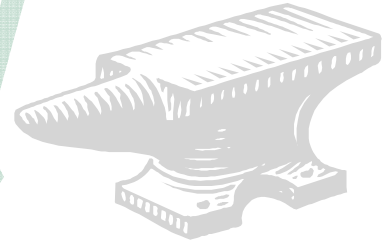


The Anvil



Old Forge Crossing Condominium

Volume LII- No. 12

December 2011

PRESIDENT'S MESSAGE

Dear Neighbors,

Excluding Hurricane Irene and the rare October snowfall, we have enjoyed an extraordinary fall this year. Our exterior maintenance was completed on schedule and our fiscal budget is in the black by about \$20,000, owing to postponement of exterior painting of the barn and clubhouse.

Barbara Damato is doing an excellent job as our new property manager, and has hired a new bookkeeper, Ms. Lisa Wanner with the Board's unanimous approval. We believe she will make a very good addition to our fine staff.

As reported elsewhere by Donna Piper, the first phase of the kitchen renovation was completed in time for the Thanksgiving dinner. Our thanks to our maintenance staff who did an excellent job on this project, at considerable savings rather than using an outside contractor.

The Property Committee has three people who have volunteered to serve as the new Chairman. They will attend the next Property meeting on December 7th to present themselves. The committee's choice will be voted on by the Board at their next meeting on December 13th.

The drainage sub-committee continues to review recommendations we received from two engineers to resolve the flooding problems experienced by units near the creek during Hurricane Irene. This remains a high-priority project.

Our annual holiday party will take place next week. I look forward to seeing you there.

**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 Notes	5
Notices & Advertising	4-12
December Calendar	Insert

SOCIAL THOUGHTS by Kelly Toukatly



Mark your calendar for the varied social events at OFC from December through February! There is always room for one more volunteer, attendee, or decadent treat at the dessert table.



A sell-out tradition at OFC, the **Holiday Party** will take place on **December 10th** from 6:30 – 10:00 P.M. Come and taste the festive holiday menu catered by Aquilante Gourmet Buffets. See your neighbors dressed in their holiday best.



The 2nd Annual Holiday Decorations Contest will be judged on **Sunday December 18th** at **5:30 P.M.** Prizes will be awarded to the winning entries. If you are interested in being a judge, please contact a member of the Social Committee.



Chase away the winter chill at our “**South of the Border**” themed **Happy Hour** on **January 13th** at **5:00 PM** in the Clubhouse. Mexican-themed appetizers and Margaritas will be served. Sombreros optional!



Super Bowl Sunday

Are you ready for some Football? Join us for the **Superbowl** on **February 5th** (Details TBA). Come cheer on your favorite team!



Have an idea for an OFC event? Come to the next **Social Committee Meeting** on **January 17th** at **7:00 P.M.** in the Clubhouse.



NOVEMBER 8TH BOARD MEETING HIGHLIGHTS OF COMMITTEE REPORTS



FINANCE Reported by Tony Lumbis

The Committee met with the auditor, Phyllis Orlando, who approved the financial statements. November 29th will be the next committee meeting. Our financial advisor from Janney Montgomery Scott will be present.



PROPERTY Reported by Hank Munyan

Two Norway maples were removed at #460 and #462. One was dead, the other was rotten at the center. New trees were ordered for #187, 242, & #292. They will be red swamp maples.



SOCIAL Reported by Bill Lobo

The October 28th Hoe-Down was successful. So far, there have been no volunteers to help put up the holiday lights. Thanks go to the office for preparing the holiday party invitation for delivery. They were distributed on November 3rd.



TOWNWATCH Reported by Jim Komer

The patrols are no longer using Nextel phones. They carry cell phones and make their reports by email.



TOWNWATCH

By Jim Komer

DRUNK DRIVING ... IS IT WORTH IT?

When faced with a Pennsylvania DUI arrest and/or conviction, there are a number of issues to consider: Will you have to serve jail time? If so, for how long? Or is probation a possibility? What will you owe in fines? Will your licenses be suspended, and for how long? Will you have to go to DUI school or do community service? Here are some of the basic laws regarding Pennsylvania DUI fines and sentencing.

Criminal Status: All levels of BAC (Blood Alcohol Content); Un-graded Misdemeanor

DUI Fines/Costs: BAC Per: \$300.00

High BAC: \$500-\$5,000

Highest BAC \$1,000 - \$5,000

Licenses Suspension:

BAC Per: 2 months

High and Highest BAC: 12 months

Note: An occupational limited licenses may be available after serving two months suspension.

Violation of the Zero Tolerance Law: If you are arrested for DUI, the police will ask you to take a breath, blood, or urine test.

If your BAC is 0.02% or higher, and you are convicted of DUI, you can expect:

Up to one year driver's license suspension

Drug and alcohol evaluation

Fines (up to \$500 for a first offense), court costs and restitution

To complete a state-approved Alcohol Highway Safety Program, if ordered by the court.

For more information you are invited to the web site:

http://criminal-law.freeadvice.com/drunk_driving/pennsylvania-dui.htm

The site also provides information about lawyers and the affect on your auto insurance.

For the Holidays I recommend the *Old Forge Crossing Party on Saturday, December 10th*, so most participants can walk home.

I only know of one case where someone walking while intoxicated was convicted in an auto accident. That happened many years ago at my first Army duty station in France, when one of my troops had drank too much and told the folks in the bar he was going to run back to the barracks. As he went out the door, he ran into the side of a Citroen, dents in the side and bounced back, falling on the ground. He got up and started to run away when a gendarme arrested him and charged him with (are you ready) ... "Hit and Run".

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 JANUARY ANVIL SHOULD BE SUBMITTED BY FAX, E-MAIL OR DELIVERY TO THE OFFICE AT OLD FORGE CROSSING BY DEC 19. 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.

THE CRAFTSMAN CONNECTION Your Total Renovation Specialist. HOLIDAY DISCOUNTS

Kitchens, bathrooms, ceramic tile, doors, windows, painting. Save energy. Discounts for seniors. Free home check-up. Free estimates. Call Mark Rybas: 610-254-8345; email: mark.rybas@rocketmail.com.

GET READY FOR WINTER
MULCHING, WINDOWS, INTERIORS.
" NO JOB TOO SMALL "
TONY MCCLENNON 610-348-4814.

PROFESSIONAL INTERIOR PAINTING ROB RIISEN 610-942-0257

A V O N The Company for Women.
April McClennon proudly serving the Devon area. 610-348-2638.

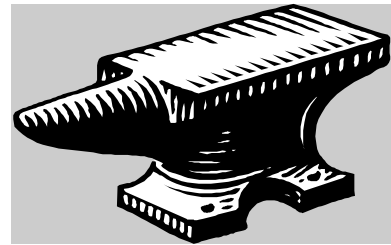
BeastMaster Pet Care
Personalized care per your instructions.
Call Geri at 610-647-1424.
Email: canterqueen@comcast.net.
Est. 1999 w/OFC ref.

EXPERT COMPUTER REPAIR done in your home. Set-up, installation, configuration, tune-up, trouble-shooting, network set up. Contact Allen at AC40@comcast.net 610-647-1424 (Mon-Fri 9AM-5PM).

FOR RENT: Newly renovated 1st floor end unit. 2BR/ 2BATH. Call 610-933-0825

FOR RENT : Quiet 2 BR/ 2 BATH. 2nd floor end-unit. \$1150 + utilities. Available immediately. Call 610-853-3044.

FOR SALE BY OWNER : 1 BR/ 1 BATH. 1ST FLR UNIT. UPGRADED KITCHEN. MOVE-IN CONDITION. CALL 610-506-6803



ANVIL PRICES CLASSIFIEDS PER LINE	B&W	COLOR
	1/4 PAGE AD	\$ 35.00
1/2 PAGE AD	\$ 55.00	\$58.00
FULL PAGE AD	\$ 100.00	\$105.00

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 MANAGEMENT
FOR BULK PICK UP 1- 800-869-5566

OFC OFFICE 610-687-5675
OFC AFTER HRS . EMERGENCY... 610-687-5678
OFC e-MAIL :
OFCMGMT@COMCAST.NET OFFICE
OFCACCT@COMCAST.NET ACCOUNTING
Website: www.OldForgeXingPA.com

THIS MONTH'S ARTICLE CONTRIBUTORS:
ED RYAN, JIM KOMER, KELLY TOUKATLY,
DAVE INMAN, DONNA PIPER & BARB DAMATO

COMMUNITY MANAGER: BARABARA YOUNG DAMATO
LAYOUT// PRINTING/ COLLATE: NANCY RHEY
ON-SITE DELIVERY: TONY MCCLENNON &
CHRIS ANGELINA

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 LII, Number 12, December 2011
Published by: Old Forge Crossing.



MANAGEMENT NOTES



IMPORTANT SAFETY REMINDER

OFC motorists, please be aware and vigilant to the fact that we have children on bicycles riding on our community roads and in our parking areas. Please be alert to this situation by abiding by community posted speed limits and by obeying all stop signs. And, as a critical reminder, always use your mirrors prior to pulling out of your parking spaces. Parents, for the safety of your children, please instruct them to ride on the sidewalks whenever possible.

IS YOUR CAR REGISTERED WITH THE OFFICE?

If you have not registered your car with the office yet, please do so immediately. Winter is just around the corner and snow is sure to follow. There are times that the office will need to contact the owner of a car if it needs to be moved during snow plowing. Dealing with an unregistered car can slow the process down. Make sure all of your vehicles have an OFC sticker. Thank you.

WE HAVE A NEW BOOKKEEPER!

Old Forge has hired a new bookkeeper! Her name is Lisa Wanner and she resides in King of Prussia. Lisa started in her new position on Monday, November 28th. She has a wealth of accounting knowledge and has hit the ground running. Please join me in welcoming Lisa to the Old Forge Crossing staff.

GAS BILLING SEASON IS HERE!

Most of you have received your first gas billing of the season. The first meter reading was done on October 31st. If you hadn't turned your heat on by that time, you wouldn't have gotten a bill. The second gas bill will be going out mid-December. This meter reading was done on November 30th. Please remember that there are many variables that make up YOUR bill. Thermostat temperature setting, upstairs unit vs. downstairs unit, outside temperature, newer vs. older windows and doors, properly maintained heater, middle unit vs. end unit and exposure to sun or shade are just a few. Comparing your bill with your neighbor's is not advisable based on the above mentioned variables.



WATER SHUT-DOWN CHARGE

Please remember that there is a \$50 charge for a water-shut down. If you need the water turned off because of contractor work, please call the office and schedule the shut down. We need a 48 hour notice in order to notify the residents of your building. Also, all contractors need to supply the office with a certificate of insurance.

The 2nd Annual Holiday Lights Contest



Judging will take place
Sunday December 18
at 5:30 PM



If you'd like to be a judge, please contact someone on the Social Committee
or call the office (610-687-5675)



**HAPPY HOLIDAYS AND BEST WISHES FOR 2012
FROM ALL THE STAFF AT OLD FORGE CROSSING AND CSK MANAGEMENT**

LOOKING TO SELL, BUY OR RENT IN OFC? CALL MARK

Curious about the Real Estate Market in OFC ?

Call Mark's Information Hotline 1-800-808-4880 anytime
24 hours a day. Enter the extension number for free reports sent to
you by fax, e-mail or regular mail.

Ext: 3053 - For Sale in OFC
Ext: 3063 - Sold in OFC

Ext: 3003 - 10 Questions to ask before hiring a Realtor
to sell your property
Ext: 3083 - 10 Questions to ask when buying a Condo

Searching for your next home? Visit
www.marksweeney.delawarevalleyhomefinder.com



Mark Sweeney, Associate Broker
Office ■ 610-399-5100
Direct: 610-247-3339
Home office in OFC: 610-688-8608
Helping Buyers and Sellers since 1980



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 + tax
Townhouse.....\$115 + tax
Stairs\$20.00 + tax

(610) 687-9823



Heating & Cooling
Service & Installation



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

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





Clubhouse Kitchen Renovations Donna J. Piper



Part I of the kitchen renovation project is completed. A brighter color is on the walls and new tiles are on the floors. In place of the old appliances, we have a new larger refrigerator, a micro wave/convection oven combo, and an awesome range with six burners, two ovens and a grill. The cabinets were stripped and stained a darker color, and new knobs and handles were added. Next year, in Part II of the renovation, the countertops and sink will be replaced and we are thinking about adding a dishwasher.

Members of the kitchen committee should be thanked for their time and expertise. They are: Chris Angelina, Karen Abbas, Katie Grosse, Bill Lobo, and Nancy Rhey. Rhonda and Barbara also provided much support.

We came in on budget because of all the help of OFC's excellent maintenance department. Bill Bower built a soffit, installed the new vented hood, and range and helped with other projects. Tony painted the walls, ceiling and trim. Chris spent many hours stripping off multiple layers of paint and sanding the cabinets and, with Tony's help, stained them. This was a big job. We also discovered a little history. The underside of one of the cabinet drawers was signed and dated December 1, 1941. That was one week before the US entered WWII.

So, the next time you are in the Clubhouse, come check out the kitchen and consider renting the Clubhouse for future parties.



OUR OFC WEB SITE

www.OldForgeXingPA.com

Community information

*

Announcements

*

Up coming Social Events

*

The Anvil

*

OFC Monthly Calendar

All on line for you to view.

IN MEMORIAM



Doreen Cawley



COOK'S CORNER

Kennett Square Mushroom Casserole Courtesy of Dave Inman

You will need

- 4 lbs mushrooms
- 1 bag Pepperidge Farm stuffing
- 1 Large onion
- 1 lb cheddar cheese
- $\frac{3}{4}$ cup water
- 1 stick butter
- 1 $\frac{1}{4}$ cup half and half



Slice the mushrooms and onion. Sauté lightly. Drain.



In a separate pan, melt the butter in the water and mix with the stuffing (it should be slightly dry).



In a 9 x 13 casserole dish, layer mushroom mix, cheese, and stuffing. Repeat, ending with stuffing.



Dot with butter and add half and half just before baking.



Bake at 350 degrees for 45 minutes or until bubbly.

Adapted from "The Mushroom Lovers Cookbook," Kennett Square, Pa.

If You 

Old Forge Crossing,
You'll See Us First.

*If You Are Thinking Of Selling
Your Home, List With The Agents
Who Rank At The Top 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.



FREE

EXTERMINATING SERVICE

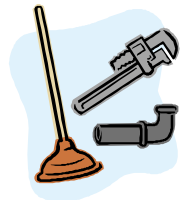
EVERY WEDNESDAY



Call the office
to make your appointment.

610-687-5675

SOME HELPFUL INFORMATION FROM MAINTENANCE



DON'T EVER POUR EXCESS GREASE DOWN THE KITCHEN DRAIN.

DON'T DISPOSE OF STRINGY FRUITS AND VEGETABLES DOWN THE DISPOSAL.

DON'T TURN ON THE DISPOSAL WHEN YOU SEE WATER BACKING UP INTO YOUR SINK.

DON'T DISPOSE OF ***DENTAL FLOSS*** (A BIG NO-NO!), CAT LITTER, TAMPONS ,OR SANITARY NAPKINS IN THE TOILET.****

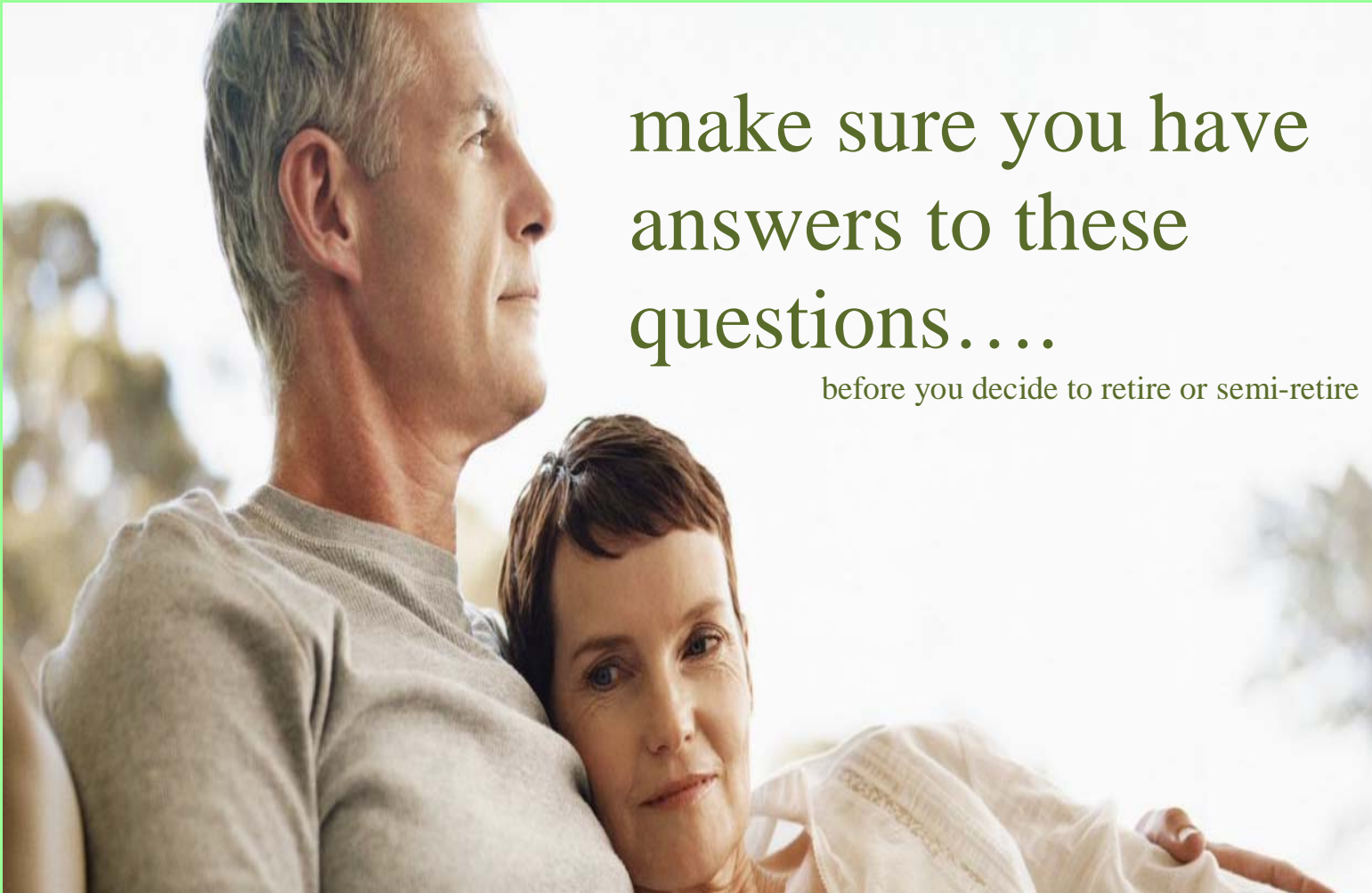
DO KEEP THE TOILET LID DOWN TO PREVENT FOREIGN OBJECTS FROM FALLING IN.

DO FLUSH A LARGE QUANTITY OF WATER DOWN THE DRAIN WHILE USING THE DISPOSAL

DO CONTACT YOUR NEIGHBORS WHO SHARE THE COMMON WALL DRAIN BEFORE YOU CALL THE OFC EMERGENCY MAINTENANCE NUMBER (610-687-5678)

ASK THEM NOT TO USE EITHER THEIR KITCHEN FAUCET OR DISHWASHER UNTIL THE PROBLEM IS CORRECTED.

PLEASE!! DO NOT LEAVE YOUR UNIT WITH APPLIANCES RUNNING...DISHWASHER..STOVE , WASHER, DRYER, ETC.



make sure you have answers to these questions....

before you decide to retire or semi-retire

- Can I collect unemployment benefits while collecting on a severance package?
- What happens if the my next job does not pay as much as my old job? Is there a way to pay my bills?
- Does COBRA apply to me?
- Do my previous benefits continue after I leave?
- Should I take a lump sum distribution?
- What should I do with my pension cash balance and 401k?
- Can I really afford to retire? My children are in college or about to start, can I still retire?
- How much will my pension or savings plan pay me each month?
- I'm not 59 ½ but I am 55, does this make a difference?
- It will be a few years before my Social Security begins, does that matter?
- How can I organize my cash flow and income until my Social Security begins?
- What about post tax dollars in my 401k/savings plan?
- Do I need to do a 72t to access my money and what are the obligations? What is a 72t?

Jessica Gratz

Senior Financial Specialist

jessica.gratz@thrivefinancialservices.com

128 John Robert Thomas Dr
Exton, PA 19335

800.516.5861 ext 107 office

484.802.9523 cell

www.thrivefinancialservices.com

You can meet with Jessica Gratz ,a licensed Financial Professional and Senior Financial Specialist, at Thrive Financial Services. She is trained and experienced in answering questions like these and will sit with you, assess your needs and wants, and help you create a clear plan, customized to your goals. This is a complimentary service, free of any fees, and without any obligations. We want you to be comfortable with the plan, and educated about the choices you have before you. It is her desire to see you understand how you can achieve a worry free retirement.



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

Please note:
The Property Committee
will meet on Dec. 7th
this month.



NEXT BOARD MEETING
DECEMBER 13TH
AT 8PM
IN THE CLUBHOUSE

*Wishing you the season's most
precious gifts ... a happy home*



*Ern and Sheila Cunningham
Coldwell Banker Preferred
610-975-5900 (o)
484-433-2178 (c)*

**COLDWELL
BANKER**

PREFERRED

A different kind of real estate company®