

**You Promised:** *The Brandywine HOA Board appreciates the great majority of you who adhere to the rules and restrictions!* When you purchased your home in Brandywine, you agreed to uphold the Covenants & Restrictions and Rules for our deed restricted neighborhood. As an owner, you are also responsible for making sure that each renter, family member and guest follows all rules and Volusia County ordinances to ensure Brandywine remains a desirable place to live. The Brandywine HOA governing documents, forms, and Mission Statement are available 24/7 on our website [www.brandywindelandhoa.com](http://www.brandywindelandhoa.com). Please contact a Director if you have any questions (see reverse side.)

Also, an ARB application form is enclosed for your convenience and as a reminder when ARB approval is required.

**Budget Approval:** All members are welcome to attend our monthly board of directors meetings on the second Tuesday of each month at 7:00 p.m. at the Brandywine Village clubhouse. The Board will vote on the 2015-16 Brandywine HOA annual budget at the August 11, 2015 meeting. Come see what we are all about!

**Gone in 40 minutes!** The Volusia County Attorney's staff settled the foreclosure case against the Valley Forge property by mediation. The defendant retained ownership of the property; however, the structure was demolished on July 7. The demolition site will be filled, graded and seeded according to County codes. The resolution of this case came at no expense to the HOA except for much time and effort donated by many Board members over many years.

**Keeping up Appearances:** Our HOA committees have been busy! The fresh wooden road and trail signs in our neighborhood were constructed by our talented Director, George Marshall. Aging trees were trimmed and we have tried to stay on top of the common area mowing. Thriving plants in the island at the 15A entrance replaced nearly 40 year old bushes and the W. Village Green Rd. island had a complete makeover. Work has started on the new signs for both entrances. We can always use more **volunteers** to serve on committees. Let us know if you are interested.

**Your Turn:** All homeowners are expected to take care of their lawn including the road right of way. Please be considerate and keep grass clippings and leaves out of the road and other people's yards. Weeding and edging along the roadway are final touches that dress up your yard and our neighborhood.

**Get Connected:** Get to know your neighbors and share your family's good news (birthdays, promotions, etc.) by joining the Brandywine Facebook group **Brandywine of Deland**. (The HOA Board of Directors is not responsible for this account and it is not a resource for official HOA business.) Also, receive official monthly HOA updates, Board meeting minutes and breaking neighborhood news by Email by signing up at [bhoadeland@yahoo.com](mailto:bhoadeland@yahoo.com).

**Welcome to the HOA!** Our newest members: Robert and Kathy Crandall, Angela Ashwood, Jack Wise, Selvin and Tonya Archuleta Fuentes, William and Deborah Barnes.

**Save the Date:** Our Annual Member meeting will be held Nov. 5 at 7 pm Sanborn Center. Registration, supper, socializing and start at 5:00 p.m. Details will follow as the date approaches.

### **FYI --NEW!--Brandywine Homeowners Association Records Review Policy and Procedures**

**Policy**-Any parcel owner is allowed access to the official records of the Association as they are described and defined in (Florida) Statute 720.303. The exceptions are: electronic contact information, phone numbers, social security numbers and matters of attorney client privilege and litigation theory when applicable until the conclusion of the litigation, information regarding the sale of a parcel and other items protected by Florida Statute. Records are stored electronically and in hard copy form within the Brandywine Community. All requests will be limited to one 8 hour business day per month per parcel owner.

**Procedure** -Upon receipt of any Board member, written request by certified mail, return receipt requested, the Finance Coordinator and the Secretary will arrange for review and or copying of the requested records within 10 days. Printing is available on the printer owned by the Homeowners Association up to 25 pages at no cost. Photocopying is only available by a commercial printing company at the expense of the requesting party. No fee will be charged for copying documents using portable, personal electronic devices supplied by the requesting party.