

**Brandywine
Homeowners
Association, Inc.**

January, 2023

New Web Site

Password
2023Bwine!

**Specialty
Management
Company**

1000 Pine Hollow Point
Altamonte Springs, FL 32714

407-647-2622

www.greatcommunities.com

**Our Contact:
Glen Westberry,
Community Assoc.
Manager**

Email: [gwestberry@
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**Architectural
Review Board
(ARB)**

Brandywine News – Winter 2023



I have been a resident of Brandywine for just over four-and-a-half-years and have come to love our neighborhood more than I ever expected. As your new HOA President I want to let you know that I am here to serve our community and that the good of our community is my top priority. I believe it is important to view all the issues that come before the board from that perspective and not through our personal lens or agenda. I want Brandywine to remain the beautiful neighborhood we have all come to love.

New Management Company On Board

Your board of Directors initiated a contract with Specialty Management Company (SMC) effective October 1, 2022. Maintaining Brandywine as a most desired place to live in DeLand is the reason we made the change to have a management company helping with that job. We contracted with SMC in October and worked through most of the transition to implement all the changes necessary through the end of the year. 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.

While we have tried to make the change as transparent as possible, not only has this new way of managing our community created changes for your board operations, but also for you. You can find a summary of some of the changes effecting our members in this newsletter.

We still have an Architectural Review Board (ARB) and the rules have not changed, but all requests for approval must be submitted to SMC first. SMC will keep all records and coordinate applications and approvals with our local Architectural Review Board. You can go to our web site to access forms and other information that has changed. All completed applications should be mailed to SMC or emailed to arc@greatcommunities.com.

Property and Maintenance

A part of SMC's responsibilities is to manage our property and maintenance, however there are still things that we as members of our neighborhood are responsible for. We still have a local committee to keep an eye on the property and coordinate with Glen when a project or other work needs to be done.

Sometimes members will take on a project if it falls within the skill level of members. We would love to hear from you if you can volunteer to help. If you see a hazardous condition or a maintenance issue, please contact SMC

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. Suffice it to say for now, there are two ways a report will be generated; first by Glen's monthly inspection and secondly by members of the community. If you have something to report, please send a picture and the address to Glen at gwestberry@greatcommunities.com.

Annual Meeting & Elections

We elected two new Board members at the annual meeting, which was held on November 30, 2022. A draft of the minutes, which will be approved at the 2023 annual meeting will be posted on the web site.

Stan Wickett, President
Liliane Benucci, Vice President
Cheryl Johnson, Secretary
Ken DeForest, Treasurer
Daniel Perez, Director

New Development Along 15A

This week I was informed that a group called DeLand Investment Group wants to build 211 houses on the 85 acre farm on the west side of 15A across from Brandywine. A part of the development design apparently calls for 76 houses in a straight east-west line a third of a mile long and 240 feet wide. These 85 acres is surrounded by 5-acre lots on three sides.

We discussed this briefly at our board meeting on January 10 and a few concerns were revealed. The most obvious concern is the increased traffic on 15 A, however we could experience a huge increase in traffic

on Brandywine Road as many more people will be cutting through our neighborhood to get to this new development from Hwy 17 unless we can find a way to prevent it. We have enough people driving 40 – 50 mph through here already.

We don't know what the schedule is for hearings on this property at this time, but if we hear anything we will get the information out to you.

Your board has returned to conducting our monthly meetings on the second Tuesday of each month at 7:00pm, at the Village Green Club House. One exception will be on Wednesday, February 15, 2023. 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. Also, all the member-related rules, documents, meeting minutes are

available on the web site: www.brandywinedelandhoa.com.

In closing let me just say that when I think of Brandywine, this beautiful neighborhood we all share, I think of my neighbor. We are all neighbors, people who are interested in the well-being of our neighborhood and their property.

See you around the neighborhood!

Stan Wickett, President