

May 2021

Quarterly
Newsletter

SAGAMORE

sagamorehoa.com

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A Message from Annette Glaudel

Happy Spring! We've had a lot of snow in 2021 but now can focus on being outside to enjoy the season. There is a lot of good information in this newsletter and I ask that you take the time to read everything. At our Annual Meeting (which we could not have last year) we will be electing two Board members. The Board will be providing a summary of what has been happening at Sagamore and listening to your questions.

With our large snow falls we have exceeded our 2021 budget already and we have determined that there is more capital work to be done with our stormwater handling. So, both operating and capital expenses are being reviewed carefully.

We are also working to put a concentrated effort to hold each of us owners to the Rules / Regulations / and other documents. A Homeowners Association requires this in order to maintain property values.

We hope it is apparent that your Board of Directors spends a lot of time on keeping our Sagamore community operating well financially, environmentally, aesthetically, and structurally. It is meaningful to have a homeowner recognize a Board member for all that is done. The Board is always open to your questions and suggestions. Thanks! Annette

Sagamore Annual Homeowners Meeting

Wednesday, May 6

Promptly at 6:30pm



**Bring a chair and keep properly distanced
in the center area of Sagamore**

Rain date May 13

Sagamore Garage Sale!

Saturday, June 12, 8am to 2pm

Lake George Circle will be ONE WAY

**A truck will be rented to take away any remaining items at the
end of the sale that you want to donate.**

Masks required.



Sagamore Financials

Total Expenses:

March YTD Actual \$79,285

March YTD Budget \$54,0045
\$18,000 over budget for snow removal

Operating Fund Equity Mar YTD \$47,040

Capital Reserves Equity Mar YTD \$306,599

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

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

Capital Reserves Spending

We are in the process of repairing our three stormwater retention basins. Each of the basins needs to be cleared out and new riprap / rock installed to limit sediment from flowing to our neighboring waterways. Shearon is working on this and the cost is about \$20,000. In addition, we have found that we have another storm sewer line that routes water from the woods on the west side of the community into the lake at Darlington. With the construction over the years of Plum Run and Sagamore, the Darlington lake has seen a lot of silt. We are working with the Township and contractors to determine a plan. And the corrugated pipes that take the storm water to the basins and lakes are beginning to corrode and may require some work.

All of this requires the use of additional capital reserve funds that were not budgeted.



Soil and grass are blocking the storm water pipe outlets that go into the three retention basins. Shearon is clearing these areas and putting down rock to allow better flow into the basin and for silt to be caught in the rocks.

Please remember that our houses are about 23 to 24 years old. Over time the ground settles, the foundations settle, shrubs and trees get old, etc. It may be necessary for each of us as homeowners, as well as the HOA, to do maintenance work to address problems. Our homes are low-maintenance but not no maintenance. Just always remember to get approval before doing work outside your home. Thanks!



A group will be doing a spring maintenance inspection around the community soon. If there is something in need of repair / replacement, you will be notified and given a timeframe in which to resolve the issue. Our Rules and Regulations give you the allowed colors / stains / materials / etc. that we need to use. And if you have any questions, please contact Joe at PENCO.

Landscaping at Sagamore

With the help of a horticulturalist, we are updating our entrance plantings this year. We have also asked Shearon to give us the cost for them to provide a detailed overall plan for all plantings in our Sagamore community. Once we have that plan, we will determine how / when to implement it. It will take several years for us to do all of the work and stay within budget. Our community is an HOA, and the landscaping work and lawn maintenance are included in our monthly fees. We want to stick to an overall plan to keep the community looking nice. Once again, we ask that you do not do any landscaping work yourself. The only exception would be if you have an interest in planting annual flowers to provide some additional color. If you have any questions, please talk with Joe at PENCO who can discuss landscaping issues with Greg D'Antonio (#439) who leads our landscaping work.

<http://sagamorehoa.com/rules-and-regulations.html>

Meet Your Neighbors

Zach & Emily Eckley
and their children ...

Lilly, Henry, Charlie, and Grayson
435



1. How long have you lived in Sagamore?

We rented 461 for two years (2014 and 2015) and moved into town for a year and missed the neighborhood so we moved back and bought 435 in 2017.

Lilly: Loved the neighborhood, nice people and welcoming community.

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

Emily: Originally from Boston and grew up in Havertown

Zach: Grew up in Malvern

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

Emily: Hair and Makeup Stylist

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

Henry: China Palace

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

Lilly: Tall, funny, and athletic; family nickname - Big Slendy

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

Zach: Red Jeep Wrangler

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

Charlie: Ogunquit, Maine

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

Grayson: My favorite food is little neck clams; I can eat 30 at a time

9. Favorite family song : Purple Hat Sofi Tukker

10. What is it about Sagamore that makes it a good place to live? It's very diverse and welcoming to all. We feel lucky and blessed to be part of such a special community.

Meet Your Neighbors

Paul and Mary Troutner #462



1. How long have you lived in Sagamore?

We have lived here 23 years.

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

Both of us were born and raised in Southwest Philadelphia

Paul: West Catholic Boys H.S. 1957

Mary: West Catholic Girls H.S. 1956

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

Paul: 10 years in the military and 40 years as a meat cutter for Acme.

Mary: 35 years at the Franklin Mint in the Art Department.

4. What is something about yourself that most people don't know? We have been married 53 years, have 4 children, 10 grandchildren, 22 great grandchildren, and 3 great great grandchildren!

5. What is it about Sagamore that makes it a good place to live? We like it here because it is a well-kept and friendly community.



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

Storm Water to Darlington Pond More Information



Joe Franceschini and Annette Glauedel met with the Township Engineer, Mark Lucas, as well as owners in Darlington and Scanneltown Farms in March. The owners in the Darlington development to our south and the Township have concerns about the amount of mud / silt coming from Scanneltown and Sagamore. We have contracted with Shearon to do repair work on all three of our retention basins (only one going to Darlington pond). However we also discovered that there is a collection point and underground storm water line in the Sagamore woods shown as the dotted orange line above. This was apparently installed during the construction of Sagamore. We plan to do some additional work at that location to install riprap rock and to clear out the low point area to reduce the amount of soil flowing to the pond. Jay Rowan has also worked with the Township and Shearon on this plan. The cost of the retention basin work and that of this collection area in the woods will come from our Capital Reserves.

Mud / silt coming from Sagamore into Darlington pond:



Storm water from the woods to the pond:



Sagamore retention basin to Darlington pond after August 2020 storm

Fun at
Sagamore!
Happy
Birthday,
Abby and
Chloe!



If you're interested in a free, outdoor boot camp workout right here on Lake George Circle, join the Sagamore Workout Team (SWoT) Wednesday evening and Saturday morning. You only need one kettlebell, and the format is high intensity interval training, mixing strength and cardio, with modifications as needed. Call or text Anthony at 610-574-7979 if you want to join the team.

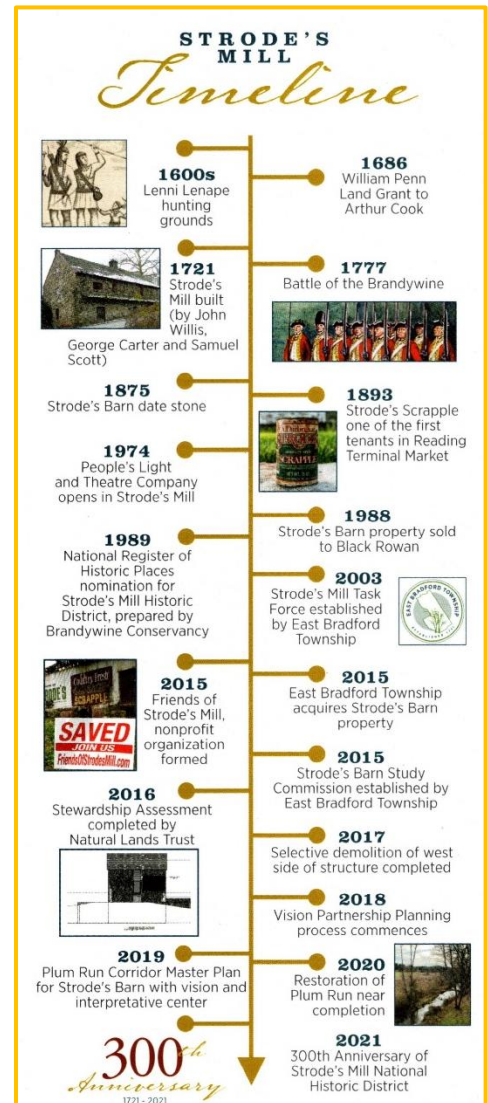
Looking for an opportunity to volunteer?

Chester County has a list of options on their website:
<https://www.chesco.org/2934/Volunteer-Opportunities>

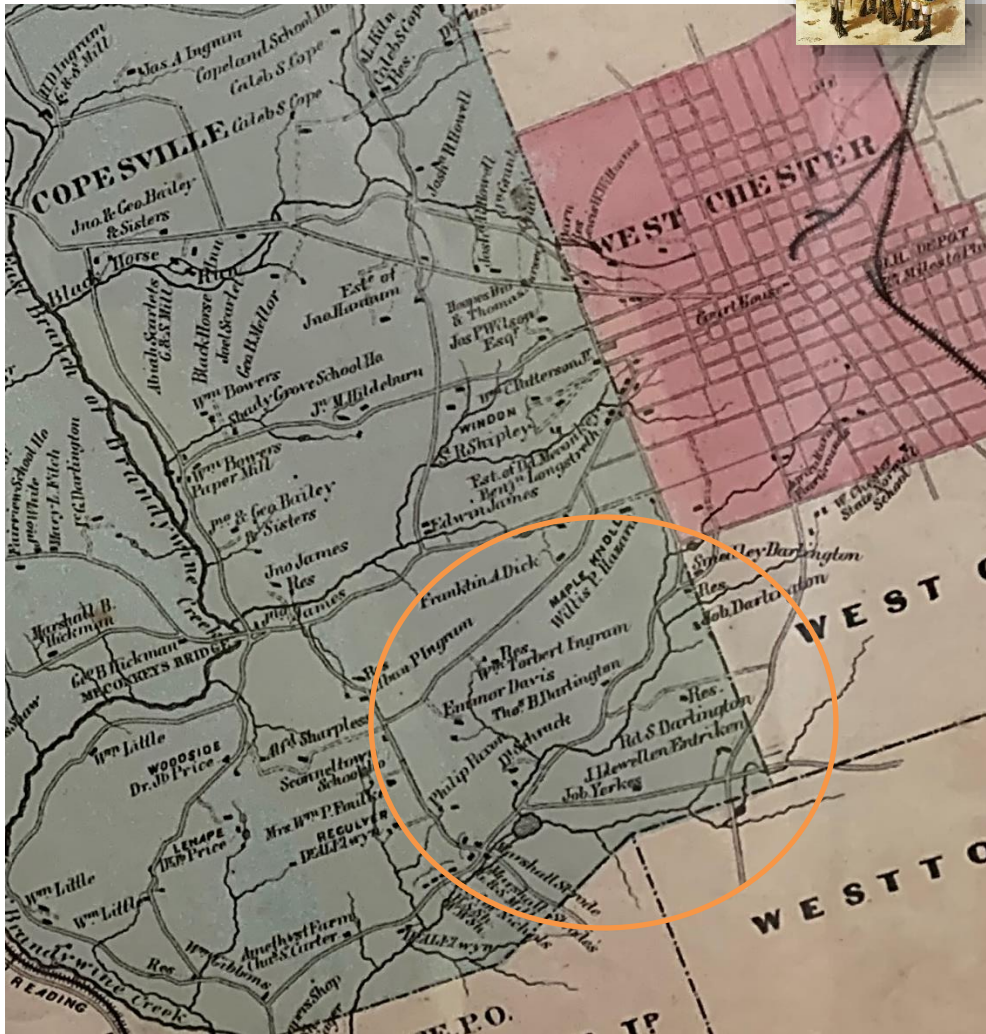
Department	Volunteer Opportunities
Office of Aging*	<ul style="list-style-type: none"> Health Insurance Counseling Long Term Care Ombudsman Program
Community Development	<ul style="list-style-type: none"> Americorps Vista Point in Time Count (occurs only in January) Chester County Animal Response Team (CART)
Emergency Services	<ul style="list-style-type: none"> Become a Chester County Volunteer Firefighters
Health Department	<ul style="list-style-type: none"> MRC (Medical Reserve Corps) Office Volunteers/Student Interns Research for historical sewage and water permits
Human Services*	Volunteer/Intern Opportunities for Human Services Departments
Library	Volunteer Opportunities - all Libraries
Mental Health/Intellectual & Developmental Disabilities*	DCORT (Disaster Crisis Outreach & Referral Team)
Orphan's Court	Guardianship Program Volunteers
Parks	Parks & Trails Volunteer Opportunities
Pocopson Home	Activities Volunteer
Water Resources Authority	Volunteer Rainfall Observer Network

*Internships and some volunteer positions may require child abuse clearances

Local History...



Those Who Owned the Land Before Us



Settlement at Strode's Mill began around 1721 when a local resident, **John Willis**, and his two neighbors, **George Carter** and **Samuel Scott**, erected on Willis' land. In 1784, **Richard Strode** purchased the mill. He may have been operating the mill several years before he purchased it, since it was known as Strode's Mill during the Battle of Brandywine. Richard had built the handsome stone dwelling, situated on Birmingham Road east of the mill on land he inherited from his father in 1772. Richard Strode died in 1814. He divided his estate between his children, Joseph and Richard. Joseph received the mill property and three adjoining acres. Joseph had purchased a small property on the northwest corner of the crossroads in 1796. By 1798, he had erected the magnificent serpentine stone mansion house, that would eventually become the East Bradford Boarding School for Boys. Richard inherited the main house and plantation containing about 160 acres.

J. Llewellyn Entriken (March 1836-Feb. 17, 1910) lived on the family farm on South New Street in East Bradford. He raised pigs and had a stall in the West Chester market where he sold scrapple and sausage. He married Susan Downing Wetheral (1840-1920) of West Goshen on Feb. 27, 1868. Their children consisted of twins, Samuel L. Entriken and William W. Entriken (born July 17, 1874), and a daughter, Ida Louise Entriken (1870-1939), who married Horace A. Fetters. William W. Entriken died March 1, 1879, and is buried in Birmingham Friends Cemetery. Samuel L. Entriken succeeded his father in their sausage and scrapple business in the West Chester markets. He never married, and after his retirement in 1921 moved in with his sister and her family on West Union Street, where he died July 26, 1938.

When **Willis Pope Hazard** was born on 22 July 1825, in Huntsville, Madison, Alabama, his father, Samuel Hazard, was 41 and his mother, Abigail Clark Hetfield was 34. He married Susan Robinson Gilpin on 14 November 1850, in Chester, Pennsylvania. They were the parents of at least 2 sons and 3 daughters. He lived in East Bradford Township for about 20 years and Springfield Township in 1910. He died on 18 February 1913, in Secane, Upper Darby at the age of 87, and was buried in Philadelphia, Pennsylvania, United States.

William Ingram, son of William, was born June 8, 1788, in Delaware Co, and came with his parents to Chester County about 1800. He married, Jan 16-1817, Rebecca, daughter of John and Alice Crossley Pyle, born March 4, 1795 died Jan 28- 1869. In 1822 he went to Philadelphia, but returned in 1836 to his farm, a short distance from West Chester, in East Bradford. The substantial stone house thereon, now occupied by Richard Darlington, Jr;'s school, was built by him. Being a stonemason by trade, he did the mason-work of many public buildings of note in connection with Chalkley Jefferis. Among others were the courthouse and prison of our county, Girard College, House of Refuge, and Cherry hill Prison, of Philadelphia. He died July 20, 1865, leaving several children.

When **Thomas Brinton Darlington** was born on 10 August 1815, in East Bradford Township, Chester, Pennsylvania, his father, Brinton Darlington, was 33 and his mother, Sarah Garrett, was 30. He married Evalina Harvey about 1837. They were the parents of at least 3 sons. He lived in Pennsylvania in 1870. He died on 19 January 1907, at the age of 91, and was buried in West Chester.

Phillip Paxon House dates back to 1777 (and likely is older). Of historic significance is that James Townsend and a Strode boy reportedly watched troops go by from the second story of this house. Also, in 1796, the East Bradford Board School for Boys was built on land sold from this farm.

Nathaniel Ring, in 1710, bought 386 acres of the Cook tract, now forming the greater part of the farms of **Edwin James**, **Torbort Ingram**, **Richard Strode**, and the late **Emmor Davis** and **Philip Paxon**. **Richard Woodward** bought another part of the Cook tract east of Nathaniel Ring, and settled thereon.