

Brandywine News – Winter 2025

Brandywine Homeowners
Association, Inc.

Specialty
Management Company

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Our Contact
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Manager

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***Get your Proxy for the Annual Meeting
in if you can't make the meeting. This
is Important! You will find it in the
package you sent. You can give it to a
Board member or other person who
will attend.***

Fishing in the Ponds



**BRANDYWINE ANNUAL MEETING
NOVEMBER 4, 7:00PM
1087 BISCAYNE BLVD. DELAND FL
THIS IS AN IMPORTANT MEETING (see below)**

Hello to all our neighbors!

It is really important for you to attend our 2025 Annual Meeting of the Brandywine HOA. The most important project your board is working on now continues to be the storm drainage system that affects much of Brandywine. I addressed parts of this in my last newsletter describing the condition of pond 1, and the replacement of the weir which controls the water level of ponds 1, 2, and 3. The problems we are having are caused by heavy rain storms, tropical storms and hurricanes that cause parts of the system to overflow endangering property around the system. We have decided we need to consult with an engineering firm to review the entire system to assess the efficiency and effectiveness of the system to prevent flooding, and then prepare plans and complete modifications.

We believe the repairs to the system are going to be very expensive and we would like the opportunity to share what we have learned with you about this. Therefore, we are planning to provide all the information we can at our Annual Meeting. This is a very important conversation as it will affect our annual fees, and we don't want to spring this on the members when the time comes. We strongly encourage your participation.

In light of a recent incident, I need to address fishing in our ponds. In an encounter between some boys and their mother who lives in Brandywine and an adult member of the HOA it was declared that the boys had permission from the HOA Board to fish on the ponds. Let me state clearly, NO ONE gets special permission from the Board to fish in any of the ponds or other water retention areas in Brandywine.

These ponds have electrical circuits in them we don't want damaged, or for anyone to get hurt by hooks damaging the insulation. We also treat the ponds with chemicals that are likely not good for human consumption. We have "no fishing" signs up around the ponds and enforce this rule for these reasons. Interaction between adults, or anyone else, about any of our rules needs to be kept civil, and if you have any questions about our rules you may contact Specialty Management. If they cannot address the matter, they will contact the Board.

I want to follow up on an item from my last newsletter. I believe we have resolved the issue with all the late fee notices. If you have any problems, please contact Specialty Management.

Next, I need to inform all of you that we are not going to send newsletters out by regular mail any longer to help control our costs. We have email addresses for most HOA members through portal registrations. If you know of anyone who has not registered on the portal, you could let them know we need an email address.

ARC

Our Architectural Review Committee (ARC) has done a great job of handling your requests and we appreciate all of you who have followed the requirements of our Covenants and Restrictions in these matters. I have observed many tree removals this year for which the ARC has received no request. Tree removal requires submission of an approval form. Please take note of this in the future.

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.

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