

**Brandywine  
Homeowners  
Association, Inc.**

## Brandywine News – Summer 2023



We are definitely in the heat of the summer! Please stay cool and safe. I hope this newsletter finds you well. I have updates on items from our previous newsletters. We continue to get development proposals in our neighborhood which I discuss below along with the usual activity of a community our size.

### Management Company Update

As you know we have Specialty Management Company on board with us. We have great progress in refining our processes and tending to the little transition glitches that have come up October. We still find a minor issue that requires attention from time to time, but overall we are doing well as we live in this arrangement with our new manager, Glen Westberry, Community Association Manager. If you experience any matters that need our attention, please let us know.

All of you should have received a letter from Specialty Management about your portal access to their services. You need to follow the instruction in the letter to have access to the services there.

We still have an Architectural Review Board (ARB), and the rules have not changed. You can go to our website and click on the **My HOA Portal** link to submit any applications on line under the **Submit A New Request** link. You may also go to the Brandywine web site and print the form, then either mail the form to Specialty or scan and email.

Our ARB has reviewed and updated our Residential Storage Building Requirements to adapt to current changes in design and construction of these buildings on the market. The goal of the guidelines to have these structures fit into the esthetics of our neighborhood will not change. The new requirements are posted on the web site and on the Portal.

Update on the ‘Walking Bridge Pipe Sleeve, Head Wall and Splash Pad.’ Project in the last newsletter! We checked with Volusia County and learned that the sleeve part of this project falls under county responsibility and must be completed at their expense. We were left with having to remove and replace some of the walking bridge so they could do their work. The cost of this bridge work will be between \$8,000 and \$10,000, a far cry from the original estimated \$45,850.

**Specialty  
Management  
Company**

1000 Pine Hollow Point  
Altamonte Springs, FL 32714  
407-647-2622

[www.greatcommunities.com](http://www.greatcommunities.com)

Our Contact:  
Glen Westberry,  
Community Assoc.  
Manager  
Email: [gwestberry@  
greatcommunities.com](mailto:gwestberry@greatcommunities.com)

**Architectural  
Review Board  
(ARB)**

**Property And  
Maintenance**

We do have one issue that needs to be addressed with those of you who walk your dogs in the neighborhood. Our lawn care people have found that many dog poop bags are being thrown down the sewer drain. Those drains empty out near the bridge area and will eventually end up in the retention pond water. After the water recedes those workers have to clean them up before they can mow. Some do get mowed over. Safety and sanitation for those who are contracted to work on our property should be everyone's concern. One of these drains the county will be working on in the near future. There are signs posted throughout the neighborhood regarding this matter. Please take your bags home and dispose of them properly for the health and well-being of everyone.

## Covenants And Restrictions

All of our Covenants and Restrictions are in effect. We have our procedures for handling violations under review and will be posting those on the web site upon completion.

Your board thanks you for working with us and Glen to follow our C&Rs. This will continue to support the high valuation of our properties. We will continue working to keep our neighborhood the desirable place to live we all appreciate. If you have something to report, please send a picture and the address to Glen at [gwestberry@greatcommunities.com](mailto:gwestberry@greatcommunities.com).

## Development In Our Neighborhood

In my last newsletter I shared with you the information I had on the development proposed by DeLand Investment Group for 211 homes on the 85 acre farm on the west side of 15A across from Brandywine. Volusia County denied approval of this project.

The development of the 2 parcels at the Racquet Club continues under assessment by a developer. Attorney Mark Watts attended a meeting of the board with two new proposals for this property. These proposals meet all the current zoning requirements for the parcels with 50 to 60 condominiums (the maximum units allowed is 80), either repair or replace the club house and one or two tennis courts, and a swimming pool. The tennis courts may be converted to Pickle Ball courts. The condo structures are two story on one proposal and some 3 story on the other. Since the meeting we have received no additional information.

There are Brandywine HOA deed restrictions on one of the parcels. For the developer to move forward Brandywine HOA must change the original HOA Declaration to accommodate the development. That requires a 75% affirmative vote of HOA members to approve. In addition, the issue of how the development is included in our HOA must be decided. We will keep you informed on this process. We are in contact with our attorney regarding this matter.

## Monthly Board Meetings

Your board holds our monthly meetings 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 a week before the meeting 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

