Greetings, Everyone!

Tra la! It's May! / The lusty month of May! / That darling month when ev'ryone throws / Self-control away." ("Camelot", Lerner and Loewe, 1960.)

Whether you celebrate by dancing around the May Pole in gauzy robes or by marching lock-step in May-Day proletarian solidarity or by sipping a mint julep at the Social Committee’s Kentucky Derby party, this delightful month deserves to be celebrated and you deserve to celebrate it. Responsibly, of course.

April was not bad either, and the main celebration of April at Old Forge was the Annual Meeting. All three of the candidates (Sharon Richards, Dave Inman, and myself) for three Executive Board openings were elected. Sincere thanks to everyone who showed up or voted by proxy. The Board Officer positions remain as last year (listed on our website www.OldForgeXingPA.com), so for another year I will continue writing these President’s Messages—equal parts labor, honor, and fun.

I want to personally thank everyone who helped make the Annual Meeting run mostly smoothly, especially since this was my first time presiding at one. I should have mentioned that Board Member Dave Heron was called away abruptly for a family matter, and next time I’ll remember to introduce the Board Members. Also, I’ll confirm that the microphone works rather than take someone’s word that it doesn’t. Property Manager Margaret Burton was too ill to attend (all better now, thank you), so I am particularly grateful to CSK Management President Janet Burgess for stepping in.

I also thank Property Committee Co-Chair Gary Dougherty and Finance Committee Chair Tony Lumbis for their excellent presentations on past and future Old Forge projects and their associated costs. As announced by Tony, these hard facts are behind the Budget Committee’s decision of a 3% Condo Fee increase. This means fees of $242 for 1-BR units and $320 for 2-BR units and Townhouses for the Fiscal Year starting August 1. I understand that this will make some people unhappy, but for Old Forge to remain a great place to live, we have to pay for it.

May you all have a wonderful May.

Phillip Schearer
Upcoming Events from the Social Committee

Kentucky Derby Party - Saturday May 7, 2016, 5:30pm
Come out and root for your favorite pony! Food and beverages (including Mint Juleps) will be provided. Wear your favorite hat!

Memorial Day Picnic - Saturday May 28, 2016, 2:00pm Join us in celebrating Memorial Day and the beginning of the OFC pool season. Grilled hamburgers, hot dogs and beverages will be served.

Thursdays at the Clubhouse
Thursday, May 5th – 1:30-3:30 PM Health and Wellness Group
Learn tips and techniques for a healthy body and mind

Thursday, May 12th – 1:30-3:30PM Games Group
Join us to play your choice of card or board games.

Thursday, May 19th, 1:00-3:00 PM Needlework Group
Sewing, knitting or needlepoint.

Thank you to our “Meet the Candidates” Helpers: As always, volunteers make our events happen. The committee thanks Kathy Durkin, Dave Inman, Bill Lobo, Bill Moran, Sharon Richards, and Sara Ridlon

Social Committee Meetings —
Third Tuesday of the Month at 7PM in the Clubhouse. Please join us in May. All residents welcome!

Committee Report Highlights
April 12th -Annual Meeting and Elections

FINANCE: Reported by Tony Lumbis
Tony gave a summary of OFC finances for the year. The 2014-2015 audit revealed no problems, the 2016-2017 budget indicates the need to increase the condo fees and there is a reserve study coming up this year. Tony also thanked the committee members, the board, management and the bookkeeper.

PROPERTY: Reported by Gary Dougherty
Gary thanked everyone on the committee. He reviewed the past and current projects: including gas valve replacement, the dam project, the community garden, the new street signs, paving, asphalt, drainage work and additional lighting. In memory of Hank Munyan, the community garden will be named The Hank Memorial Garden.

SOCIAL: Reported by Bill Lobo
Old Forge Crossing is doing well and he is proud of everyone. Bill thanked Kathy Durkin, Dave Inman and everyone on the committee. More volunteers and cooks are needed. The Kentucky Derby Party is coming up on May 7th and mint juleps will be served. The other upcoming events are the Memorial Day Picnic and the 4th of July Party.

TOWNWATCH: Reported by Mike Feagley
Jim thanked all of the current volunteers and asked for more volunteers. Once you have been trained for townwatch you look at the community differently. If interested let him know and he will send you an application. If you see something, say something and call the police.
On the “Current Crime Scene”
Throughout Tredyffrin Township there has been a continuance of burglaries and theft from vehicles (both locked and unlocked), Credit Card Fraud and Identity Theft.

The Current TownWatch Scene
Things continue to remain relatively quiet at Old Forge Crossing. Increased activity on the Chester County Trail, which adjoins our property, has been noticed as the weather warms.

Drug Drop Box
As a reminder, the Township Police have had a Drug Drop Box installed in the lobby of the Township Building. Items that may be disposed of include prescription patches, medicines and ointments, over the counter meds, vitamins and meds for pets, thermometers, needles (syringes), unused medications, aerosol cans, inhalers, and hydrogen peroxide. During contact with local pharmacies about disposing of unused prescription medications I was informed (as I imagine many of you have been) to flush them down the toilet or wrap them in a plastic bag with some kitty litter and put them in the trash … both of these are NO-NOs, as they will eventually work into the ground water system.

TownWatch Volunteer Training
All OFC TownWatch volunteers receive training and ongoing orientations by the police and/or the Area Director. We have augmented our walking patrols with vehicular patrols, which can be identified by distinctive black and white TownWatch magnetic placard affixed to the sides.

Most of our OFC TownWatch Volunteers have attended the Citizens Police Academy. A summary of guidance to our Patrollers is as follows:

TownWatch Area 7 (OFC) Patrol Tips
• Wear light colored clothing or reflector vest and yellow TownWatch Cap
• Bring whistle, pen, TownWatch ID Card and cell phone.
• During patrols stay in touch with other patrollers and/or the Area Director.
• Check Clubhouse doors front and rear (all 9) … Check Barn and Garage doors.
• Report alcove or street/walkway lights that are out … tie a ribbon on street/walkway lights
• DO NOT lay hands on individuals except in self-defense.
• Use the OFC Car Registration listing to identify vehicle that are not obeying posted traffic control signs or to contact residents with minor problems, i.e., lights on, tires flat, etc.

PROCEDURE FOR A “CRIME IN PROGRESS” SITUATION
• Report all activities at the scene
• Withdraw to a safe distance
• STAY OUT OF THE WAY OF THE POLICE
• Immediately write up an accurate, coherent and complete report of the events.

Information about TownWatch may be received from,
Area Director, Jim Komer (610-293-9277).
I may be contacted via email at jek344@earthlink.net. A TownWatch Volunteer Application can be emailed. Please make indication to this in your Subject Line.

Thought for the Month
Be Alert...Report Suspicious Activity

If You See Something ...Say Something
Anvil Classified Advertising Notice
Publication for articles in the June Anvil should be submitted by fax, e-mail or delivery to the office at Old Forge Crossing by May 25th. 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 product or services.

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Home: 610-539 8621 - markhollinger.com

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Upholstery & Carpet Cleaning
Dale 610-687-9823

Contact Information

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Condo #8 Available
1st Floor w/2 Bedrooms/Bathrooms
Available May 1st, $1,250/Month (No Smoking) Call Craig MacDonald 610-254-8208 - 8am-8pm

For Sale
Remodeled 2Br,2Bath +Den , 2nd floor
$208,000 Contact Jen Hohenberger, Coldwell Banker Realtors 610-363-1486

This Month’s Anvil Article Contributors:
Phillip Scheerer, 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
With spring at your doorsteps, now is the perfect time to spruce up your garden area. The area alongside your unit within three feet of the building, and eighteen inches of your sidewalk, patio, and HVAC fence is considered your responsibility to maintain. If you have planted this area, please make sure that it is kept free of weeds, dead plants, and dead shrubs. Mulch is provided by the Association (call the management office if you need more information) and is a great way to improve the look of your garden and reduce the weeds! Gardens must be maintained throughout the year. If you no longer wish to maintain this area, the Association can return the area to grass for a charge.

Garden Plots
Are you interested in growing your own fruits and vegetables? There are still some plots open on the Lower Drive. These plots, along with the Memorial Garden, are the only locations where you are permitted to grow fruits and veggies. Please contact the management office if you are interested in a plot!

Rule Revisions
The office has received several suggestions about rule revisions. Thank you to those owners who have contributed- your suggestions will be reviewed. There is still time to submit your suggestions. Is there a rule you think should be added or clarified? Let us know! Please send your suggestions about the rules in writing to ofcmgmt@comcast.net, or drop a note in the mail! We’d love to hear your input.

News Splash
Memorial Day is rapidly approaching and that means that the pool will be opening soon! Please keep your eye out for your pool badges. We plan to deliver your badges the week of May 23rd. If you do not receive your badges, your account may be past due. Please also take some time to brush up on your pool rules. Residents with children: it’s very important to remember pool safety. The lifeguard cannot, and will not, watch unattended children. Unattended children will be asked to exit the pool. The lifeguard is responsible for the safety of everyone in the pool, so it is important that they not be tied up with extraneous conversations.

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 of several drainage items and requests.
Executive Board: Final approval of the budget and review of the master insurance policy.
Social Committee: Review of the Kentucky Derby party and planning for Memorial Day.
Finance Committee: Review of the April financials

Please visit our website at OldForgeXingPa.com for agendas.
Call Mark today…
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Devon-Wayne
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Host your next party or event here.

Information and photos can be found online at OldForgeXingPa.com

Or call the office for availability 610-687-5675.

Having a Party?

Don't know where to start OR how to finish the planning? Want to use the amazing spaces here at Old Forge Crossing but need some assistance? We can help!

- Vendor coordination – catering, rentals, photography, A/V, entertainment/music, etc.
- Event staffing
- Space planning/event flow
- Favors
- Invitations
- Decorations
- Menu selection
- And MORE!

Jean Kintisch, Owner
p 484.832.8934
e jean@pinehillevents.com

Pine Hill EVENTS
Event Planning Services
www.pinehillevents.com

701 Pine Hill Road
Wayne, PA 19087
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.

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

**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
The Pool Opens Memorial Day Weekend
Saturday May 28
11AM to 8PM

We'll be delivering your pool badges the week of May 23rd. All units receive 2 badges, if you have a 2 BR unit you can request 2 additional badges by contacting the office in writing. Email: ofcmgmt@comcast.net

Badges are non-transferable from one resident to another resident, and you must always accompany your guest(s) to the pool. You can order Guest Passes for $20.00. Have money left over on last year's Guest Pass? You can use it this year, too. You are allowed 4 guests on weekends.

If you prefer, buy a Seasonal Guest Pass for $150. These are valid only for the 2016 pool season.

All guest passes are available for purchase at the Clubhouse 9AM-5PM Monday thru Friday. Cash or check only. We are not open on weekends, so don't get caught short without the passes you want.

** Please note**
Badges will not be delivered to owners (or their tenants) with delinquent accounts.
Recycling Materials
For A.J. Blosenski Collections

Monday & Friday
(Items can be comingled)

Acceptable Materials

Glass: Green, Brown & Clear
Plastic: Codes #1-17 inside re-cycling logo triangle
  Aluminum Beverage Cans
  Bi-Metal (Tin) Cans
Bottles, Cans & Jars only. Rinse clean.
  (Lids & Labels may be left on)
Household Batteries
  Newspapers
  Phone books
Junk Mail & Magazines
White, Ledger & Colored paper
Cardboard boxes (flattened)
Paperboard boxes (cereal box, etc.)
Envelopes (with and without windows)

Unacceptable Materials

  Plastic bags
  Aluminum foil & aluminum trays
  Paper towels & Tissues
  Non-plastic Flower pots
  Packaging Material other than paper
  5 Gallon Buckets
Plate Glass or Window Tempered Glass
Pesticides, Cleaners, Chemicals
Oil Transmission fluid
Car Batteries
Suggested Contractor List

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

MISCELLANEOUS WORK
MARK RYBAS 610-254-8345
BILL BOWER 484-239-1025
TONY MCCLENNON 610-348-4818
KURT KLOTZBUERCHER 484-684-4228

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
SCOTT HORN 610-363-4200

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 office)Jeff Reid 610-582-3130
A CLEAN CARPET (Dale See) 610-687-9823

AIR DUCT CLEANING
INTERIOR MAINTENANCE CO. 1-800-220-6547

APPLIANCE REPAIR
COSTELLO 610-642-6261
HART APPLIANCE REPAIR 610-644-9334
RUBINO TV & AUDIO REPAIR 610-647-0361

PAINTING
TED KOMACEK 610-864-1649
TOM MATTES 267-261-5984

Please note:
All contractors must submit their certificate of insurance to the office before commencing work.
Condo Fees Due

May 1st
1 BR $235
2 BR $311

Next Board Meeting
May 10th
8 pm in the Clubhouse

The OFC Office will be CLOSED

Monday May 30th

For the Memorial Day Holiday