

February 2021

Quarterly
Newsletter

SAGAMORE

sagamorehoa.com

Board of Directors

Annette Glaudel #458

President

610-431-9566

alglaudel@aol.com

Tom Swift #406

Vice President

484-947-5879

tomswift@yahoo.com

Anthony DeNight #454

Treasurer

610-574-7979

adenight@hotmail.com

Jay Rowan #466

Secretary

610-574-1825

Jay.rowan1@outlook.com

Barbara Lyons #422

Member-at-Large

610-738-0995

barbara.lyons.ajh4@statefarm.com

Newsletter Editor

Annette Glaudel

PENCO Management Inc.

5 Christy Drive

Chadds Ford, PA 19317



PENCO

Management

610-358-5580

Joe Franceschini

joef@pencomanagement.com

A Message from Annette Glaudel

Many good wishes for all of you in the new year, 2021! We could probably each write a book on our experiences in 2020. Quarantines, masks, curbside pickup, store closings, what's open / what's closed, work and school at home, missing family and friends, disinfectant, toilet paper, isolation, sadness, deaths, job loss, elbow bumps, distancing, waiting in lines, running out of vodka, jigsaw puzzles, positivity rates, streaming video, parties / weddings / reunions delayed, zoom, telehealth, outdoor dining, and on and on. Wow! Thank you for being a supportive community. We make it work by being respectful and helpful.

We saw our first snow of the season and it was good to see people having fun. The Board is working with PENCO and our contractor to see how to improve the snow removal process.

There is also a note below on a Rule change made by the Board about which you were notified concerning security cameras.

Tom Swift installed solar lights for the two Sagamore entrance signs. This is a nice addition. Thanks, Tom.

It is still troubling how many of our residents and guests drive too fast around Lake George Circle. We are not planning at this time to put in speed bumps, but if you have some other suggestions, we would like to hear them. Some drivers are just not paying attention to their speed and we worry that someone or their pets will be hurt.

And please pick up after your dogs. Walking through dog waste is not fun and not very healthy for anyone.

We welcome all of our new owners and residents to Sagamore! I hope to meet all of you soon.

- Annette

Valentine's Day Sunday February 14. ♥

Daylight savings time Sunday March 14 ☀

Sagamore Financials

Total Expenses:

Nov 2020 YTD Actual \$191,353

Nov 2020 YTD Budget \$194,435

Operating Fund Equity Nov YTD \$51,226

Capital Reserves Equity Nov YTD \$240,759

2020 Budget (Exp and Cap) \$210,260

2021 Budget (Exp and Cap) \$210,260

Please slow down! We have too many residents / guests / contractors driving faster than 15 mph

Capital Reserves and Maintenance Spending

We are waiting to get final bids on the work we need to do for the stormwater retention basins. This work is expected to be close to \$20,000. We then need to plan for additional capital work to put a lining in the stormwater sewer lines from the boxes in the street to the retention basins. This is because they have begun to corrode. Lining them will limit any further damage.

Landscaping at Sagamore

Shearon completed their fall cleanup around the community. Our landscaping coordinator, Greg D'Antonio (439), is working on a 2021 plan for the community. We always need to update plantings but stay within our budget for the year. Your patience is appreciated as we prioritize work throughout Sagamore.

And please remember, *do not do any landscaping on your own*. The only action you are permitted to take is to plant flowers. Do not trim shrubs, plants, trees or remove anything that has been planted.

Sagamore Rules and Regulations Reminders

We have modified one of the Rules to allow for **security cameras**. The Board must review prior to installation.

B. Specific Changes, Alterations & Installations

1) No permanent structures or attachments, may be adhered, fixed, affixed, or attached to the exterior of any house. *The only exception to this is the installation of security type cameras. Affixing any security type cameras to the exterior of any house must be approved by the Board prior to installation by submitting an Architectural Change Request (ACR) to the management company. In no case will cameras be allowed to be attached to the siding of the house. The ACR must include a photo of the proposed camera, its dimensions, color (white is preferred) and means of attachment. The Board may approve attachment of the camera only to the white corner molding of the house. It is the responsibility of the homeowner to replace this molding once the camera is removed and for any subsequent damage to the house related to this installation.*

Thinking of selling or renting your home?

- Please remember that if you rent your home, you are required to submit a copy of your lease agreement to PENCO. PENCO needs to know who is living in the house and how to contact them.
- New homeowners are prohibited from leasing their unit for a minimum of one year after the purchase date.
- Any new leases and lease renewals are prohibited from being occupied by more than two unrelated persons at any time.
- A \$3,000 per month fine will be charged for violations of these restrictions.
- Any owner who wishes to sell their house, should inform their realtor of these restrictions.

New Neighbors

We had a very busy influx of new owners and residents over the past six months or so. *Welcome to everyone!*
Maria Coan (469) ♦ The Huston family (437) ♦ Michael & Aliya Avarista (432) ♦ Liz Cognato (465) ♦ Jeanne McHugh (425) ♦ Viktoria Chostaka (401) ♦ Anthony Bordano & Gary Kebschull (472) ♦ David Ondish & Pamela DiBona (470) ♦ Colleen Rogers (448) ♦ Mark Stanton (461) ♦ Alton Baum (474).

Home Maintenance

Yes, even though we have a Homeowners Association, we still need to do some of our own home maintenance outside. As the weather gets better, make sure you are arranging to clean your siding, to paint trim around your door, stain the deck and front wooden steps, replace damaged dryer vents, clean your patio, get gutters cleaned, etc. If you have a great contractor, share that information on our Facebook page. All stain / paint colors that are allowed are listed on our website www.sagamorehoa.com

Budget for Sagamore

Every homeowner received a copy of the Sagamore budget for 2021. The HOA fees and thus the budget has stayed at the same total amount from last year. Shown below is a listing of how we plan to spend our money.

Utilities: \$2,478

Repairs & Maintenance: \$88,808

Landscaping contract	\$46,400
Landscaping improvements	\$18,008
Snow removal	\$22,000
General maintenance	\$2,400

General & Administrative: \$30,986

Insurance	\$1,700
Printing & postage	\$1,300
PENCO management	\$24,576
Financial audit	\$2,450
Legal consultation	\$600
Community events	\$360

Replacement Reserve Funding: \$90,351

Anthony DeNight is our current Treasurer.

Do you have an idea? Suggestion?



If you have a thought on how to improve the Sagamore community in some way, we welcome your ideas. The Board asks that if you want to start a committee or group and come up with a change, that you research the idea with costs, logistics, interest level, etc. We have a lot of talented and creative residents who can brain storm! And if its free, its even better!

A parade? A bench for the center area? A theme day?

... and thinking about light bulbs... remember to be considerate of neighbors with your exterior lights. Typically, we shouldn't need to keep exterior lights on all night long. Your light might be shining into someone's eyes who's trying to sleep. We don't all have the same work schedule.

If you would like to be our next "Meet Your Neighbors" homeowner, please email Annette at alglaudel@aol.com.

Meet Your Neighbors

A new feature for our Sagamore newsletter!

Our first get-to-know-you neighbors:

Art and Helen Graham #483



1. What made you decide to buy in Sagamore and how long have you lived here?

I've lived here 23+ years (first resident), loved the location, 2 car garage, basement, spacious homes, and I don't need to cut grass, bushes, mulch, or shovel my driveway anymore!

2. In which town/state did you grow up?

Farmingdale, Long Island, New York. I moved to PA in 1982. Helen (my wife of 15 years) grew up in the Philippines.

3. What job have you had that you enjoyed the most?

Loved my 37-year career as a computer systems architect and engineer, mostly for Siemens AG (now retired). Helen's career as a Buyer started with Jockey in the Philippines and currently with DuPont.

4. If you were going to order food for delivery, where would you call?

Any place serving healthy (organic), low-fat food

5. What are some words that people would use to describe you?

Friendly, outgoing, open, direct, no-nonsense in-depth problem solver, short or long conversationalist - until you stop asking for more ;-). Helen is very relationship focused, artistically creative.

6. What's the first car you ever owned?

1974 Dodge Dart Sport, metallic blue, partial black vinyl top, big up-and-over tape stripe, sport wheels

7. What's the farthest place to which you have traveled?

Manila, Philippines - several times for a mission trip or to visit Helen's family

8. What is something about yourself that most people don't know?

We are practicing Christians. I have spiritual gifts of Administration (organization) and Helps (others), a top league bowler, love football, a DIY'er on automobile and home projects including plumbing, electric, hardwood flooring, bath rebuilds. Never a boring day! Helen loves hiking and making beaded jewelry in her free time.

9. What song(s) reminds you of high school?

We Won't Get Fooled Again (The Who)
Stairway to Heaven (Led Zeppelin)
Highway Star (Deep Purple)
Bridge Over Troubled Water (Simon & Garfunkel)
Maggie May (Rod Stewart)
Layla (Derek & the Dominos)

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

It is quiet, with friendly residents, well-kept, and a great location with access to anywhere you want to go.

Trash. Please remember to put out your trash and recycle containers on Thursday night but also put them away by Friday evening. If you are going to be away on Friday, either don't put your trash out that week or ask a neighbor to put your containers in your or their garage. We don't want trash containers sitting out for days. Not a good look for the community. Thanks.

Approximately how long does it take for items to decompose?	
Paper towel	2-4 weeks
Apple core	2 months
Orange peel	6 months
Plywood	1-3 years
Cigarette butts	10-12 years
Aluminum can	200-500 years
Plastic bottle	450 years
Plastic bag	200-1000 years



Recycle and Reuse

Top Attractions in West Chester According to Trip Advisor

1. American Helicopter Museum
2. Downtown West Chester
3. Stroud Preserve
4. Uptown! Knauer Performing Arts Center
5. Chester County Historical Society
6. West Chester Restaurant Festival
7. Sandy Hollow
8. Birmingham Hill
9. Brinton 1704 House & Historic Site
10. Chester County Art Association

West Chester Borough Flag

Maybe old news for some. But did you know that the Borough has an official flag?

This design represents the original six streets that made up West Chester (Chestnut, Gay, Market, Church, High and Walnut steets) and symbolizing the importance of those streets in forming the foundation for the culture, history, and vibrance of the Borough since its founding. The colors are indigo and gold.



History Lesson

During World War II, West Chester was the center of penicillin production. **West Chester-born chemist G. Raymond Rettew** became locally famous in the 1930s through breeding mushroom spawn. After the Pearl Harbor attacks, Rettew turned his attention toward penicillin as an antibiotic and built a laboratory in a converted auto garage in West Chester. Prior to his work, penicillin was mainly seen as a laboratory curiosity. In a partnership with Wyeth Pharmaceuticals, Rettew constructed a new building with refrigerators and a 100-gallon tank to aid mass production. Rettew delivered his first batch to the government in June 1943, and over 90 percent was delivered to the military. In November 1943, Rettew was producing 32,000 cultures every day. Throughout the war, Rettew's laboratory produced more penicillin than anywhere else in the world and saved an estimated 100,000 American lives.

Someone I know posted at Christmas time that we should really think about the words of a certain Christmas song in light of our year of quarantine and COVID. Read this slowly and think about how appropriate it is as 2020 turned into 2021.

"Have yourself a merry little Christmas, let your heart be light...next year all our troubles will be out of sight. Once again as in olden days, happy golden days of yore, faithful friends who were dear to us, will be near to us once more. Someday soon we all will be together, if the fates allow. Until then we'll have to muddle through somehow. But for now, have yourself a merry little Christmas!" ❄️



Sagamore
Winter
Snow!
Wildlife!
Lights!
Fun!