

November 2020

Quarterly  
Newsletter

# SAGAMORE

*sagamorehoa.com*

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### A Message from Annette Glaudel

Welcome to Fall!  All of us on the Board hope you are all doing well. We continue to live in times of restrictions on how we move about. It is a good experience when all of our residents at Sagamore respect each other's views whether it is politics or health or actions. And it is good to know that so many that live here help each other when needed. Our community social gatherings such as our picnic and other parties have been canceled but I am sure we will resume at some time in the future.

Our largest recent endeavor was to draft and approve an amendment to our Declaration of Covenants, Conditions and Restrictions. The open meetings we had in the center area were very helpful and we maintained social distancing. Any change to the Declaration requires an approval of 67% (47) of the homes. We had 51 yes votes and 5 no votes. Our attorney is now finalizing the documents and will send to the County to be recorded. Thank you to all who helped with this.

The amendment changes the leasing portion of Section 14 and prohibits new unit owners, who purchase their unit on or after October 1, 2020, from leasing their unit for a minimum of one year after the purchase date and prohibits new leases and lease renewals from being occupied by more than two unrelated persons at any time. With this amendment it is important that any owner who wishes to sell their house, must inform their realtor of these restrictions. Please don't hesitate to contact Joe at PENCO if you have any questions about this change.

In each newsletter we will include some reminders about our Rules and Regulations with which new (and existing) owners may not be familiar.

Best wishes as we enter what normally is a busy holiday season. May your family be safe whether that means how you socially distance or drive or imbibe or exchange gifts.



## Sagamore Financials

Total Expenses:

Aug YTD Actual \$127,809

Aug YTD Budget \$149,413

Operating Fund Equity Aug YTD \$51,226

Capital Reserves Equity Aug YTD \$240,759

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

Thanks to all of the Sagamore young people who made cards for Mr. Charlie Good as he moved to his new home at Sunrise!



**Halloween** decorations are permitted to be displayed beginning October 1 but must be removed by November 14.

**Christmas/ Holiday** decorations, including holiday lighting, are permitted after Thanksgiving and must be removed no later than January 15.

## Capital Reserves and Maintenance Spending

The sealcoating of driveways and Lake George Circle have been completed. Thanks to everyone for working to juggle parking around. Another capital project that has come up is the maintenance of the retention basins. The basins are holding water well. But the outlets of the underground lines that feed into the basins are blocked somewhat and need rock installed to filter out any trash / silt. We will be having a contractor do this work as well as clean out the exits of the basins that flow into neighboring lakes. Please remember that whatever you put in our street storm sewers goes directly into the waterways next to us.

## Landscaping at Sagamore

Arader tree company was hired to remove trees, prune others and eliminate some stumps. They did a very good job at Sagamore. We are aware that not every tree that you may have wanted removed or pruned was done. But our cost for this work was \$20,000. We need to do work in stages as we have the money available. The HOA requests that you do not do landscaping work at your home. Residents are only permitted to plant flowers and are not permitted to remove or prune trees, shrubs and flowers.

Shearon will be doing fall cleanup throughout the development.

*Please place bags of pet waste inside your residence/garage. They cannot be left outside.*



## A Few Sagamore Rules and Regulations Reminders

Another type of decking material color has been approved by the Board. For composite decks, Timbertech Pecan is permitted.

- No homeowner or resident may alter any exterior portion of a home without prior written approval of the Board of Directors
- Play or recreational items must be removed from walkways, driveways, and common elements overnight. Play or recreational items are not allowed at any time on Sagamore's Lake George Circle roadway or in guest parking areas. Homeowners will be responsible for children's toys/ recreation equipment and the same will be collected and kept within the confines of said property and removed from public view at the end of each day.
- No signs of any kind will be displayed in public view on any home, or common element without the prior written permission of the Board of Directors or its Management Company.
- All draperies, curtains, and blinds, shutters must be a natural wood color or white/ neutral color. No plastic film or colored glass window coating is permitted to be installed without prior written approval of the Board of Directors via an ACR.
- The Board reserves the right to require any homeowner to deactivate or remove any light that it deems to be unattractive or a nuisance to other homeowners.

## Sagamore House Sales

#432 Sold: \$425,000 on 09/25/20

#465 Sold: \$395,000 on 09/30/20

#401 Sold: \$392,900 on 09/30/20

#425 settles in November

#474 pending?

#448 for sale

#472 on the market soon

Good news to hear that two of our residents who have been renting their homes will now be homeowners here at Sagamore! Welcome once again!

Weaver will continue to be our snow removal contractor this winter. They did the work last season as well. ❄️❄️❄️  
Not that we are hoping for snow!

## 5 Things To Keep in Your Car During Winter



Ice Scraper



Shovel



Warm Clothing



Flashlight



First Aid Kit

## An old postcard from the area:

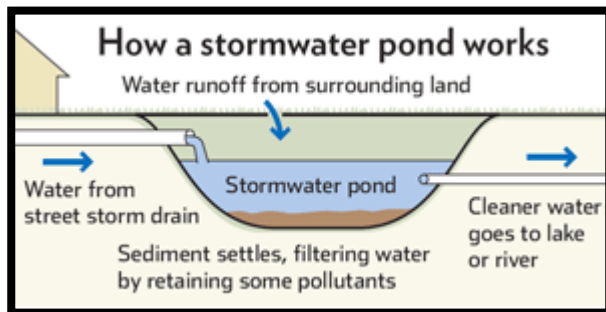


### An Article from Liveability.com

West Chester Population 18,461

Greek Revival architecture on High Street earned West Chester the nickname “Athens of Pennsylvania”. In addition to being an architectural gem, West Chester boasts dozens of boutiques and award-winning restaurants, plus family-friendly attractions, like a historic train you can ride. Residents here can benefit from being neighbors with West Chester University, which hosts theatrical productions, concerts and sporting events and lends a youthful vibe to a historic city, located about 35 miles west of Philadelphia. ♦

Here’s a simple diagram showing how our stormwater retention basins work



The system works by allowing a large collection area, or basin, for the water. The water then slowly drains out through the outlet at the bottom of the structure. Sometimes concrete blocks and other structures act as a deterrent to slow the water flow and collect extra debris.

Most basins in Pennsylvania were designed as “dry detention basins”. Dry detention basins are intended to temporarily hold stormwater during and immediately after storms, and drain in between storms. Dry detention basins are large earthen depressions constructed to receive stormwater runoff from roads during storms, and to allow that water to drain away at a controlled rate. Every basin is designed to capture a certain volume of stormwater from streets, rooftops and other impervious surfaces in a specific drainage area. In general, dry detention basins are designed to drain within 24 hours after a storm.

84% of Chester County’s watersheds are sources of public drinking water.

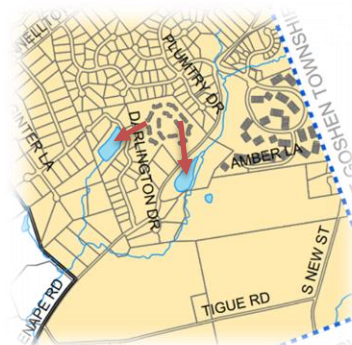
55% of Chester County’s streams are listed as “impaired” (polluted) by stormwater

### Washing Your Car Properly

- The best action is to take your vehicle to a commercial car wash, especially if you plan to clean the engine or the bottom of the car. Most car washes reuse water several times before sending it for treatment at a sewage treatment plant.

If you still want to wash your car at home....

- Use soap sparingly. Try to use non-phosphate detergents. Phosphates are nutrients that can cause problems for nearby waterways.
- Use a hose that is high pressure, low volume. Use a hose with a nozzle that automatically turns off when left unattended or one that has a pistol grip or trigger nozzle to save water. Wash one section of the car at a time and rinse it quickly.
- When you’re done, empty your bucket of soapy water down the sink, not the street

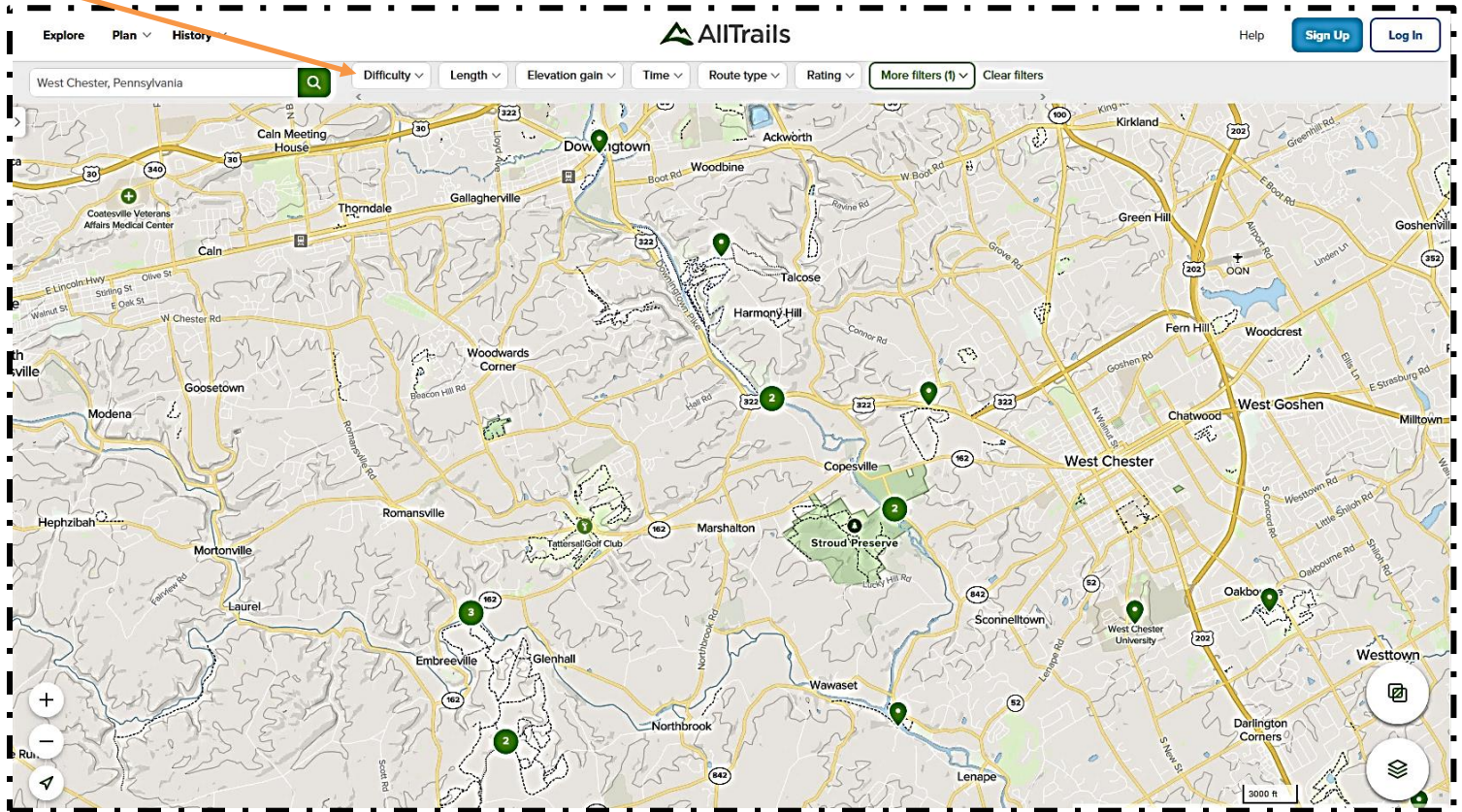


Stormwater from Sagamore flows into these two lakes.

## A source of information on trails in our area:

AllTrails.com

You can sort by difficulty, length, elevation change, etc.



### Christmas Tree Collection Dates

Saturday January 9, 2021  
Saturday January 16, 2021



A question often asked in our local area is where to get rid of old TV's. The Lanchester Landfill still accepts TV's, computers, and other electronics for free through December. There is a limit of 3 per vehicle. You need to be able to unload the items on your own. The Landfill is on Route 322 in Narvon, north of Honeybrook.



### Buying and Selling Online? Information from Real Simple and some of our local experts!

"This is the Wild West of internet retail, where sketchy listings, shifty characters, and scarce rules are just part of the game. But those who know how to play that game can walk away with gold."

Yes, a few of us might argue with that depiction, but what a great way to find items you need at reduced prices, reduce trash in the landfills, and maybe make a few bucks. According to Real Simple magazine, Facebook Marketplace, Nextdoor, and Facebook yard sale groups are the friendliest sites. It is easy to message people, arrange pickups, negotiate prices. OfferUp and Letgo are also good but some people don't look there first. Craigslist is just a bit more cumbersome than Marketplace, but still good. eBay is one of the original ways to buy and sell and it is worldwide, but remember there can be fees to be paid depending on your selling price.

The biggest success factor in selling your item is posting great photos. Be aware of the background in the photo, adjust the lighting, and make sure you clean the item before photographing. Price items competitively. You can check on eBay for items like yours that already sold and what they sold for. Be very clear in the description. Include likely key words in the description. For example, if you are selling an item, describe it in various ways, such as wardrobe / cabinet / armoire.

When searching to buy, check out all of these online sites. Remember that sellers might list something as "night stand" versus "nightstand" so try different searches. If you find something you like, you should most likely pounce on it. It may not be there tomorrow. And if you commit to buy, please be respectful of the seller's time and show up on time to buy. If you like certain brands or styles, do general searches online e.g. Talbots, Pottery Barn, art deco, farmhouse, and peruse what might be available.

My best ever purchase and subsequent re-sell was buying a plate for \$1 and selling it for \$330! I'm sure something like this will never happen again...but who knows.

Follow and share information about items of interest at Sagamore on Facebook. Search for Sagamore in FB and request to join the group. This group is for Sagamore residents and a lot of good info is shared there.