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## July 2012 Newsletter

### Notice – 2012/2013 Budget

Discussion and final adoption of the **2012/2013** Budget will be held August 14, 2012 at the condominium clubhouse located at 2909 Revere Place at 7 pm. Please plan to attend if you have any questions or comments.

### Neighborhood News

#### BRANDYWINE HOA BOARD

There are three 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 Bill Stone 736-7183 or any Board member.

#### THANKS

Thank you to all of our residents, around 50, who showed up to the Code Enforcement meeting in May regarding a derelict house in our community.

#### WELCOME NEW MEMBERS

|                                |                     |
|--------------------------------|---------------------|
| Edna and Durval Ribeiro        | Kings Mountain Road |
| Fausto and Neomi Beltran       | Concord Road        |
| Harrison Bray and Melissa Kehl | Concord Road        |
| Jack Walker                    | Burgoyne Road       |
| David and Carol Newkirk        | Lafayette Place     |

#### WEBSITE

Brandywine's web site includes important information for residents such as Board minutes, latest community news. Covenants and Restrictions, ARB and storage lot forms, etc. Changes are made after each Board Meeting. [www.brandywinedelandhoa.com](http://www.brandywinedelandhoa.com).

#### BEAUTIFICATION AWARDS

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

|       |                          |
|-------|--------------------------|
| March | 1045 Burgoyne Road       |
| April | 2870 Green Mountain Road |
| May   | 2610 Burgoyne Road       |
| June  | 890 Lancaster Road       |
| July  | 1063 Valley Forge Road   |

#### NEIGHBORHOOD WATCH

Brandywine has had a Neighborhood Watch for some time, but it has been a low key effort which we would like to amplify in the future. We have block captains assigned to most of our streets but more eyes are welcome. If you want to become active in this effort, contact Dick Fletcher at 734-5924 or Liliane Benucci at 734-2858.

### Newsletter Attachments

There are two attachments to this newsletter. One is new and the other is updated.

#### 1. Estoppel and PUD

At the March 2012 monthly meeting the Board approved a motion to charge a fee for 'closing certificates' and goes into effect Sept 1, 2012. This fee is a common policy among HOAs and follows the guidelines stated under Florida statute 718 for HOAs. A copy is also available on our website. This document is handled by realtors, title companies and lending institutions prior to a scheduled closing/sale.

#### 2. Updated Board and Committee Directory.

## **Letter from the President**

Hello neighbors,

Little things really do make a difference when it comes to keeping our neighborhood looking great and keeping property values up. I am listing a few below:

### **1. Dogs**

Dogs are wonderful, but their droppings are not and neighbors are complaining loudly. So, if you see a pet owner not being responsible get the description of the dog, try to identify the owner or get their home address. Then call Animal Control 740-5241. They will come out, have you sign a complaint and then visit the violator with a warning. The 2nd time a complaint is filed; Animal Control will issue a ticket and a summons before a judge. Current law sets the fine at up to \$500.

### **2. Political Yard Signs/Business Signs**

Probably most of us have favorite candidates that we support this election cycle. However, political yard signs are not permitted in Brandywine per our Covenants and Restrictions.

For those of us having work done on our homes by a business, and the business wants to post a sign in your yard, the sign must be approved by the ARB before being posted and is to be removed as soon as the work is completed.

The only signs allowed in Brandywine are real estate signs, and only one per property.

### **3. Mailboxes**

The next time you go out to get your mail, stop and take a look at your mailbox. Many are looking a bit worse for the wear. A little TLC would do wonders for many; however some just look like they need to be replaced.

### **4. Misc.**

Lawns are supposed to be edged along the roadways. It really does put a finishing touch on your yard. Trash cans should not be visible from the street except when put out for regular pick-up. Window AC units are not allowed in Brandywine. Remember, you live in a Deed Restricted community and everyone is expected to follow the Covenants and Restrictions.

### **5. Good News**

The Board does not foresee a dues increase for this upcoming fiscal year. This is due to the Board being very careful with your money and the fact that we have Board members and residents who volunteer to do routine maintenance and work. They have literally saved us thousands of dollars over the past several years. Dubbed the Brandywine Boys, they can always use assistance in cleaning walkways, signs, sprinkler maintenance, storage lot clean up, etc. If you can help, call Ken Jonas 943-3739 or Bill Stone 736-7183.

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

Thank you, Bill Stone