

Brandywine

HOMEOWNERS ASSOCIATION, INC.

P. O. Box 37 DeLeon Springs, FL 32130-0037

www.brandywinedelandhoa.com

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July 2011 Newsletter

Notice

Discussion and final adoption of the **2011/2012** Budget will be held August 9, 2011 at the condominium clubhouse located at 2909 Revere Place at 7 pm. Please plan to attend if you have any questions or comments.

Brandywine HOA Board

The nominating committee has a big task ahead as there are four board members whose terms are set to expire in November. Please think about the future of your HOA and get involved! If you are interested in placing your name on the ballot, please contact any Board member.

Welcome New Members

Dana Allen	Lancaster Road
Dana Avison	Lancaster Road
Albert Barkus	Green Mountain Road
Ann Marie & David Bouvier	Lancaster Road
Dennis McDermott	Burgoyne Road
Marie & Joseph Tereskun	Green Mountain Road
Chris Sutton	Village Green Road

Beautification Awards

Congratulations to our neighbors who work hard to create beautiful curb appeal for themselves and all of us.

March	1040 Valley Forge
April	2780 Princeton Place
June	329 Lafayette Place
July	1110 Burgoyne Road

WEBSITE

Brandywine's web site will be operational by the end of July. Included will be Covenants & Restrictions, board meeting minutes, calendar, ARB and storage facility forms and much more. Please check it out.

Covenants & Restrictions

Rules are needed to keep the peace and maintain the value of your assets and your home. The few rules we have are not meant to be intrusive, but rather inclusive. If all comply with the rules, better neighbor relations will result. That is a good thing right?

Although most residents are aware of and abide by our covenants and restrictions, a few are not, causing Brandywine to look untidy. These include lawn trailers and other trailers left in the front yard/driveway, trash containers left visible outside the garage or fenced areas, lawn equipment stored in view, yard debris, unmown and weedy yard, visible window air conditioner units and cars parked overnight on the lawn.

In order to protect our neighborhood and enforce the rules that each homeowner knew when they bought into Brandywine, the following steps will be taken to ensure compliance: 1. A letter to the homeowner indicating the violation will be sent. 2. A more stringent letter, visit or phone call will be made. 3. The matter will be turned over to our attorney for legal remedy.

Anyone needing a copy of the Brandywine Covenants and Restriction should contact an HOA officer.

Dog Signs

We have all paid for the "curb your dog" signs in response to a multitude of complaints (and vivid pictures). Please be responsible pet owners and good neighbors by cleaning up after your canine friends....Remember that it is the law!

The rains have finally arrived and not a minute too soon for our lawns and ponds.

Letter from the President

Hello neighbors,

I wanted to take this opportunity to cover a few items that I feel are important.

1. Financial:

Earlier this year, the Association had to replace the drainage culvert between ponds 1 and 2 at a cost of nearly \$7,000. Because of the forethought and frugality of your present and past Boards of Directors, we covered this expense using our reserve fund. Even though this put a pretty good dent in our savings, the Association is still in good financial shape and there is little chance that there will be a dues increase for this coming financial year. Also, I wish I had room to tell you about all of our community maintenance and projects that current and past Board members and other volunteers have donated their time and energy to work on. These volunteers have literally saved us thousands of dollars over the past few years. Money that would have come from Association dues but didn't thanks to their help. We will always remember that we are spending your money and my money and will continue to do so in a responsible manner.

2. Rules Enforcement:

I can assure you that this category is the least favorite thing the Board deals with. Please understand that we as a governing body are obligated to enforce the BW Restrictions and Covenants. If we fail to enforce a rule, we lose the right to do so. This is not personal, it is one of the duties that the Board is elected to do. Every time you enter Brandywine, you pass a sign that states, "This is a deed restricted community". You agreed to this when you moved here and so did your neighbors. So please, if you get a letter or violation notice, please comply. Again, it is not personal; we are just your neighbors doing what you elected us to do.

3. Please consider putting back into your community by becoming a Board member this year!

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(snail mail) (web site) (email)

Board Directory 2010 – 2011

President	Bill Stone	2611 Bennington Place	736-7183	jenniferston@gmail.com
V-Pres	Ken Jonas	2800 Trenton Place	943-3739	kmjnjj@yahoo.com
Secretary	Liliane Benucci	1045 W. Village Green Rd.	734-2858	lbenucci@vcso.us
Treasurer	Lorin Myers	941 Kings Mountain Rd.	736-2899	lorinm@cfl.rr.com
Director	Janice Gindl	2730 Saratoga Rd.	736-2686	wgindl@cfl.rr.com
Director	Diane Hill	1060 Burgoyne Rd.	734-5219	stressspec@hotmail.com
Director	Larry Alonzo	965 Kings Mountain Rd.	734-7391	larryalonzo@bellsouth.net

Volusia County Sheriff's Dept. nonemergency # 736-5999