI FILIPPO	610-240-7840

#### CLEAN UP

BELFOR RESTORATION (24hr)	888-629-4768
SERV PRO (Reading) 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
--------------------------	----------------

#### APLIANCE REPAIR

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

#### PAINTING & PAPERHANGING

ED ROSSI (free estimates)	610-363-6737
---------------------------	--------------

**Please note:** No matter which contractor you choose, 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.

## 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](http://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](mailto:ofcmgmt@comcast.net))

Thank you for your cooperation.  
OFC Management

## Registering Contractors

It is the responsibility of all unit owners to have their contractors send a Certificate of Insurance to the office prior to commencement of any work.

**Fax:** 610-687-5693 , **or email:** [ofcmgmt@comcast.net](mailto:ofcmgmt@comcast.net)

### **The certificate must show**

Old Forge Crossing, 1027 N. Valley Forge Rd. Devon, PA 19333  
as the certificate holder.

A contractor is one defined as making any structural and/or mechanical upgrades, repairs, alterations or improvements to your unit.



Not complying with this rule will result in a fine of \$250 as per the Rules and Regulations, page 25 B. Contractor Requirements.

Thank you.  
**The Management Office**



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

**Condo Fees Due**

**June 1st**

**1 BR \$224 — 2 BR \$296**

**Next Board Meeting**

**June 10th**

**8 pm in the Clubhouse**

**SPECIAL POOL MEETING**

**Tuesday June 3 at 6PM in the Clubhouse**



**All Old Forge Crossing Residents and Investors are invited to an open meeting to discuss the pool reconstruction.**

**A representative from Wade Associates, swimming pool and aquatic facilities consultants, will be in attendance to answer your questions regarding the project.**

**Please note that the meeting will start at 6PM to allow time for discussion.**