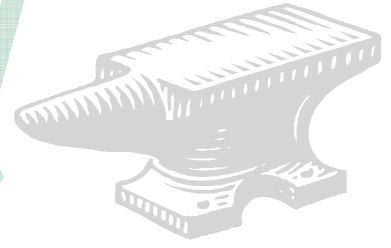


The Anvil



Old Forge Crossing Condominium

Volume LII- No. 11

November 2011

PRESIDENT'S MESSAGE

Dear Neighbors,

I hope you all received and read Phillip Schearer's recent letter regarding Rhonda Huet's grave illness and the subsequent changes at our management company, CSK Management. Also reported in that letter was the hiring by CSK Management of our long-time bookkeeper, Barbara Damato, who has become our new on-site property manager. She is extremely capable and ambitious, and her elevation was supported unanimously by the Board. She will receive any additional training and certification necessary to fully handle this new position under the tutelage of CSK's senior management. Our thoughts and prayers go out to Rhonda and her family at this difficult time. Barbara has hit the ground running and we can take some solace during this tragedy that our property management remains in capable hands.

OFC has advertised in local newspapers (a copy is in this month's Anvil) to find a new bookkeeper. Response has been good and interviews will begin imminently.

We continue to experience a crazy weather year with the rare October snowstorm. Most of our exterior work has been completed for the year. The storm created some tree damage and delayed our normal fall clean-up,

but we experienced no new flooding. Hopefully the October snow does not presage another bad winter, but we increased our snow budget over 50% from last year, just in case.

We received our first report from E.B. Walsh, Inc. a landscape engineering specialist who handled our recent drainage project. We engaged them to do a survey and prepare remediation recommendations to avoid a repeat of the flooding of several units during Hurricane Irene. They submitted a four phase project plan which entails considerable costs. The recently formed drainage sub-committee and the Board will review this plan rigorously, as well as other measures we can take to solve the problem (including getting the Township to put pressure on the owners of adjacent properties to limit their runoff to our property.) Rest assured that the Board will be diligent in this matter and not commit any funds until all alternatives are studied and agreed to.

**Best regards,
Ed Ryan,
President**

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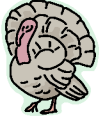
SOCIAL THOUGHTS by Dave Inman



The very active holiday season is rapidly approaching so please mark your calendars for these upcoming events:



Hanging the OFC Holiday Lights – Saturday 11/12/11 – 10AM – Volunteers Needed! Every year, OFC residents come out to hang the strings of holiday lights at both entrances and the clubhouse. The old adage “many hands make light work” certainly applies and if you have a little free time on November 12th, please come out and join us. We know it’s a little early in the season for holiday lighting, but we like to have everything in place before the cold weather closes in.



THANKSGIVING DINNER November 24 at 3PM. This is a clubhouse dinner for OFC residents who would like to celebrate the holiday with their friends and neighbors. Advance sign up is required and the cost is \$12.00 per resident. The Social Committee will provide fresh-cooked turkey, stuffing, mashed potatoes gravy and beverages. Dust off your holiday cookbook and bring something to the feast!



Holiday Decoration Contest - OFC residents enjoyed this event so much last year that we decided to do it again! Prizes will be awarded to the OFC residents with the most tasteful and creative holiday decoration and light displays. Judging of entries is by OFC Board, committee members, and interested residents. If you would like to be a judge, please contact someone from the Social Committee. More details of the contest will be announced in next month’s Anvil.



The November 11th Happy Hour has been cancelled due to the ongoing kitchen renovations.



OCTOBER 11TH BOARD MEETING HIGHLIGHTS OF COMMITTEE REPORTS



FINANCE Reported by Tony Lumbis

We are working with Management to analyze our cash flow needs.



PROPERTY Reported by Hank Munyan

The committee is looking for a new Chairman. The underground gas leak at Hatters Mews has been repaired. A new Clubhouse awning has been approved. The Property Committee will select the color. Our engineer submitted a structural report on four buildings. No exterior structural damage was found, and no interior damage at #487 or #519. The survey report will be completed October 24th. No work is likely before the winter. Permits also take time to secure. Meanwhile the swales have been cleaned out to direct the water flow. The gabion baskets are deteriorating causing the forebay to be obliterated and the island to reappear.



SOCIAL Reported by Bill Lobo

Bill Lobo was elected to a new term as Chairman. Mike Moran will be the co-Chairman and Treasurer. The committee will discuss at their next meeting whether or not the kitchen will be ready in time for the Thanksgiving Dinner. A combination Happy Hour and Hoe Down will be held in the Barn on October 28th at 5PM with music and dancing from 7-9PM.



TOWNWATCH Reported by Ken Saler

There has been a local issue of copper pipes being stripped out of units. So far, this is not an Old Forge problem, but residents should be vigilant about keeping their doors locked



TOWNWATCH

By Jim Komer

SUSPICIOUS ACTIVITY

Last year a resident noticed a strange vehicle parked down at the Sound Barriers. She notified the police and two patrol cars responded. Turned out there were a couple of young men hunting deer with bows and arrows ... a definite “no, no” behind our property.

In Tredyffrin Township we have had TownWatch for many years. There have been some residents who indicated that they have noticed people on the grounds of Old Forge Crossing who appeared “suspicious”.

What are these “suspicious activities?”

Someone going door to door ... Old Forge Crossing has “No Soliciting” signs

Individuals walking through the area casually checking automobiles (to see if they are unlocked), also looking into residences, dumpsters, etc.

Anyone forcing entrance or tampering with doors or windows in a residence or vehicle.

An unknown individual carrying something of value, (TV set, laptop computer) and moving quickly.

(This occurred several years ago at Heritage.)

Excessive vehicle and/or pedestrian traffic to and from a particular residence.

An unknown individual taking a shortcut through unpaved areas.

Parked vehicles containing one or more people.

Vehicles being loaded with valuable items if parked near a vacant or unattended residence.

Apparent business transactions being conducted from a vehicle.

Persons being forced into vehicles.

Persons wearing or carrying bloody clothing.

Persons making a quick change of vehicles.

A person exhibiting unusual mental or physical symptoms.

Most suspicious situations have innocent explanations. The Tredyffrin Township Police would rather investigate suspicious situations than be called when it's too late. If you notice a “suspicious activity” try to get as much information as possible, without jeopardizing your personal safety. An individual's description should include height, weight, sex, clothing and any peculiarities. For a vehicle ... color, make, model and licenses plate number. Several years ago a resident discovered her unit had been broken into. The perpetrator drove his vehicle right past her and she used 911 to give an accurate description of the man and the vehicle licenses and he was apprehended on the Schuylkill at the Gulph Mills exit.

If you did not do it last month, this is a good time to check your smoke alarm battery and get a credit report (creditreport.com).

Thought for the Month

BE ALERT --- BE AWARE

Continue to report Suspicious Activity

911 (Emergency) ... 610-647-1440 (Tredyffrin Township Police)

If you're interested in becoming involved with TownWatch, contact Area Director, Jim Komer (610-293-9277)

ANVIL CLASSIFIED ADVERTISING

PUBLICATION FOR ARTICLES IN **THE DECEMBER ANVIL** SHOULD BE SUBMITTED BY FAX, E-MAIL OR DELIVERY TO THE OFFICE AT OLD FORGE CROSSING BY **NOV 21**. 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.

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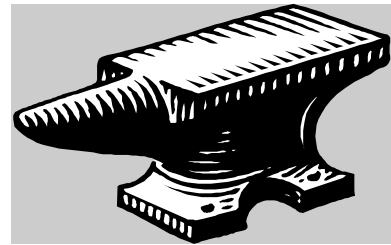
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1027 North Valley Forge Road Devon, PA 19333

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MANAGEMENT NOTES



FALL CLEAN-UP HAS BEGUN!



The landscapers have started the community-wide Fall clean-up. This endeavor will continue through Thanksgiving with the crews returning approximately every 10 days. Your patience is appreciated during this procedure.



DO YOU HAVE A PROFESSION OR TRADE THAT COULD HELP THE ASSOCIATION?

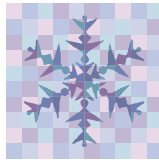
With 509 units here at Old Forge Crossing, this community is comprised of a diverse group. The Association is always contracting professionals to perform needed jobs and tasks. If you have a skill or trade that could benefit our community and wish to participate in our bid process for upcoming work, please contact the office at 610-687-5675. Keep in mind all contractors must be insured.



BOOKKEEPER WANTED

OFC is currently looking to fill our bookkeeper's position. The following ad appeared in the newspaper last week and is currently listed on Monster.com. If you have the qualifications that fit this position or know someone who does, please follow the instructions on the ad listed below. The interview process will begin in the very near future.

Full-Charge Bookkeeper needed, 30 hours per week, for large Condominium Association in Devon. Must have experience with accounting software (Promas a plus) and Excel spreadsheets. Duties include A/R, A/P, payroll, journal entries, month-end financial statements and more. Must understand debits and credits! Please send resume, cover letter and salary requirements to: Barbara Young Damato, Property Manager, Old Forge Crossing Condominium Association, 1027 Valley Forge Rd., Devon, PA 19333



INSURANCE CHECK LIST



Record breaking heat, summer of 2010. Over seven feet of snow in just two winters. Record breaking rainfall in August 2011, along with an earthquake, a tropical depression, and tornado warnings! Is your insurance up to date?

FIRST: Old Forge Crossing has a master policy which has a \$5000 deductible which you should cover on your HO-6 Homeowners policy.

SECOND: Worst case scenario: your building needs to be replaced. Your unit will be replaced with a builder's grade structure. If you have made improvements to your unit, as many of you have (hardwood floors, granite countertops etc.) make sure that you are covered on your homeowner's policy.

THIRD: If you feel that your unit is vulnerable to flooding, **communicate with the Association first!** Then call your agent and request supplemental flood insurance. Aside from your HO-6 for contents, they can write something through FEMA as regular and emergency flood insurance. Through the national program, you can cover \$12,000 in contents for as little as \$92.00/yr. or \$20,000 in contents for \$128.00/yr. Both policies have \$1000 deductibles. You can request as much coverage as you see fit.

FOURTH: I know it isn't easy, but having some kind of rapport with your neighbors is vital when damage from a near-by unit. Occurs. The Association is only responsible for damage caused by common element issues.



And FINALLY... The holidays will be here before we know it. **No** shucking corn or peeling potatoes and jamming them down your kitchen sink disposal! This will surely cause a back-up, possible flooding to multiple units. It's preventable! For disposing of garbage, I use old yogurt tubs and bread bags with a twist tie, and put it in the regular trash.

Be safe, and enjoy what should be a beautiful Fall season.
Rob Fillmore,
Vice-President, Executive Board

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Devon, PA 19333

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bills for heat will be sent
in mid-November.
They are due Dec.1st.**

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NOVEMBER 8TH
AT 8PM
IN THE CLUBHOUSE**

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