

Board of Directors

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Inside This Issue

- What's coming up
- Landscaping
- Board at Christmas
- End of summer photos

Many good wishes for the upcoming holidays from all of us on the Board of Directors at Sagamore! We hope you have wonderful and safe times together.



Updates:

- ✓ Electric service was added to the entrance of Sagamore. Now we have wired spotlights on the entrance signs making it easier and safer to see where we are located. We also added outlets that we can use for holiday decorations in December.
- ✓ Landscape Committee volunteers planted bulbs at the entrance.
- ✓ Aeration and over-seeding of turf in front of homes was completed to improve grass growth and the look of Sagamore.

Plans Continue for 2022

Fall

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

Winter

- Hope for no snow 😊

Can you please drive **15 mph** or less on Lake George Circle?

As we often hear, **"If you see something, say something"**. This applies for unusual / suspicious behavior in Sagamore. Do not hesitate to call 911 if there is something that doesn't seem right. Although we hope that the Sagamore community is safe, in our region there are stories of break-ins, stolen car parts, stalking, etc. Let's all help to keep our residents and property safe. If you ever need non-emergency help, the number for the East Bradford Police is 610-696-2700.

Thank you to **Marissa McIntyre** and family for putting out our United States flags at the entrance for holidays! **Lauren DeNight** has graciously volunteered to take over this task for our community! It is so nice to have residents volunteer for tasks which help Sagamore maintain its value.



Sagamore Current Budget & Assets

Total Expenses:

September YTD Actual \$182,482

September YTD Budget \$180,778

2022 Budget \$235,450

Operating Fund Equity August 2022 \$30,677

Capital Reserves Equity August 2022 \$372,112

Please send PENCO an ACR if you would like to install or remove plants that are not annuals. Mums are not annuals and must be approved. 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>

Many thanks to the Landscaping Committee for all of the time they have put in to review our plants and work with Shearon on upkeep and improvements.

House Sales in Sagamore

#412 \$475,000 to Meghan Kaiser

welcome

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!

How We Decorate Outside Our Homes

All of us that live in Sagamore have different tastes and decorating styles. As a townhouse community, the individual appearances of the exterior of our homes form a single, collective appearance that impacts home values. We want to objectively protect both our decorating styles and our home values. A group of homeowners recently evaluated the community and provided guidelines to achieve both these purposes. The Board is reviewing the proposed guidelines, which will become effective February 2023.

Thank you to **Denise Gentry** and **Dorothy Sweet** for putting together welcome baskets for all new residents!

Please...if you have an issue, contact Joe at PENCO not a Board member. This ensures that all items are handled consistently. Joe communicates regularly with the Board.

Joe Franceschini
610-358-5580
joef@pencomanagement.com

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



Use Your Senses Around the House. An article in Real Simple reminded us of a few items to notice at our homes.

- Rotten food **smell**... maybe it's not something in the trash but the dishwasher filter with food build-up. Remove the filter and clean. If it still smells, try running the dishwasher with only a cup of white vinegar in the top rack.
- A sulfur type **smell** can be a natural gas leak. All of our home furnaces, most water heaters and some clothes dryers are fueled with natural gas. An odorant (mercaptan) is purposely added to natural gas so that we can smell if there is a leak. Exit the house and call PECO.
- Carbon monoxide can kill but has **NO smell**. Ensure you have a detector in your home.
- **Look** around your ceilings for any brown spots. If the spots are on the top floor ceiling it might be the roof or a seal around a vent leaking. If on a lower floor ceiling it is likely a plumbing leak from a sink or toilet. Sometimes if the dryer vent is blocked, condensate can form around the ductwork and leak through the ceiling.
- **Listen** for humming noise which might be from the refrigerator. Pull out the fridge and make sure the coils are cleaned off.



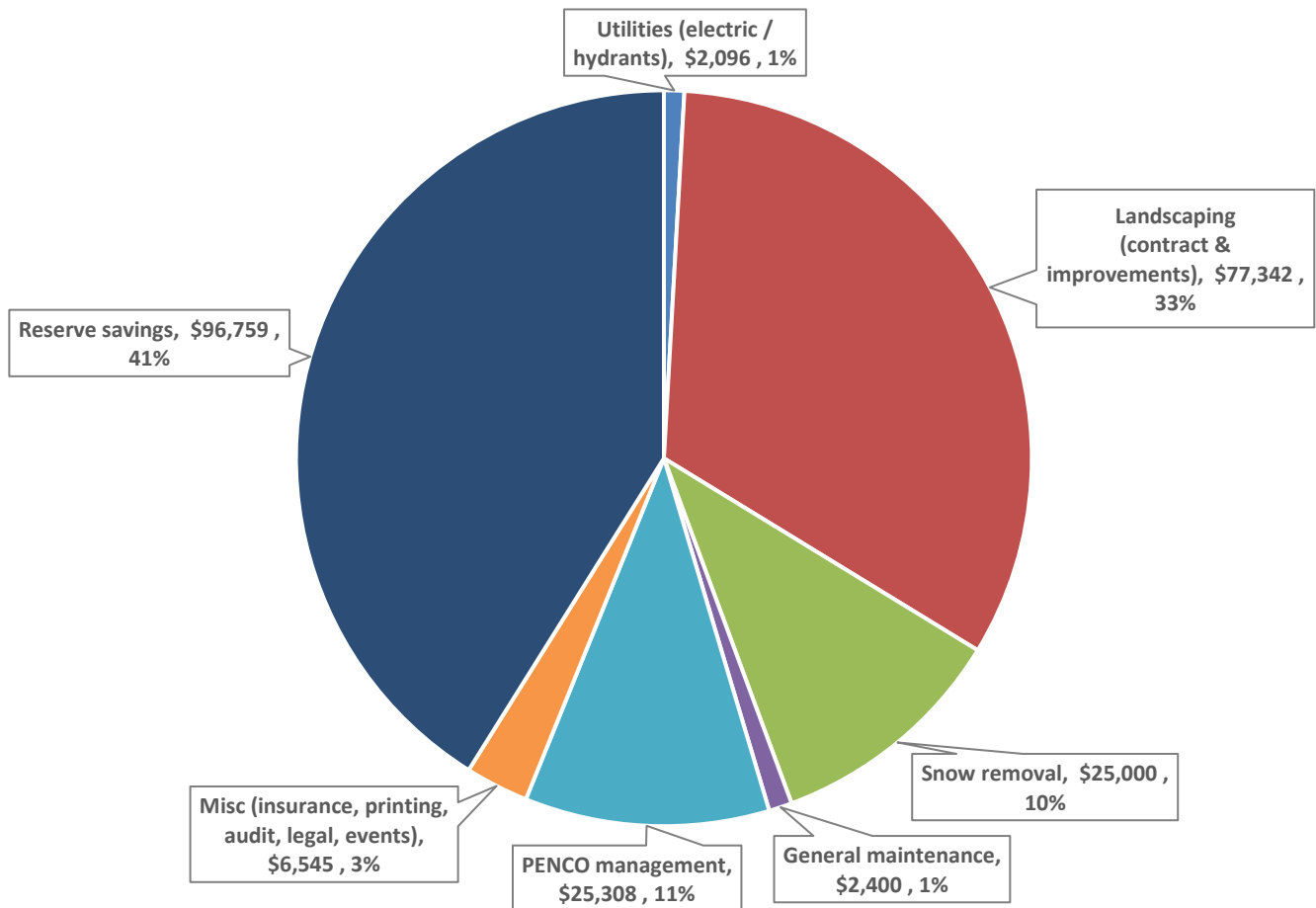
An advantage of having our landscaping contractor plant shrubs, trees, and perennials is that the plants have one-year warranties. The burning bush shrubs planted last fall along Route 52 had died. Shearon replaced the dead ones with new.

This diagram shows how our Sagamore HOA fees are spent.

The Board is always ready to answer questions about how we manage our assets. As you can see, a significant amount of money is needed to properly fund our reserves (41% = \$115/month of the \$280/month we pay). These reserves will be there for replacing roofs, siding, concrete, driveways, curbs, storm water lines and other parts of the community. Many other communities do not have this large of a reserve fund because they do not cover these replacements as we do at Sagamore. Having all of these items covered by the HOA is a significant positive for those buying, selling, or living in Sagamore.

You can also see how much money is invested in landscaping. But even with this significant annual sum we are limited on how much we can do with removing old and adding new shrubs / trees / perennials. The routine landscaping maintenance is approximately \$50,000 per year out of the total landscaping of \$77,342. And replacing all of the plant material in front of one home can be over \$2,000. If trees fall and have to be removed or when we do necessary tree pruning, this means less money for improving the gardens in front of homes. To improve the look of the community, homeowners can purchase and install new plant material, but it must be approved first by the Landscape Committee and the Board. It is essential to have a consistent look throughout Sagamore.

Sagamore Expenses



Questions?

Memories of the holidays when we were kids...



What were some of your family traditions at Christmas? Any specific ethnic items?

Anthony: There's a line from the movie Christmas Vacation that my wife Lauren directs at me every year: "You set standards that no family event can ever live up to." I love traditions. I grew up in West Chester, with strong Delco roots. We visited Santa at the Springfield Mall, which had the best display, and puppet show. We would always get our trees at Mays on 2nd street in Chester.

Annette: Having fried fish from Bywood Seafood on Christmas Eve. Each person had a small caroler candle at their spot at Christmas Eve dinner. We would watch to see who's lasted the longest. Oplatki* shared before dinner. Kielbasi (fresh not smoked) and turkey on Christmas day.

Suzanne: I am one of seven children. When we were young my family would make an annual visit to John Wanamaker's department store to see the Christmas village and light show.



* Oplatki are enjoyed by families right before the Christmas Eve meal. The eldest member of the family will begin the ritual by breaking off a piece of the wafer and passing it to another family member with a blessing.

Tell us about your Christmas trees and decorating

Anthony: Always real, usually Douglas Fir, once and a while Fraser Fir, and 8-1/2 ft. It created my love and motivation for the 11 ft tree I now get as an adult. My dad would blast Christmas music all night on Christmas Eve out of our attic.



Annette: Real trees of course usually bought from Kleinberg local stand in Lansdowne. The tree would be kept in water outside in big galvanized tub until Christmas Eve. After we went to bed my parents decorated the tree Christmas Eve night...so both tree and gifts were surprises from Santa on Christmas morning. My father had made a stand for the tree. We had small little cardboard houses under tree. The lights on the tree had those large colored bulbs.

Suzanne: Although our outside lights went up in early December, our Christmas tree would stay outside until the last day of school before the holidays. My father and brothers would bring the tree indoors, set it up, and the family would decorate the tree. The tree would stay up until either the day before school started again or January 6. The kids would help take down the decorations. As a child the end of the Christmas holidays and starting back to the usual school routine was a sad event for me.

Where did you snoop for gifts hidden around the house?

Anthony: Snoop? Never. My neighborhood friends did and I would always wonder why they wanted to ruin the surprise. Still to this day I don't know where my gifts were hidden.

Annette: Gifts were in my parents' bedroom...mostly in the closet. I would do my best army crawl to get into the deep and narrow closet to look around. My father would hide his gifts for my mom in the cellar and bring one up about every hour on Christmas day.

Suzanne: The presents were always hidden in my father's home office. From around Thanksgiving to Christmas the office door was always locked and the key hidden. I tried peeping through the keyhole but to no avail. Although I was a pretty good snooper as a kid, I was never able to find that key.



Who would be at Christmas Eve and Christmas day meals?

Anthony: My mom made the best stuffed shells on Christmas Eve. Christmas Day was always ham. Christmas Eve started with Mass at SS. Simon and Jude, then a party at the neighbors. Christmas Day was home all day with my mom, dad, brother, and aunt.

Annette: Christmas Eve was usually immediate family and maybe our neighbor. Christmas day was Grandpop, with maybe a few aunts and Uncle Billy (oh my). Then went to visit our aunt that day to "see their tree".

Suzanne: Our holiday meals included the nine people in my immediate family and my grandfather. The extended family lived several hours away. As we got older maybe a girlfriend or boyfriend would join in. I'm of Irish ancestry so we would have oyster stew as part of our Christmas Eve dinner. On Christmas Day we would have the traditional turkey.

What are some of the gifts you remember receiving?

Anthony: I'll never forget my Nintendo NES and playing Double Dribble on Christmas morning. My parents would take my brother and me to Kiddie City in early December to walk the aisles to find out what we liked, then my dad would secretly run back through the aisles and buy those things. I guess at that point, he'd ship the gifts to the North Pole for transportation and distribution, which seems inefficient, but hey, it was the 80's.

Annette: A very scary-looking doll named Little Miss No Name who had a tear on her face, no shoes, and a burlap dress (she needed a home!). As we got older our pile of gifts would be on the couch with a record album propped up on each pile (Beatles!). My two sisters and I would always get identical nightgowns in three different colors.

Suzanne: When I was about five or six, I got a Patti Playpal for Christmas. Patti Playpal was a doll that was three feet tall, had long hair and was all the rage in the early 1960s. I know this is a cliché but the old me thinks the greatest gift was having a wonderful family and many warm holiday memories.



Breweries in our area:

- Levante Brewing
- Victory Brewing
- Iron Hill
- Locust Lane Craft
- McKenzie Brew House
- Sly Fox
- East Branch
- Wrong Crowd
- Artillery Brewery

FYI:

Victory Brewing produces custom beer selections for Longwood Gardens! These custom beers feature ingredients from Longwood Gardens such as honey, lemons, grapefruit, cherries and strawberries. Seasonals include Summer Strawberry Wheat and Cherry Oatmeal Stout.



Wineries in our area:

- Chaddsford
- Paradocx
- Penns Woods
- Stargazers
- Stone Barn
- Galer Estate
- Harvest Ridge
- Grace Winery



We have so many local great shops in Chester County. Take some time as part of your holiday events to stroll through West Chester, Kennett Square, and other local places for wine, beer, food, toys, tickets to events... let your creativity flow!



- Longwood Gardens
- Winterthur Museum
- Hagley Museum
- Nemours Estate
- Brandywine River Museum



Friday, December 2nd, 7pm: The West Chester Christmas Parade!

Parade-goers can also expect a focus on all things local, from award-winning floats with local flare by some of Chester County's most creative designers, to sparkling performances by hometown favorites including nationally recognized marching bands that are exclusively local. Santa has agreed to make his much-anticipated appearance. Adam Joseph of 6abc is returning to be our parade emcee!

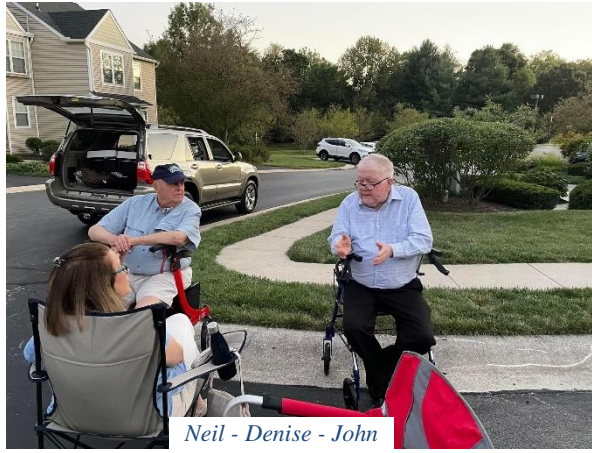
End of Summer and Goodbye party

We said goodbye to our long-time neighbors and friends, Sue and John Harron. They moved in to #412 when the home was newly built. This great couple hosted parties through the years and always were so kind to others. Sue Harron served on the Board of Directors for several years and made significant contributions. John hosted poker games with neighbors and some of his Sunoco alums at the table. The Harrons will be missed but are not that far away at Jenner's Pond.





Sue



Neil - Denise - John



Jane - Regina - Bruce - Monica



Tom - John - Paul



Elaine - CB - Barb - Sue - Linda - Steve - Tina - Lainie - Marlana - Suzanne



Marissa - Neil - Victoria - Kevin



John - Tony - Gary - Patti



Hey yo, it's hoagies NOT subs!



John ----- Ruth



Ben - Sookie - Gabby - Bob



Tina - Linda



Regina - Scott - Karen



Stephanie and Jack



Jake - Annette - Anthony - Marni - Lauren



Payton and Emily with Her Highness Lacey



... and a beautiful moon!