

Board of Directors

Annette Glaudel #458  
President

Tom Swift #406  
Vice President

Anthony DeNight #454  
Treasurer

Suzanne Gerrity Blossic #420  
Secretary

Dan Mitchell #463  
Member-at-Large

Newsletter Editor  
Annette Glaudel

Joe Franceschini

610-358-5580

[joef@pencomanagement.com](mailto:joef@pencomanagement.com)



*Inside This Issue*

- *Landscaping 2023*
- *Capital Reserves*
- *Around the House*
- *Neighbors*

**Welcome to the new year of 2023!** Resolutions? Budgets? Goals? Bucket lists? New paths? So many people want to make changes and maybe some others just want to be at peace with where and what they are. Cheers to all!

**Plans for 2023**

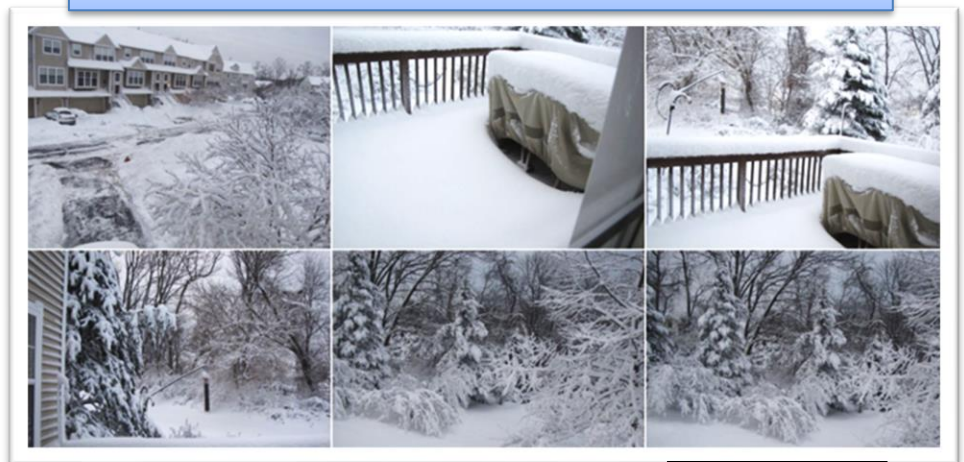
- We have hired Reserve Advisors to perform a capital reserve study for Sagamore. Reserve Advisors is a multi-discipline engineering firm that provides communities with planning information for proactive asset management. See more information below.
- Ornamental tree improvements throughout the community will happen this spring by Shreiner Tree Care. This includes shaping / pruning.
- Annual homeowners meeting and election of two Board members in May at Sagamore. The date and time to be communicated later.
- Our annual garage sale will most likely take place in June. Date TBD.

**Please...**if you have an issue or question, contact Joe Franceschini at PENCO rather than a Board member. This ensures that all items are handled consistently. Joe communicates regularly with the Board.

**Our speed limit on Lake George Circle is 15 MPH**

How are you making sure you and your guests keep to this limit?

**Remember when...January 27, 2011**



*Suzanne Blossic*

## Sagamore Current Budget & Assets

### Total Expenses:

Dec YTD Actual \$225,782

Dec YTD Budget \$235,450  
Under budget \$9,668

2023 Budget \$235,450

Operating Fund Equity Dec 2022 \$30,677

Capital Reserves Equity Dec 2022 \$372,111

### Please:



- do not add any plants to the garden beds unless they are annuals (bloom for one year only)
- do not add any additional mulch
- do not remove any shrubs or plants as they all belong to the HOA
- call PENCO if you have any questions
- if you would like to purchase perennials or shrubs to plant, you must get prior approval by submitting an ACR

## Landscaping in 2023

We continue to have our maintenance contract with **Shearon**. They will do our mowing, mulching, edging, spring and fall cleanups, and aeration / seeding in the fall.

Spring cleanup will start in March followed by garden bed edging and then bed mulching in early April.

Our tree work may be done by various contractors. We are planning on having **Shreiner Tree Care** shape and prune all of the 47 ornamental trees in Sagamore. And then Shreiner will treat all of the crabapple trees to ensure they continue to thrive. This improvement work by Shreiner will cost about \$14,000.

We will have about \$8,000 additional planting work done this spring by Shearon on a few entrance gardens as we continue to implement our master plan for the development. Homeowners will be notified of any changes in front of their homes.

Our budget for landscape maintenance is \$56,680.

Our budget for tree work and landscape improvements is \$28,018. These two items together add up to 36% of our total HOA budget.

We welcome you to fund planting of shrubs at Sagamore but they must first be approved via an Architectural Change Request sent to PENCO. The Landscape Committee needs to know the type, size, color, and intended location of the plant. The plant material will become HOA property once installed.

### 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!

### Exterior Decorations

The Board of Directors are continuing to review the overall appearance we would like to achieve for decorating the exteriors of our homes in our townhouse community. We want to respect individuality and maintain a clean uniform appearance.

### 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)

Remember to always do your own research on contractors prior to hiring anyone.

### PER EAST BRADFORD TOWNSHIP TRASH & RECYCLING

**TIMING:** Trash containers and recycling bins may not be placed curbside until 6 PM of the night prior to collection and must be removed by 11 PM on the day of collection.

### NOTE:

A.J. Blosenski, Inc is now part of **Waste Connections**. Please make sure you have changed your bill payments to add your new account number and the new address: PO Box 535233  
Pittsburgh, PA 15253-5233



Some residents leave their trash cans and recycle bins out past Friday. Let's get them inside. If you won't be here on Friday, ask a neighbor to bring them in for you.

Also on windy days, please make sure your trash and recycling are secured so others don't have the nasty task of picking up your trash off their lawns and gardens.

## Capital Reserves for Sagamore Community Association

Approximately 40% of what we pay in HOA fees each year is put into funds we set aside as capital reserves. These funds can only be spent on major renovation and construction projects that are not considered routine maintenance. A good reserve funding plan will help us meet our future project needs and minimize the risk of assessments. So, every 3 to 5 years the Board employs an independent engineering company to perform a capital reserve study. Savvy homeowners look at reserve funding and plans. We save today for work that needs to be done in the future.

Reserve Advisors <https://www.reserveadvisors.com>:

“Generally, a reserve study includes two important parts:

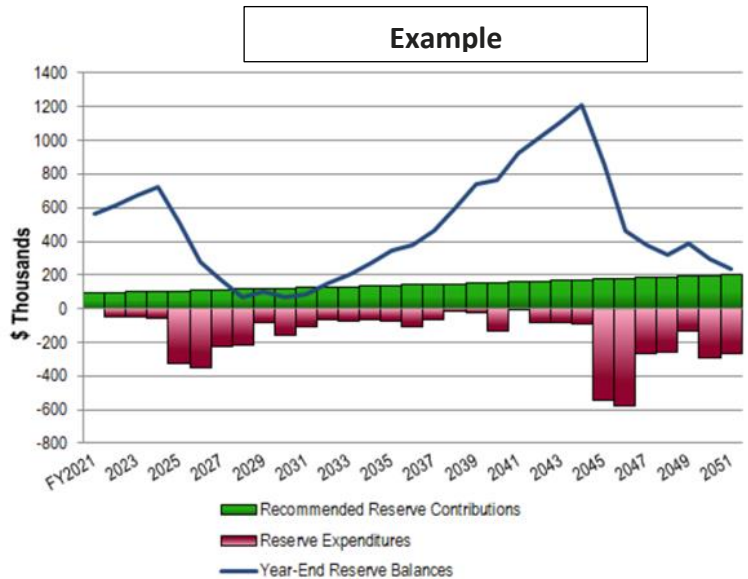
**A physical analysis.** This portion includes a component inventory, a physical condition assessment of the common areas the HOA is responsible for maintaining and repairing, and life and valuation estimates. It also includes estimates of repair and/or replacement costs.

**A financial analysis.** This portion of the reserve study identifies the status of the association’s reserve fund and presents an equitable funding plan to offset ongoing deterioration by ensuring the availability of sufficient funds to offset anticipated major common area expenditures as they occur. Complete financial health – revenue, expenses and reserve fund balance are all under the microscope.”

And having an independent engineering study and solid financial reserve plan is certainly a marketing plus for Sagamore.

The items that are included for replacement at an appropriate time in the future in our Sagamore reserves are:

- Lake George Circle roadway milling
- Lake George Circle sealcoating
- Driveway replacements
- Driveway sealcoating
- Concrete rolled curb replacements
- Concrete curbs at entrance replacements (8" reveal)
- Replacements of concrete sidewalks
- Replacements of concrete entrance steps
- Street lights single
- Street lights double
- Mailboxes
- Wood rail fence at 478
- Retaining wall at 478
- Entrance sign (2004)
- Entrance sign (2015)
- House number signage
- Storm sewer boxes
- Stormwater drainage from the street
- Roofs, gutters, downspouts, skylight flashing, and chimney chase cover replacements
- Vinyl siding replacements



### Sagamore Reserve Expenses 2022

Drainage .....	\$975
Concrete Sidewalks .....	\$10,595
Exterior Lighting .....	\$5,300
Storm Sewer System .....	\$181,502
Retention Basins .....	\$1,954
Reserve Study Update Deposit .....	\$2,575
Bank fee.....	\$71
<b>Total Reserve Expense</b>	<b>\$202,972</b>

In 2022 we had significant capital reserve expenditures mainly due to the storm water handling system upgrades required by the Township. We have a few more storm water pipes to be lined in the future that are under Lake George Circle. But we have made marked changes for the environment. We also added wired lights to the front entrance, corrected unsafe concrete conditions, resolved a mud collection issue, and kicked off a new capital reserve study with Reserve Advisors.

## Around the House

Did you know that most Sagamore homes are now 25 years old? Many of us have installed new furnace and air conditioner units by now. Replaced hot water heaters at least once. Maybe replaced windows. But we have some simple things that we need to pay attention to as well and much more frequently.

Change furnace filters every three months or so. Change smoke detector batteries twice per year even though our detectors are hard-wired. Cleaning out dryer vents to prevent fires and keep our dryers working efficiently.

But another one that many may not think about is **replacing washer water supply hoses**. The google experts online say to replace washer water supply hoses every 3 to 5 years. And the stainless braided hoses are most often recommended.

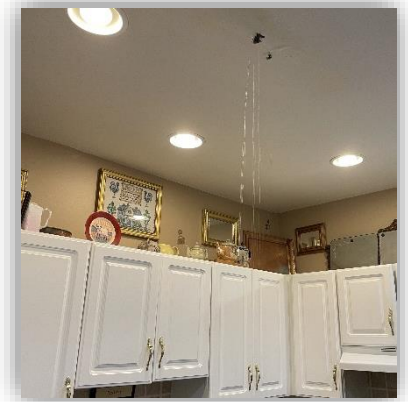
At 3:30 am on January 3, I was woken up by a noise which sounded like a massive explosion or fire. Jumping up and quickly looking around I saw that water was spraying at high pressure out of the laundry closet on the second floor. I closed both water valves to stop the water and then started sopping up the gallons of water on the floor.

Downstairs in the kitchen, water was flowing through the ceiling onto the floor there. I poked a hole into the ceiling to let the water out into bowls so it wouldn't build up.

As you can see in the photo, my washer hose which was installed by the store when I bought a new washer was not a stainless one and failed unusually at the threads of the hose where it connected into a Y.

Had I not been home when this happened, my house and possessions would have been severely damaged/destroyed. The flow of water from these hoses is estimated to be about 6 gallons per minute. So not only should we shut off the water supply when you leave for vacation, but check that hoses are secure when someone else installs them, shut off the washer water when not in use, and replace the hoses routinely.

- Annette Glaudel



## Explore Chester County, PA, With Chester County History Center 225 N. High Street, West Chester

Inspired by the spirit of Chester County citizens and distinguished by the integral legacy of the area, CCHC develops signature programs of learning and discovery to bridge lessons from the past to issues that inform our future. Leveraging historic sites and collections, we aim to teach visitors from all walks of life — including researchers, students, families, group trips, and beyond — the influence of our locale and establish a haven of celebration, connection, and growth that spreads beyond county lines.

*If you're looking for one of the best American history museums in Pennsylvania* — or even top museums in the US — our attractions, resources, and community engagement initiatives place us in a first-class caliber. Discover, explore, and learn about Chester County, PA, the surrounding areas, and beyond! Explore our permanent galleries filled with hundreds of objects from our nationally recognized 18th- and 19th-century artifacts, manuscript and photo collections. Learn about Chester County's past and gain insights into our world today.

As one of the original counties established by William Penn (1644-1718), **Chester County** was only modestly influenced by Philadelphia in its early development because after 1789 it shared no border with the city. Although the Pennsylvania Railroad linked the county's central valley to Philadelphia in the mid-nineteenth century, it remained a largely rural landscape whose farms, mills, and forges operated within a mostly self-sufficient economy while sending surpluses to the Philadelphia market. Not until the second half of the twentieth century did dramatic changes come to its pastoral landscapes and small towns. Starting in the 1970s the arrival of financial services firms along with bio-medical research and development companies drew thousands of new residents, turning it into a county of "farms plus pharma." <https://philadelphiaencyclopedia.org/locations/chester-county-pennsylvania/>

# Meet Your Neighbors

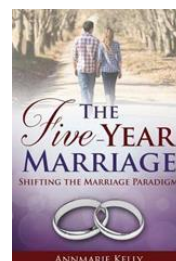
## ***Annmarie Kelly and Joseph Eagle #442***



1. What made you decide to buy in Sagamore and how long have you lived here?
  - We've lived here for 25 years. We bought here because we liked Chester County, it's close to the town and also an easy drive to Philly, NY, MD, and DC.
2. In which town/state did you grow up?
  - Annmarie grew up in Havertown, St. Dorothy's parish.
  - Joseph's mother lived in Upper Darby, but he grew up at a boarding school for Veteran's children in Scotland PA
3. What job have you had that you enjoyed the most?
  - Annmarie: Being the host of The Friday Happy Hour with Annmarie Kelly, which aired on the WCHE radio station here in West Chester.
  - Joseph: I enjoy what I do now, being a muscle therapist.
4. What are your favorite restaurants?
  - Megan's for breakfast, Fellini's for Italian, GuGu for Asian.
5. What are some words that people would use to describe you?
  - Annmarie outgoing, intuitive, caring
  - Joseph: a really good guy, funny, a miracle-worker with massage
6. What's the first car you ever owned?
  - Annmarie: Chevy
  - Joseph: Datsun
7. What's the farthest place to which you have traveled?
  - For both of us: our trip to Mexico City
8. What is something about yourself that most people don't know?
  - We've been married SEVEN TIMES, for only five years each time.
  - Annmarie: For many years I did Tupperware-style home parties for skin care, home décor, and the funniest and most lucrative: sex toys
  - Joseph: I'm relearning how to play the guitar and sing



Added by the editor:



*John and Sue Harron lived at 412 for almost 25 years. It was such a positive sight to see so many Sagamore residents surrounding Sue Harron at John's funeral. Sue said that some of the family asked who that gang of people was. It was Sagamore. We are here for each other.*

### **Excerpts from John G. Harron Eulogy**

by John's daughter, Melissa Berens

1/13/2023

As illustrated in his obituary, Dad's career, his community involvement, and his accomplishments are impressive. But that isn't what I want to talk about today. I want to talk about what made him so special.

Dad was a lot of things to a lot of people. Some would describe him as larger than life. He was fun loving, loud, with a memorable smile and a twinkle in his blue eyes.

Dad was competitive. I remember so many raucous basketball games with neighbors and even the priests from our parish. He fiercely competed every year to win the neighborhood badminton tournament, even though the prize was an engraved commode. His motto was "Harrons never quit!". I found out the hard way that this even included not leaving early from ANY Notre Dame football game – even if Notre Dame was losing by two touchdowns and there were only a few seconds left. Because if you left early to beat the crowd to the bookstore, Notre Dame would ALWAYS pull out the win and you would never hear the end of it. His achievements are extensive and yet he was so proud of all of us no matter what and he always let us know.

Whether it was a stack of quarters for us to play the arcade games at a hotel, or a \$15 check sent to a grandkid out of the blue, he was extremely generous. I'm not sure he ever let me pay for his meal in my entire adult life!

He taught us that you have to earn everything in life. I remember once, when I was working as an intern at the Toledo Refinery, I asked my boss if I could take a few days off. My boss readily agreed, but vacation for interns had to be approved by the Refinery Manager, my dad. Naively, I thought that was just a formality, but much to my surprise, my dad declined the request because he did not want it to look like he was showing favoritism. He taught us the value of hard work. He once paid me a penny for every blade of onion grass I pulled out of the lawn. I was out there for hours and hours and probably earned a whopping \$5, but I felt the satisfaction of earning it.

Dad was a grammar fanatic. As a kid, I would sometimes stop talking because he would correct every single sentence out of my mouth if necessary and I found it super annoying. Now, I'm thankful for those lessons. I did find myself making sure his eulogy didn't include the words "who or whom" as I know he would be listening very carefully to see if I made that egregious error.

Dad never stopped learning. He was a history buff, which my siblings and I are acutely aware of as on every family trip no matter how insignificant the roadside historical marker, we would HAVE to stop and learn about whatever had taken place there. We must have stopped at 15 battlefields on one family vacation alone!

Dad was a devout Catholic. He led by example and taught us the importance of integrity and morality. God always came first, then family and friends and then Notre Dame. Anyone who knows him knows of his deep love for Notre Dame. Our family room ceiling had marks from where his huge class ring hit when he jumped in the air, cheering on the Irish.

Dad never knew a stranger. He remembered names and dates from 60 years ago and maintained friendships from all over the country and from every stage of his life. It was a running joke at home whenever he'd talk about someone new, we would ask "when is he or she coming over for dinner?"

Dad loved each and every person in his extended family and knew how to show it. He never missed a High School graduation, a first communion or an opportunity to watch a grandchild doing something they loved.

Playing games as a family was a huge part of my childhood. Whether it was charades with my Aunt Sheila and the nuns or BUZZ with the cousins and grandparents, or even the dreaded everlasting game of Risk, he would never "let you win" and would always try to shoot the moon in the card game of Hearts. And more often than not, even though we all knew his strategy, he would win.

Dad was taken too soon for our liking, but entering the gates of Heaven was the goal of his entire life.

We will all miss you terribly Dad, but we thank you for what you taught us, the love you showed us and for the precious time we all shared. Rest in peace. Go Irish!

# Our Neighbors...who lives here?



Mail or package get delivered to the wrong address? Want to say hi?

(all of this is public information)

400	Taylor and Brandon Dale (Gary and Teresa Halpern)	428	Sarah Smolka and James Guthrie	460	Cary Brooks
401	Victoria Chostaka & Tom Higgins	429	Karen & Scott Caplan (owned by Xavier Penta & Camille Roland)	461	Mark Stanton (owned by Tahany Naggar)
402	Brian Weid	430	Eric Blake	462	Mary & Paul Troutner
403	Grayson Jaycox and Crystal Main	431	Tim and Mary Jones	463	Dan Mitchell & Britt Fleming
404	John and Sandy Gilpin	432	Michael & Aliya Avarista	464	Beverly Dean
405	Garrett & Michelle Speller	433	Addie Tollen	465	Liz Cognato
406	Tom and Jane Swift	434	Rungthiwa Watnoi	466	Carolyn and Ken Baker
407	Jamie Scannapieco & Ben Krinsky	435	Zack and Emily Eckley	467	Keith Shallis
408	Ruth Wren	436	Othenial & Yarmiley Sainval (owned by Kisun Lee)	468	Gabby & Josh Kummerer
409	Matt Timmins (Amy Timmins)	437	Dehlia Towler (owned by Nancy & Henry Clark Minter)	469	Maria Coan
410	Monica Baldwin	438	Paul Zajac and Eileen Sweeney	470	Pamela DiBona & David Ondish
412	Meghan Kaiser	439	Greg D'Antonio	472	Gary Kebshull & Tony Bordonaro
414	Dan and Stephanie Plunkett	440	Tony Marano (owned by Patron Partners)	474	Al Baum
416	Elaine Cumens	441	Judith Lawrence	476	Lainie Johnston & Bruce Tiller
418	Chris Bashore & Allison Hurwitz	442	Joseph Eagle & Annmarie Kelly	478	Linda Schweizer
420	Suzanne Gerrity Blossic & Joe Blossic	444	Denise & Neil Gentry	480	Tina Butler
421	Marissa McIntyre	446	Dorothy and Dave Sweet	481	Melissa Purvis (owned by Regimental Pointe Properties)
422	Barbara Lyons	448	Colleen Rogers	482	Marlana Henry
423	Jake and Gracie McCleary	450	Neil Weissman & Marni Honigman	483	Art & Helen Graham
424	Przemyslaw J Grzywacz	452	Cathy Prudhoe	484	Alyssa Spence & Connor Finnegan (owned by Barbara Blandin)
425	Jeanne McHugh	454	Anthony and Lauren DeNight	485	Kathryn Williams
426	Nicholas Caruso	456	Patti and Bob Wenzel	486	Mary Morett
427	Victoria and Kevin Clark	458	Annette Glaudel	487	Regina Johnston
				489	Ben & Gabby Petrak

A rerun from our February 2022 newsletter...

**Do you have any ideas for Sagamore community events? Can you be the leader / organizer of an event?**

Trivia game	Road rally in the surrounding area	Scavenger hunt	Cooking contest	Prom
Movie night	Ice cream sundae party	Campout	Talent show	Bingo
Lip sync contest	Parade	Pumpkin painting / carving contest	Guessing games (how many beans in a jar)	
	Driveway chalk drawing contest	Assemble a Sagamore cookbook	Community charitable activity	Holiday caroling
Murder mystery	Visit from local police or fire persons	or best pizza in the area?		