

## Brandywine News –Spring 2025

Brandywine Homeowners  
Association, Inc.

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  
Association  
Manager

email:  
[gwestberry@greatcommunities.com](mailto:gwestberry@greatcommunities.com)

### Grounds Maintenance News



Hello to all our neighbors! I know it has been a while since you have heard from me. That does not reflect the work that has been done since then. All our committees and Specialty Management have been working hard and doing a great job of taking care of our community and I hope you have noticed some of the improvements

Let me first address the many late fee notices that have gone out to many of you. Some people pay annually and others quarterly. Some of you pay monthly. Judging from our financial reports it appears the system may be expecting either quarterly or annual. payment We aren't sure what in the financial system is triggering the letters, but we are looking into it. This will be resolved soon.

Our property maintenance committee has been really busy. The broken fountain in pond two was replaced and improved the appearance of the pond. The second project that has made a big improvement in the appearance of our community is the cleanup of the entrances at both Hwy. 17 and Hwy. 15A. All the walls were pressure cleaned on both sides and the signs were painted. Also, there has been work done on the bridge for general maintenance and to ensure safety.

As you know we have had storm drainage problems caused by two primary issues as I have discussed before. The first is that pond one situated next to Hwy 17 has filled with debris and soil from run-off. We have researched the possibility of having it dredged. The cost is around \$35,000. I have researched grant opportunities to cover the cost but there is nothing available to us.

The second item has been the weir which we use to control water levels in ponds 1, 2, and 3. We recently completed getting the old weir replaced as it tended to get clogged with vegetation during storms and caused water back-ups and potential for flooding of homes, particularly in Brandywine Condominiums. The old weir was also creating safety hazards for anyone who tried to adjust the weir when water levels got high.

## **Cond Assoc. Update**

The board has decided to not pursue anything with Pond 1 right now as we believe the new weir will resolve the flooding problem.

One project we have not taken any action on this year is the replacement of a concrete bench that was on the east of Brandywine Rd. between Valley Forge/Kings Mountain Rd. Valley. HOA member Sharon Beach was kind enough to do some research on supply and cost of a replacement, and we have found they are quite expensive. We thought about doing a fund raiser among our residents to cover the cost but that has not been finalized. The original bench was donated by a resident of Brandywine. If you would like to donate a replacement, please call Sharon Beach at 251-222-0199.

Our Architectural Review Committee has done a great job of handling your requests and we appreciate all of you following the requirements of our Covenants and Restrictions in these matters.

Our negotiations with Brandywine Condominium Association regarding fees have been going slowly. We are working on final language of the agreement which will be recorded in the Volusia County Court House when complete.

Hurricane season is almost here again. It won't hurt to get that on your radar now. Please make sure you are prepared. The Volusia County Emergency Management Department has information that can be helpful on the Volusia County website.

## **Monthly Board Meetings**

Your Board meets monthly 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 one week in advance so it can be added to the agenda prior to the meeting.

Don't forget we have resources on our web site to answer questions. You can also access information through your Specialty Management Portal on the website, or you may call Specialty Management.

## **Be Kind On Social Media**

Remember you can follow your Brandywine neighbors on Facebook at Brandywine of DeLand which is intended for Brandywine members only, and for sharing information about your neighborhood. We do not address HOA business on the Brandywine Facebook Page.

*Stan Wickett, President*