

## Board of Directors

Annette Glaudel #458  
President  
610-431-9566  
[alglauedel@aol.com](mailto:alglauedel@aol.com)

Tom Swift #406  
Vice President  
484-947-5879  
[tomswift@yahoo.com](mailto:tomswift@yahoo.com)

Anthony DeNight #454  
Treasurer  
610-574-7979  
[adenight@hotmail.com](mailto:adenight@hotmail.com)

Suzanne Gerrity Blossic #420  
Secretary  
610-662-0905  
[sgerrity@verizon.net](mailto:sgerrity@verizon.net)

Newsletter Editor

Annette Glaudel

**Joe Franceschini**

**610-358-5580**

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



### Inside This Issue

- What's coming up
- Landscaping
- Rehab of storm water lines

## Sagamore Annual Meeting! Wednesday, May 11, at 6:30pm

Come and hear a report from the Board on what has been happening. Ask questions. Talk to neighbors after the meeting. And find out the results of the voting for three Board positions.

Meet in the driveway at #454.

Please bring your own chair so everyone can relax and have good conversations.

## Plans Continue for 2022

### Spring

- Install concrete at locations that need replacement for about \$10,000.
- Implement major capital project to line / replace rusting storm water lines to and from the retention basins as required by the Township. Expected cost is now \$150,000.
- Plant new shrubs / trees per the overall Landscaping phased plan.
- Walk with a team to identify any maintenance issues that are the responsibility of homeowners.

### Summer

- Inspect all maintenance issues that have been taken care of by homeowners.

### Fall

- Get bids for an updated engineering capital reserve study to be done in 2023.

Sagamore website is being updated! Thanks to Anthony DeNight. [www.sagamorehoa.com](http://www.sagamorehoa.com)

### Looking for a Contractor or Service Provider?

Suzanne Blossic has put together a list for all of us to use based on recommendations from our homeowners here at Sagamore. This is posted on our website on the FAQ page. Examples include: gutter cleaning, bakery, handyperson, donation sites, deck staining, etc. If you have a recommendation, please email the contractor's name and contact information to [sgerrity@verizon.net](mailto:sgerrity@verizon.net)

### An Additional Way to Contact 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/1dG7jPdeYviQxdnsKe9pEDXxX42pfFuafyrelvV3tkM/edit?ts=6193d346>

## *Sagamore Annual Garage Sale!*

**Saturday, June 11**

**8am until 2pm**

*Start collecting and photographing your items now! Photos always bring in more customers. Tell your family and friends to stop by. Downsize, cleanout, declutter! And we will once again have a rental truck to collect and donate your leftovers.*

## Sagamore Current Budget & Assets

### Total Expenses:

Feb YTD Actual \$42,696

Feb YTD Budget \$37,290

Snow removal so far in 2022 is \$18,379

2022 Budget \$235,450

Operating Fund Equity Feb 2022 \$30,975

Capital Reserves Equity Feb 2022 \$372,106

### Home Sales in Sagamore

Welcome Kevin and Victoria Clark!

#427 \$490,000 April 8

Remember our speed limit on Lake George Circle is only **15 mph**. The Board is considering what other changes can be made to ensure safety.

If you are interested in having additional plants installed at your own cost in the common areas, please remember:

- Pick from shrub and plant types that we already have or ones listed in the Landscaping Newsletter sent to you in March
- The plants will be purchased, installed and maintained by our landscaping contractor
- The plants become part of the HOA
- Nothing can be planted prior to being approved by the Landscaping Committee and the Board

### A Sinkhole on Our Property

We discovered a portion of our grounds caved in above one of the storm water lines. This was certainly not planned and cost us an additional \$10,000+ in capital funds. The pipeline has been repaired and the area filled and reseeded.



### Landscaping Improvement Costs Year to Date

- Clear out brush in the wooded areas around the perimeter of Sagamore \$2,430
- Prune the trees in the center area to allow for safer walking \$2,975
- Cut down and prune trees and add new shrubs and trees to the community approximately \$20,000

Annual Budget \$28,000

### It's Spring and Time to Do Home Maintenance Work!

Every spring we do a maintenance walk around Sagamore to ensure we are keeping all of our properties in good shape. These are the types of items that will be inspected: front siding, siding on back and sides, front steps, front door, garage door and trim, front door trim, garden/entrance decorations & lighting, deck, patio, as well as any other items that need work. It is beneficial for all of us to be proactive in keeping up with this maintenance work.

Here are some items on which you may need information. All of these can be found online at

[http://sagamorehoa.com/uploads/1/1/1/8/111892729/sagamore\\_rules\\_and\\_regulations\\_update\\_booklet\\_july\\_2021.pdf](http://sagamorehoa.com/uploads/1/1/1/8/111892729/sagamore_rules_and_regulations_update_booklet_july_2021.pdf)

These are the only **deck stains** that are approved:

- **Semi-Transparent:** Behr Tugboat, Chocolate, Valise, Woodchip;
- Flood Coffee and Espresso; Zar Manor Brown, Acorn Brown;
- Benjamin Moore Fresh Brew; Cabot Rocky Tundra, Bark, Burnt Hickory
- **Semi-Solid:** Cabot Rocky Tundra, Bark Mulch, Mission Brown
- **Solid:** Behr Tugboat, Wood Chip, Chocolate, Valise; Flood Chocolate; Zar Chocolate; Benjamin Moore Fresh Brew, Rabbit Brown; Cabot Bark Mulch

*Any alterations to your deck, deck steps, or front steps must be approved by the Board of Directors.*

For the **front steps** the only approved stains are Olympic solid stain in color Ginger Brown and Behr solid stain in color Padre Brown.

The only approved **front door trim** color is semi-gloss color -white. The only approved **front door color** is Benjamin Moore Black Onyx semi-gloss.

The only approved **garage door** paint is Sherwin Williams Super Exterior color Windsor Greige.

Prior to the addition of bird feeders, bird baths, lawn ornaments, statuary, etc. on the common element, an ACR must be submitted to the Management Company for approval by the Board of Directors.

## Meet Your Neighbors

### Ben and Gabby #489



**1. What made you decide to buy in Sagamore and how long have you lived here?** We like West Chester and it is in the middle of where we both work. We have been here for 3 years.

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

Kennett Square, PA

**3. What job have you had that you enjoyed the most?** Ben: Project Manager at LaFrance Corp (current) Gabby: 8th grade social studies teacher

**4. If you were going to order food for delivery, where would you call?** Chik-fil-a

**5. What are some words that people would use to describe you?** Kind, Courteous, Cerebral

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

Ben: Chevy Tahoe Gabby: Nissan Rogue

**7. What's the farthest place to which you have traveled?** Ben: Hong Kong Gabby: Italy

**8. What is something about yourself that most people don't know?** We are avid fans of Jeopardy!

**9. What song(s) reminds you of high school?** Low by Flo Rida

**10. What is it about Sagamore that makes it a good place to live?** You can be involved as little or as much as you want in the community. People are friendly and inviting. Since we got our dog, Sookie, we have really enjoyed stopping and getting to know our neighbors.

## Meet Your Neighbors

### Jane and Tom Swift #406



**1. What made you decide to buy in Sagamore and how long have you lived here?** Jane: We have 2 sons that live nearby and they actually told us that Sagamore would be perfect. Tom: I was told we are moving. We have lived here 8 1/2 years.

**2. In which town/state did you grow up?** Jane: I lived in Delaware my whole life (until we moved here in 2013). Tom: Haddonfield, NJ

**3. What job have you had that you enjoyed the most?** Jane: I'm an RN and enjoyed working in a geriatric setting. Tom: Other than my real job, I most enjoyed working at a draft beer stand for the Wilmington Blue Rocks.

**4. What is your go-to local restaurant?** Iron Hill Brewery in West Chester.

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

Jane: Hmm...there must be something fit to print. Tom: I'm on a high horse and don't realize it.

**6. What's the first car you ever owned?** Jane: An Acura that I saved up for (forever) and paid cash. Tom: 1962 Chevy.

**7. What's the farthest place to which you have traveled?** Jane: To the west Hawaii and to the east St. Petersburg, Russia. Tom: Actually, I have circled the globe. While in the Navy we sailed from Newport, RI through the Panama Canal and returned through the Suez Canal.

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

Jane: I'm kind of quiet- and would rather take a beating than do a crossword puzzle. Tom: I enjoy doing crossword puzzles.

**9. What song(s) reminds you of high school?** The Beach Boys, Motown, The Stones, and The Beatles.

**10. What is it about Sagamore that makes it a good place to live?** Jane: That's the easiest to answer. The friendly and caring neighbors. Tom: After 40+ years of yard work, shoveling, etc. I enjoy not having any of those things to worry about.

### Previous Meet Your Neighbors:

Art and Helen Graham #483  
Zach & Emily Eckley and their children ... Lilly, Henry, Charlie, and Grayson #435  
Paul and Mary Troutner #462  
Tony Bordonaro & Gary Kebschull #472  
Ruth Wren #408  
Tim, Mary, and Canby Jones #431  
Gabby and Josh Kummerer #466  
John and Sandy Gilpin #404  
Cary Brooks #460

Environmental Tip:  
Use cloth rags and napkins instead of paper.

## Blend a Better Milkshake

Real Simple magazine

- Let ice cream thaw for 15 minutes.
- For one milkshake add to your blender:
  - 3 to 4 scoops of ice cream
  - ½ cup of whole milk
  - Blend for 15-30 seconds
- Add as you like:
  - Berries
  - Chocolate chips
  - Graham crackers
  - Malt
  - Or whatever you like



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





# Storm Water Lines Capital Project

At Sagamore we have a major capital project happening soon for our storm water pipelines that run from the street into our three retention ponds and then out to neighboring ponds. The lines that are underground are made of corrugated metal. Over time this metal rusts and holes can form and sometimes the bottom of the lines erode away because some water is sitting in the bottom of the lines all the time. This is not something we all think about day to day because it is out of sight.

So how can we replace these pipelines without digging up a lot of Sagamore? There is a process called “cured in place piping”. We are working with a contractor named SWERP (Sewer and Water Evaluation & Rehabilitation Procedures). They will insert material with a resin embedded in it, expand it to the shape of the existing pipelines, and then cure it with steam. Once this is done, we will have new smooth pipe inside our corroding pipes! This process may bring with it a lot of large trucks, noise and steam, but the end product will give us a solid system for storm water flow which is expected to last decades.

Before the start of the SWERP work, we had another company (Pipe Data View) inspect the storm water lines with a video camera to ensure the new piping could be installed. Here are some photos.



Typical corrosion of our storm water pipes



A view down through a storm water pipe



An example of what we will expect to see after the resin pipe is in place



Orange lines showing the approximate location of the storm water pipelines that will be renewed.