

Brandywine News –Fall 2023

Brandywine Homeowners
Association, Inc.



Specialty
Management Company

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FINALLY! The heatwave of summer has broken, and we are enjoying a much more comfortable fall. I don't have so many updates of previous activity as it appears the development company that showed interest in the Racquet Club parcels have not had any contact with us lately. I do need to address some new items with you in this newsletter.

Specialty Management Update

You may have already received your fee payment coupons from Specialty Management and fees are due for the first quarter of the '23-'24 fiscal year. I am providing this excerpt from an email sent by Specialty Management regarding fee payment which may be helpful.

Your 2024 Association's Budget has been approved and new coupon books have been ordered.

Once you have received your coupon booklet, please note that your Truist Serial Number and Unit Number have now changed.

This **WILL affect** you if you pay your Assessments through onetime payments on the Truist website at www.truist.com/payments. You will need to ensure that you are utilizing the new Serial and unit Numbers when logging into the Truist payment system Your Bill Pay Account Number has not changed.

This **WILL NOT** affect you if you pay your Assessments through auto-draft or through your personal bank bill pay method. If you have any concerns or questions, please reach out to the Association Management Company, Specialty Management at (407) 647-2622 and speak with the Account Receivable Team.

Covenants And Restrictions

Your board appreciates all of you working with us and Glen by following the Covenants and Restrictions. This is a primary means of maintaining our neighborhood in a way that supports the general attractiveness of our neighborhood, higher property values and assures that Brandywine is the desirable neighborhood to live in it as has been for many years.

Over the last months we have dealt with many violations found by Glen, observed by board members, and reported by residents in our community. We need your help in keeping the number of these as low as possible. There have been reports of boats, RVs, trailers, and other vehicle violations acted on. In addition, there have been a number of reports of trees removed without Architectural Review Board (ARB) approval.

Architectural Review Board

Your ARB also works hard at making sure the appearance of our neighborhood remains high quality. We ask that all residents submit the required application for changes to property covered in the C&Rs. When we bought in this neighborhood this is what we all signed up for.

This process may seem cumbersome, but I believe it is worth the effort. There has been some disenchantment with the process over Specialty Managements requirement for a **survey** showing the areas of work to take place. We are working with Specialty on this issue and have come to an understanding that a hand drawing or likeness of your property boundaries and the work to be performed is sufficient. You will also need to send a picture of the area where changes are being made, tree structure installed, etc.

It may seem ridiculous to you but Specialty Management, working with our ARB made up of residents of Brandywine, need this information. I recently submitted an ARB Application for solar panels to be added on our roof, clearly stated in the app. To my surprise Specialty responded with a request for a survey of the property. Well, that made no sense to me, but the real issue as I discovered was the need for the heat map for the system the solar company was going to supply to the BHOA ARB. This shows where the panels are going on the roof.

Each resident must submit their own application via the portal, download and print off our website and email or send by US mail. Your ARB recently met with members of the board and this is the process agreed upon for the next three months that the ARB has agreed to enforce.

For your reference familiarity with the following C&R sections may be helpful.

Article II, Section 2.5&2.6, Structures

Article II, Section 2.7 & 2.8, Vehicles & Parking

Article II, Section 2.14 Fences

Article II, Section 2.18 & 2.19 Trees

Monthly Board Meetings

A note about the ARB Application. You will notice at the bottom of the page under Requested Change, Select Only One that there is an item, Landscaping. If you refer to the C&Rs we don't have any specific requirements for Landscaping other than trees. Select this item if you are removing one or more trees, but you do not have to submit an application for general landscaping. If landscaping is part of your work along with removing trees do not mention that in the application or Specialty will ask for details which we do not require.

Your Board meets monthly on the second Tuesday of each month at 7:00pm, at the Brandywine Village Club House, 2909 Revere Place. Our meetings are open for all members to attend. If you have a specific concern you wish to bring to any meeting, please let Glen Westberry know at least one week in advance so it can be added to the agenda prior to the meeting.

Don't forget to follow your Brandywine neighbors on Facebook at Brandywine of DeLand.

Stan Wickett, President