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**Inside This Issue**

- What's coming up
- Landscaping
- Storm water pipelines
- Congratulations
- Meet Your Neighbors

**Sagamore Annual Meeting** Thank you to everyone who attended the Annual Meeting in May. The Board and Committees were able to hear and address your questions. Congratulations to three homeowners who were elected to the Board: Anthony DeNight (454), Dan Mitchell (463), and Annette Glaudel (458). Annette will continue as President, Tom Swift as Vice-President, Anthony as Treasurer, Suzanne Blossic as Secretary, and Dan now as Member-at-Large. Having dedicated volunteers makes Sagamore a better place.

**Updates:**

- ✓ The storm water pipelines from the street to the basins and the pipelines from the large basin to Darlington have been lined with new material that will last for decades.
- ✓ Concrete work that was needed has been completed in the Community (\$10,595).
- ✓ Landscaping upgrades have been completed for the year and if funds are available, a few small projects may be done at year end.
- ✓ Outside maintenance issues have been identified for homeowners and hopefully all have been completed.

**Plans Continue for 2022**

**Summer**

- Inspect all maintenance issues that have been taken care of by homeowners.
- Add permanent electrical service to the front entrance for Sagamore sign lighting and as a bonus for seasonal holiday lights.

**Fall**

- Get bids for an updated engineering capital reserve study to be done in 2023.
- Develop plans for spring 2023 landscaping updates.

Remember our speed limit on Lake George Circle is only **15 mph**. Have you ever checked your speedometer while driving the circle?

Thank you to all of our homeowners who always take care of our HOA property! So many are out there watering plants, cleaning siding, sweeping walkways, removing weeds, making our community a better place.

If any homeowner has an issue, question, concern about something at Sagamore, the best and requested manner to address that is to contact our property manager at PENCO. By speaking about a problem to several different Board or Committee members, the correct message may not be handled efficiently. Our manager is Joe Franceschini at PENCO 610-358-5580 [joef@pencomanagement.com](mailto:joef@pencomanagement.com).

## Sagamore Current Budget & Assets

### Total Expenses:

May YTD Actual \$123,203

May YTD Budget \$110,528

2022 Budget \$235,450

Operating Fund Equity May 2022 \$30,677

Capital Reserves Equity May 2022 \$372,111

### Deck Posts Suggestion

Any landscaper taking care of our Sagamore property will remove grass around deck posts with a weedwacker that may do some damage to the base of the post. To stop that damage and still allow our landscapers to do their job, these are some suggestions for what you can do to protect your deck.

Galvanized Steel Fence Post Guard



Post Shield post protector



Roof step flashing



### Landscaping Improvement Costs Year to Date

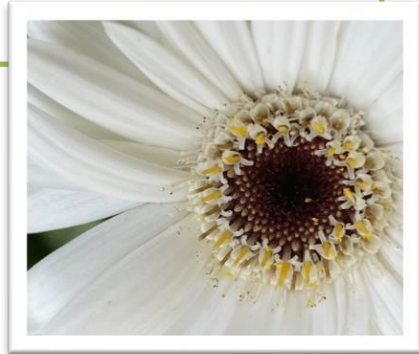
Shreiner center area tree prune	\$2,975.00
Shearon wooded line cut back	\$2,430.00
Shearon 2022 improv updates	\$14,222.91
Shreiner 2022 tree updates	\$5,050.00



Total YTD \$24,677.91

Annual Budget \$28,000.00

Please send PENCO an ACR if you would like to install or remove plants that are not annuals. The Landscape Committee will review and let you know if what you requested will fit in the overall community plan. <http://sagamorehoa.com/forms.html>



Examples of some owner-funded landscaping that was approved by the Landscape Committee and Board...

- 🌿 Boxwoods and river rock at 446 / 448 driveway
- 🌿 Front garden upgrades at 463
- 🌿 River rock addition at 472 driveway
- 🌿 Boxwoods to replace winterberry hollies at 469
- 🌿 Encore azaleas to replace roses at 418

### Congratulations!

- ♥ To Dan and Britt (#463) on their marriage!
- ♥ To Emily and Zach (#435) on the birth of their daughter, **Rose!**
- ♥ To Allison and Chris (#418) on the birth of their son, **Cohen!**

### Remember...

our Sagamore Facebook page is an easy way to check on activities and share good things with neighbors.

Let us know if you have news to share!

## Storm Water Pipelines



The SWERP contractor installed cured-in-place piping inside our storm water lines from the street to the basins and the pipelines from the large basin to Darlington Thank you for your cooperation with the contractor to relocate vehicles while this work took place.

New pipe inside the old metal pipe using cured-in-place piping.

Due to breaks in our storm water line that we were not aware of from our large retention basin to the Darlington Pond, mud / silt has found its way to that waterway. We are repairing the line in accordance with the Township regulations and with engineering oversight.



The pond at Darlington



Approximately 15 feet of storm water pipe that was rusted and misshapen is shown above. This is what was in place to route water from Sagamore basin to the Darlington Pond and has now been replaced.

This work scope has expanded beyond what was originally planned due to damage found during inspections. The total cost for all Sagamore storm water line inspections, cleaning, repairs and cured-in-place piping has added up to about \$175,000 from the Sagamore capital reserve funds.

Many of us said goodbye to unused items at our garage sale in June. And many probably made some cash. Another good thing is that we did not have to bring unsold items back inside. Our rental truck driven by Anthony DeNight hauled everything remaining and it was donated at Green Drop.



**Looking for a Contractor or Service Provider?**  
 There is a list for all of us to use based on recommendations from our homeowners here at Sagamore. This is posted on our website (<http://sagamorehoa.com>) on the FAQ page. If you have a recommendation, please email the contractor's name and contact information to Suzanne at [sgerrity@verizon.net](mailto:sgerrity@verizon.net)



By Suzanne Blossic

**Excerpt from "Aqua Pa, details its steep rate increase and hits sewer users the hardest"**

Philadelphia Inquirer Published May 24, 2022 by Andrew Maykuth

The cost for water and sewer service in the region is going up dramatically, especially for nearly half a million Aqua Pennsylvania customers, according to documents filed this week with the Pennsylvania Public Utility Commission. The monthly bill for an Aqua residential water customer in its main rate zone will go up 12% from \$69.35 to \$77.51, an \$8.16 increase, according to the Bryn Mawr company's tariff filed Monday, which translates the PUC's May 12 rate increase approval into actual prices. The new rates take effect immediately. An average Aqua residential wastewater bill will go up 59%, from \$55.51 to \$88.18, a monthly increase of \$32.67 according to an Aqua spokesperson.

The detailed tariff filings came in response to the PUC's unanimous approval of Aqua's complicated rate request on May 12 that granted Aqua a \$69.3 million increase in annual revenue, or about a 12.6% overall increase. The rate increase was less than Aqua's original \$97.7 million rate request, but more than double the \$32 million increase recommended by Administrative Law Judge Mary D. Long in February. Under the rate plan, a household with combined Aqua water and sewer service will pay \$1,988.28 a year, up 33%, or an annual increase of \$489.96. Aqua and other private companies in recent years have been aggressively buying up public sewer systems, which critics say is partly responsible for the soaring rates to pay for the premium acquisition prices, as well as expensive improvements to systems that have been neglected under public ownership.

Aqua Pennsylvania, a subsidiary of Essential Utilities Inc., serves 440,000 water customers and 40,000 wastewater customers in Pennsylvania. Under the new rate structure, customers in five towns where Aqua recently acquired municipal sewer systems will pay substantially higher bills under private ownership: Limerick Township, \$78.53, up 98%; **East Bradford, \$104.75, up 47%**; Cheltenham, \$61.82, up 69%; East Norriton, \$66.47, up 73%; and New Garden, \$138.50, up 90%. All bills are for households that use 4,000 gallons a month.

# Meet Your Neighbors

## Dorothy and Dave Sweet #446

**1. What made you decide to buy in Sagamore and how long have you lived here?** I bought in Sagamore because it was the ideal down-size home for my family. We moved in late May of 1998. Prior to Sagamore, my family lived in Radley Run so it was not a jarring change.

**2. In which town/state did you grow up?** Dorothy grew up in Bedford, New York. David grew up in Loudounville, New York.

**3. What job have you had that you enjoyed the most?** Working for RJ Reynolds was the most enjoyable job I have had. Just great people and a warm atmosphere.

**4. What are your favorite restaurants?** We enjoy Pietro Prime, Buckley's Tavern and also Market Street Grill. No shortage of good food in West Chester.

**5. What are some words that people would use to describe you?** Descriptive words applying to David are talkative and laid back; applying to Dorothy would be creative and shy.

**6. What's the first car you ever owned?** First car I owned was a Volkswagen Bug.

**7. What's the farthest place to which you have traveled?** Italy was Dorothy's most far-reaching visit; David has been to Thailand and Russia.

**8. What is something about yourself that most people don't know?** Most people don't know that David taught water skiing (in his very young years)! Unknown fact about me is having had a Top Secret/NATO security clearance. In addition, most of my acquaintances don't know I attended Woodstock.

**9. What song(s) reminds you of high school?** For Dorothy, the song I associate with high school would be "Unchained Melody" and "Where Have All the Flowers Gone". David opts for the Stones, "Satisfaction."

**10. What is it about Sagamore that makes it a good place to live?**

Sagamore is a very pleasant place to live because of the mix of people. We now have so many more young families which brings a certain energy to the neighborhood. In addition, I enjoy the location as far as access to different jobs I have had. Other than living on the ocean, I find Chester County to be one of the most beautiful and serene places I know.



Some other neighbors!

## Local Events

- East Bradford Summer Concert Series. All concerts will be at East Bradford Park, 735 Kenmara Drive. Bring a blanket or chair and enjoy an evening outdoors with some great music!
  - **August 11th at 7:00 pm:** MissBehavin' Band
  - **August 25th at 7:00 pm:** Slim and the Perkolators
- **Saturday, August 13,** the 93<sup>rd</sup> annual Old Fiddler's Picnic at Hibernia Park with hundreds of musicians and music lovers.
- **Saturday, August 27,** Nottingham Country Fair at Nottingham Park
- **September 3-4-5 (Labor Day) and September 10-11**  
Polish American Family Festival & Country Fair  
12:00 – 8:00 pm daily Admission: \$12 per person  
The National Shrine of Our Lady of Czestochowa  
654 Ferry Road Doylestown, PA 18901

### An Additional Way to Share Thoughts with the Board

Our website now has a Google document posted where you can provide feedback to the Board. Find it on the Forms page. This is not for handling immediate issues, but for proposing ideas for discussion. To report an issue please continue to contact PENCO at 610-358-5580.

<https://docs.google.com/forms/d/1dG7jPdeYviQxdnsKe9pEDXxX42pfFuaftyrelvV3tkM/edit?ts=6193d346>