

August/September 2018



## *HOA Executive Board at Work*

Your Executive Board has been working hard to fulfill its fiduciary obligation to homeowners to assure the fiscal and structural security of the Association and its assets.

We strive to maintain proper lawn and snow removal services and assure general upkeep of common areas as well as association-involved homeowner properties. Most recently we have been active in sidewalk maintenance, several joint landscaping embankment projects, budget and reserve fund studies and roofing replacement policies. Also, we were the catalyst to a completed traffic study by Hampden Township and subsequent 4-way stop signs being in-

stalled at the Rivendale/Jerusalem intersection.

There will be two seats on the Executive Board up for election at this meeting. Please consider running for a Board seat to help keep our community a great place to live!

Unit owners in good standing with the Association may express interest by mail: Brandywine, 600 Olde Hickory Road, Suite 100, Lancaster, PA 17601, by fax: 717-569-4569, or by email: [lmiller@boydwilson.com](mailto:lmiller@boydwilson.com)

## *2019 Annual Budget and Monthly Fees*

On August 1, 2018, the Brandywine Executive Board ratified the 2019 annual budget and **the monthly dues assessment per unit will increase from \$75 to \$85 per month starting January 2019.**

Please review the attached 2019 Budget Summary for numbers, and a detailed budget and worksheet is available in the Financial section of the HOA website.

This increase is necessary due to several factors, including: increased landscaping costs, future detention basin and current sidewalk maintenance projects, a maintenance line item added to the budget and allocation adjustments for driveway and concrete reserve accounts for future anticipated capital expenditures.

The last dues increase was from \$70 to \$75 in 2012, and there are budget discussions from 2013 indicating a shortage even then.



Your monthly fee is due by the 1st of each month. If it is not received by Boyd Wilson Property Management by the 6th, a \$10 late fee will be levied as stated in our by-laws.

If you are using automatic monthly payment services through Boyd Wilson Property Management, **your monthly fee will be adjusted to \$85 automatically starting January 2019.**

You can sign up for automatic monthly payment by contacting Boyd Wilson Property Management at (717) 569-0484.

## *Web Site — Members Only Registration*

All Brandywine homeowners are encouraged to visit our community web site and register for the Members Only area. The Members Only area contains information about upcoming community events, news, FAQ's, documents and forms, meeting minutes and a member directory.

Additionally, your registration includes you in our email blasts which keep you informed of up-to-date changes to our mowing and snow removal schedules and other time-specific community happenings.

The web site address is:  
<http://www.brandywinehoa.org>

