

**Brandywine  
Homeowners  
Association, Inc.**

New Web Site  
Password  
**2023Bwine!**

**Specialty  
Management  
Company**  
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**Architectural  
Review Board  
(ARB)**

## Brandywine News – Spring 2023



I hope this spring newsletter finds you well. This has been an eventful quarter to begin our new year. We have had development proposals in our neighborhood which I discuss below along with the usual activity of a community our size.

### New Management Company Update

As you know we have Specialty Management Company on board with us. We have continued to work with them at refining our processes and tending to the little transition glitches that have come up in the first few months of this year, and our internal processes as we go along. This has been a big change for everyone and I appreciate how everyone has worked together to manage these changes. There are still a few minor issues that are being identified 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. For now you can go to our website and click on the **My HOA Portal** link to submit any applications. Changes are coming soon to simplify this process. Forms will be found on your portal under the **Submit A New Request** link. The ARB has been quite busy in the last months processing applications for to changes and improvements to home and property. This is good for our neighborhood as you make improvements we all benefit.

Our ARB is in the process of reviewing the 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. When they are completed and approved by the board they will be posted on the web site.

We thank Laura Remington and Martha Underriner for joining Mona Samper and Lorin Meyers on the ARB.

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## *Property and Maintenance*

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Recently our property and maintenance committee has identified a new project needing attention. The project has been titled, ‘Walking Bridge Pipe Sleeve, Head Wall and Splash Pad.’ The pipe requiring the insert of a sleeve is 40 years old and made of galvanized metal. This project has a price tag of \$45,850. In the process of seeking options to get repairs made it was discovered that this drainage structure belongs to and is the responsibility of Volusia County. We are in the process of making arrangements to have the work completed, but it is looking like it won’t be done until late in the year. We will keep you posted.

## *Covenants & 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.

This is an area of change in our procedures that may have caused the most anxiety for some since bringing Specialty Management on board. I believe there has been an increase in complaints registered in part at least because Glen, our CAM, has been out there doing his job of inspecting once a month. Through that process your board has learned much, had many conversations about how to handle certain situations.

We have tried to refine the inspection process to find that sweet spot where the covenants are enforced, and the interpretation of what may look like violations that actually are not, because of the timing of the inspection, does not generate a letter to our members. The most difficult have been RV and auto parking.

Your board thanks you for your patience with this and would like to share we have seen improvements around the neighborhood and violations are decreasing. 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).

## **Update on Development Along 15A**

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. These 85 acres is surrounded by 5-acre lots on three sides. On April 20 the developer went before the Volusia County Planning Board for approval. The meeting is at 9:00am. The Planning Department recommended the Board deny the application. At this time I am uncertain about the outcome. I will update as more information is available.

New  
Development  
proposed at  
Racquet Club  
location

All of you should have received an invitation to a meeting with attorney Mark Watts representing a developer assessing the development of the 8 acres where the Racquet Club is now located. After the initial meeting Mr. Watts came to our next board meeting and shared the developer heard our concerns. The plan has changed to all Senior Living to provide care from independent living to memory care, and they want to work with us to develop a park or recreation area. The timeline for this project is to begin construction in 18 to 24 months, but much must happen to reach that point. Clearly this is not approved development.

There are active deed restrictions on the property currently. For the developer to move forward Brandywine HOA must change those restrictions to accommodate the development. That requires 75% of HOA member to approval. We will keep you informed on this process.

Things to think about. Given the issues we have with the Racquet Club over its deteriorating condition, the constant effort to get the owner to keep the area mowed and the lack of activity there, what do you want to see happen, apartments, condos? Is this proposal one that is consistent with our residential setting? There are many others.

As this assessment proceeds we will keep you up to date.

Board Meetings

Your board holds our monthly meetings on the second Tuesday of each month at 7:00pm, at the Village Green Club House. 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.