



# Brandywine Newsletter—Winter 2020



Brandywine Homeowners Association, Inc.

Happy New Year and Hello Everyone,

A very sincere thank you to the **79 properties** in person and by proxy who participated in the November 2<sup>nd</sup> Annual meeting. Out of **280 properties** and more than 14 years of less than significant attendance numbers, I continue to be amazed by the lack of participation. It prohibits our ability to stay current with state law. But I said it, and I understand that it is complicated. Please contact me if you have any questions.

At the Annual meeting three Director seats were filled. Jim Graesart, Liliane Benucci and I were elected for two-year terms. At the Organizational meeting on November 12, Officers and the Architecture Review Board (ARB committee) were elected by the Directors, and committees were appointed. The results are on the directory enclosed in this mailing. These Directors and committee members have made a commitment to self-manage the Association in order to avoid the additional cost and increase in assessments to hire a Community Association Management Company.

If you have life or career experience that would assist in managing the Association and would like to participate, please contact a Director. We have several Grounds and Maintenance projects that our current volunteers could use help with. We would like to add another Finance committee member and an ARB member. If you have the time and/or expertise in these areas, please contact Renee, a Board member, or me. Any member with a question or concern regarding the operation of the business should address the Board at a monthly meeting on the second Tuesday of each month at the Condominium Clubhouse on Revere Place at 7 pm.

This year the **Brandywine Annual Yard Sale** will be held Saturday March 7<sup>th</sup> from 7 am to 2 pm. Historically this is a big event. No registration is necessary. Diane Hill will post advertisements in local newspapers and on social media.

The problem of dog walkers not picking up after their pets is rearing its ugly head again. There is evidence along many of the common areas and on private properties that border the roads, and some residents have complained to us. Please respect your neighbors, obey the law, and pick up after your pets.

The ARB and Rules committees have challenging responsibilities. If you have had contact with these committees, we appreciate your understanding that these are challenging matters for us. Without these committees, the only other option would be to hire a Community Association Management Company to monitor the neighborhood in our deed restricted community. If an exterior outdoor project is in order, contact the ARB prior to starting. Maintaining your property will prevent the Rules committee from having to get involved. Our mission is to maintain the property values of the neighborhood and provide an attractive environment for everyone.

Our accounting firm Arrington & Mapili CPAs has prepared a Compilation of our revenues, expenses, and changes in fund balance and cash flow for the fiscal year that ended Sept. 30, 2019. That report is available to members on request.

All of the member related rules, documents, meeting minutes and contacts are available at the website: [www.brandywinelandhoa.com](http://www.brandywinelandhoa.com)

Are you receiving periodic Brandywine emails? If not, contact us at: [bhoadeland@yahoo.com](mailto:bhoadeland@yahoo.com) to add or update your email address. And follow your neighborhood on Facebook at **Brandywine of Deland**.

Kind regards Lorin Myers – president

1/26/2020: lm