

BRANDERMILL COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JUNE 10, 2013

Monday – 7:00 PM – Brandermill Woods

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Consideration of Minutes for Meetings of May 6, 2013, May 16, 2013, and May 20, 2013
4. Reports
  - A. President
  - B. Treasurer
  - C. Members of the Board
  - D. Community Manager
  - E. Committee Chairs
5. Member Voice (Please limit comments to duration of 3 minutes)
6. Old Business
  - A. Presentation of Report from PARC Sub-Committee on Next Steps Regarding the Pools
7. New Business
  - A. Consideration of Board of Director's Strategic Planning Document
  - B. Consideration of Revisions to Financial Policy
  - C. Consideration of 2014 Budget Calendar
  - D. Consideration of 2014 Budget Guidelines
8. Announcements
9. Executive Session (if necessary)
10. Adjourn

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**39th ANNUAL ORGANIZATIONAL MEETING MINUTES**  
**May 6, 2013**

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1. Call Meeting to Order - The 39th Annual Organizational Meeting of the Brandermill Community Association Board of Directors was called to order by President Guthrie on May 6, 2013 at 6:30 PM in the meeting room of Brandermill Woods, 14311 Brandermill Woods Trail, Midlothian, VA 23112. Directors Bettin, Blom, Davis, Hillman, Leonard, Malek and O'Hanley, Community Manager Bailey, Assistant Community Manager Raimo, and Recorder Judy Agee were present.
2. Member Voice - There were no speakers.
3. Confidentiality Agreements - Community Manager Bailey explained the Confidentiality Agreement and Certification Regarding Conflicts of Interest that were included in the board packet and asked to receive the signed copies from each board member.
4. Election of Officers - President Guthrie noted that Community Manager Bailey received responses from those board members wishing to serve as officers on the board.

Joan O'Hanley, President - Director O'Hanley stated she felt she has demonstrated the qualities of a leader needed to serve as board president. She is a 35-year Brandermill resident and retired after 30 years as a teacher in Chesterfield County schools. She had worked with the Peace Corps to educate and establish libraries to instill a stronger sense of hope and goodwill to residents in a village in West Africa. She noted she is now led by the message: "ask what I can do for Brandermill," and noted several Brandermill committees she has worked with. She stated she wants to work with and for our residents and commercial members and lead the board to achieve solutions for Brandermill to remain the best place to live in the greater Richmond area.

Jack Bettin, President - Director Bettin stated he feels Brandermill is like a beautiful, graceful aging home that has not been kept up as well as it could have and should have, and now is the time to bring it back to its original glory and grace. He stated he would like lead the board to see movement on important issues facing Brandermill. Director Bettin noted he and Joyce Rowe worked together for four months with the community manager search and stated his belief that John Bailey is the best choice for Brandermill. He stated he would like to work more directly with the board, committees, and BCA management and staff. He said he would seek to hold shorter and more productive board meetings twice a month: the first meeting would give time for sharing information on the issues, and the second meeting would be devoted to final questions to bring the issues to a decision. He strongly recommends the board continue the teamwork with Chesterfield County as it has in the past.

There were no other nominations for President.

Community Manager Bailey noted he received the response from Director O'Hanley before Director Bettin, and voting will start with Director O'Hanley.

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President Guthrie called for a vote for Joan O'Hanley as President. Approved: Directors Blom, Davis, Hillman, Leonard, Malek and O'Hanley. Opposed: Director Bettin.

President O'Hanley led this portion of the meeting. All attendees joined in a standing ovation for Dick Guthrie for his assistance this past year as board president. President O'Hanley thanked Dick Guthrie, Joyce Rowe and Jason Livingston for the total of 24 years they have given to Brandermill as board directors.

Charlie Davis, 1st Vice President - Director Davis noted he would like to be considered for the office of 1st Vice President to assist President O'Hanley and continue to advance the movement of Brandermill.

There were no other nominations for 1st Vice President.

President O'Hanley called for a vote for Charlie Davis as 1st Vice President. Approved: President O'Hanley, Directors Blom, Davis, Hillman, Leonard and Malek. Opposed: Director Bettin.

Bob Malek, 2nd Vice President - Director Malek stated he is running for 2nd Vice President to provide his leadership assistance to the board, and noted he led the shoreline residents on the shoreline buffer policy and the group fighting to control the hydrilla in the reservoir.

There were no other nominations for 2nd Vice President.

President O'Hanley called for a vote for Bob Malek as 2nd Vice President. Approved: President O'Hanley, Directors Bettin, Blom, Davis, Hillman, Leonard and Malek.

Frances Hillman, Treasurer - Director Hillman noted she would like to continue as Treasurer after serving one year. She noted the first year requires such a level of understanding that will help her to be more effective this year.

There were no other nominations for Treasurer.

President O'Hanley called for a vote for Frances Hillman as Treasurer. Approved: President O'Hanley, Directors Bettin, Blom, Davis, Hillman, Leonard and Malek.

President O'Hanley reported the 2013-2014 Board of Directors officers are:  
President - Joan O'Hanley  
1st Vice President - Charlie Davis  
2nd Vice President - Bob Malek  
Treasurer - Frances Hillman

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5. Adjournment

MOTION: Director Hillman moved moved to adjourn the meeting at 7:00 PM.

MOTION SECONDED: Director Davis

MOTION CARRIED: Unanimously

Submitted by:

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John S. Bailey  
Community Manager/Secretary  
Brandermill Community Assoc., Inc.

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Joan O'Hanley, President  
Board of Directors  
Brandermill Community Assoc., Inc.

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 6, 2013**

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1. Call Regular Monthly Meeting to Order - The May 6, 2013 BCA Board of Directors was called to order by President O'Hanley on May 6, 2013 at 7:00 PM in the meeting room of Brandermill Woods, 14311 Brandermill Woods Trail, Midlothian, VA 23112. Directors Bettin, Blom, Davis, Hillman, Leonard and Malek, Community Manager Bailey, Assistant Community Manager Raimo, and Recorder Judy Agee were present.

Director Davis led the meeting with the Pledge of Allegiance.

2. Member Voice - There were no speakers.

3. Motion to Approve Minutes - April 1, 15 and 22, 2013 Meetings -  
MOTION: Director Bettin moved to approve the April 1, 15 and 22, 2013 meeting minutes.

MOTION SECONDED: Director Hillman

MOTION CARRIED: President O'Hanley, Directors Bettin, Davis and Hillman approved. Directors Blom, Leonard and Malek abstained.

4. President's Report - President O'Hanley noted the response received from the Ombudsman Heather Gillespie with the Office of Common Interest Community Board to the Complaint filed by Member David D. Schein which had 15 allegations against the Board of Directors and the BCA. Her report noted that based on the lack of documentation or any other form of evidence that might lead to a different finding, the OCICO did not find there has been a violation of any law or regulation governing the common interest communities. She noted no further action is required for either party, and to contact her if there are any questions.

A. Director Report - Director Hillman distributed the Treasurer's Report - Financials as of March 31, 2013 and reviewed the budget summary, cash balances, significant variances vs. budget and other comments/actions. She noted everyone is working hard to keep expenses down, and the BCA is in good financial shape and looks forward to a productive year.

5. Manager's Report - Community Manager Bailey highlighted his written report and stated reports were included from department staff. He noted preparations for the opening of the pools, including the ADA-compliant lifts, are being completed. He reported the Marketing Plan is making progress with updating the website. He noted the Sagewood park area is completed and complimented the Maintenance staff for a job well done. Community Manager Bailey distributed a letter to all residents regarding trails that intersect with the Brandermill Country Club (BCC) golf trails, as a reminder to be respectful of the shared use of certain trails and the limited access of golf course grounds which are private property of the BCC. He noted that extra signs and sections of split rail fencing will be provided to more clearly indicate these areas. Assistant Community Manager Raimo presented his written report.

A. Committee Reports:

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 6, 2013**

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1. ARB - April 9, 2013 minutes are attached.
2. BHPC - April 10 and March 13, 2013 minutes are attached.
3. MPOC - March 21, 2013 minutes are attached.
4. NRC - Report on NRC-Sponsored Community Meeting held on April 22, 2013 on Proposed 2014 MPOC Projects, is attached. Chair McNeal noted a survey is available for residents' input on the three MPOC projects and the 40th anniversary celebration.
5. PARC - April 18, 2013 minutes are attached.
  
6. Consideration for Date for Directors Strategic Planning Session - The board agreed to set June 7th from 9 am - 12 Noon at the Harbour Pointe Clubhouse for the Directors Strategic Planning Session. This time will be confirmed after checking availability of the facility.
  
7. Consideration for change of June meeting date to Monday, June 10th  
MOTION: Director Hillman moved to change date of the next board meeting to June 10.  
MOTION SECONDED: Director Davis  
MOTION CARRIED: Unanimously
  
8. Motion to enter into Executive Session - Pursuant to Virginia Property Owners' Association Act - Legal and Personnel Matters  
MOTION: Director Hillman moved to enter into executive session according to Section 55-510.1.C of the Virginia Property Owners' Association Act for the purpose of discussing 1) personnel matters and 2) pending litigation.  
MOTION SECONDED: Director Blom  
MOTION CARRIED: Unanimously
  
9. Return to Open Session - The board returned to open session. No action was taken on either the personnel or legal issues.
  
10. Adjournment -  
MOTION: Director Davis moved to adjourn the meeting at 8:37 PM.  
MOTION SECONDED: Director Hillman  
MOTION CARRIED: Unanimously

Submitted by:

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John S. Bailey  
Community Manager/Secretary  
Brandermill Community Assoc., Inc.

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Joan O'Hanley, President  
Board of Directors  
Brandermill Community Assoc., Inc.

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 16, 2013**

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1. Call Meeting to Order – The May 16, 2013 Board of Directors Orientation Session was called to order by President O’Hanley at 9:00 AM in the Conference Room of the Association Office, 3001 E. Boundary Terrace, Midlothian, Virginia 23112. Directors O’Hanley, Bettin, Blom, Davis, Hillman, Leonard, and Malek and Community Manager Bailey were present.
2. Member Voice – There were no speakers.
3. Orientation Session – President O’Hanley turned the Orientation Session over to Community Manager Bailey. The Community Manager led the Board through a review of the governing documents and policies/procedures of the Association. Additional topics covered included: Board Governance, Administration, Finance, Community Standards, Community Services, and Communication.
4. Executive Session – Motion made by Treasurer Hillman and Seconded by Director Bettin to enter into Executive Session pursuant to Virginia Code Section 55-510.1.C for the purposes of discussing litigation and personnel matters. Motion approved unanimously.
5. Adjourn – President O’Hanley adjourned the meeting at approximately 2:00 PM.

**BRANDERMILL COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 20, 2013**

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1. Call Meeting to Order – The May 20, 2013 Board of Directors Orientation Session was called to order by President O’Hanley at 12 Noon in the Conference Room of the Association Office, 3001 E. Boundary Terrace, Midlothian, Virginia 23112. Directors O’Hanley, Bettin, Blom, Davis, Hillman, Leonard, and Malek and Community Manager Bailey were present.
2. Member Voice – There were no speakers.
3. Orientation Session – President O’Hanley turned the Orientation Session over to Community Manager Bailey. The Community Manager led the Board through a review of several topics including Communication and Maintenance.
4. Tour of Brandermill – Community Manager Bailey took the Board on a tour of the Association Office and Maintenance Complex. The Board members then took a tour of the community on a bus provided by Brandermill Woods.
5. Adjourn – President O’ & Hanley adjourned the meeting at approximately 5:00 PM.

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# How did we get here?

- Club Source Design was hired to analyze current pool condition and ability to handle UPA.
- PARC was asked to review Club Source Design's analysis of pools.
- PARC was asked to recommend a path forward.
- PARC created a subcommittee to speed in analysis and decision-making.
- Subcommittee presented to PARC.

# Subcommittee

Mel Burton

Bobby Joyner

Chuck Rayfield

Jack Bettin

Frances Hillman

JB Bailey

Goal:

Based on Club Source Design's analysis, review options for pools, including UPA.

# From the beginning. . .

Ignore the past and focus on moving forward.

No assumptions regarding final outcome.



# Plan of attack

## Pro's and Con's for each option.

- A. Close the pools
- B. Keep the Pools



# No Pools

## Pro's

- + Avoid Pool Maintenance Expenses
- + Reduce Future Capital expenses
- + Free up Common Space for other uses\*  
(\* Would have to stay as common space)

## Con's

- **Gives perception that “Bmill is going backwards”**
- Lose asset that attracts new residents
- Reduces perceived value of homes
- Expense to remove pools/Cost to convert to another use



# Keep the Pools

## Pro's

- + Increase perceived value of homes
- + Stay competitive w/ other communities.
- + Bring community members together
- + Promote family values
- + **Community pride**
- + **Swim Team**
- + **Encourage healthy lifestyle**
- + **Offer variety of social activities (water aerobics, pool parties, etc)**
- + Jobs for teens

## Con's

- Cost to residents
- Not everyone will use them
- Noise at/from pools
- Perception that they will not increase value to homes
- **"My opinion doesn't matter."**
- **"The Board has a hidden agenda"**



# First Decision Point

- A. Close the pools ❌
- B. Keep the Pools ✅

What is the best path forward for the pools?

1. Keep the same membership structure
2. Change to a different fee structure
3. Close 1 of the pools
4. Move to Universal Pool Access



(Keep the Pools)

# Keep Current Membership Structure

## Pro's

- + Only those residents using the pools have to pay
- + Not overcrowded
- + No assessment increase
- + No controversy
- + No impact to Commercial partners
- + “Ownership” mentality

## Con's

- “Expensive” for members
- **Condition of pools remains unchanged or declines**
- **Not enough members to be self-supportive** (assessment increase?)
- **Not competitive with surrounding communities**
- Potential new home buyers may be disenchanted due to no pool access

(Keep the Pools)

# Change to New Fee Structure

Examples of what may be in a new fee structure plan:

- Make the pools more accessible to all Bmill residents by increasing the number of Community Days from three to six or eight.
- Explore significant fee reduction for a full season family pass from \$435 to \$? with comparable decreases in all other current and new fee categories.
- Create several new fees in order to offer more flexible access.

*As an example...*

• Families (Resident) \$195	• Non-Resident Family \$275
• Couple (Resident) \$145	• Non-Resident Couple \$235
• Single (Resident) \$115	• Non-Resident Single \$200
• 12 Time Family Pass (Res.) \$110	• One Day Family Pass (Res.) \$20
• 12 Time Indiv. Pass (Res.) \$75	• One Day Indiv. Pass (Res.) \$8
• One Day Family. Pass (Non-Res) \$30	• One Day Ind. Pass (Non-Res) \$10
• 5 Consecutive Days (Fam. Res.) \$50	• 5 Consecutive Days (Indiv Res) \$20
• 5 Consec. Days (Fam. Non-Res.) \$75	• 5 Consec Days (Indiv Non Res)

(Keep the Pools)

# Change to New Fee Structure

## Pro's

- + **Attractive due to flexible pricing options/Less expensive for members**
- + **More families using amenities**
- + Commercial Partners don't have to participate
- + Eases transition to UPA
- + No urgent decision is needed/Allows time to educate community
- + Not everyone has to participate
- + Increased pool usage could equate to more support for UPA
- + Easier to compete with other communities

## Con's

- Costs increase. (More people equals higher operational costs)
- **Revised fees may not produce the needed or desired revenue**
- Overcrowding (?)
- Pool experience is diminished
- If revenue comes up short, may need to increase assessment
- **Condition of pools remain unchanged or decline**

\*\*\* New fee structure may increase support for UPA **and** also decrease the need for UPA. \*\*\*

(Keep the Pools)

# Close 1 of the Pools

## Pro's

- + Save money on Operating Costs
- + More land for other uses
- + **Specific to Harbor Pointe:**  
Affects smaller number of residents

## Con's

- Loss of asset
- Unhappy residents ("Don't close MY pool!")
- Crowding at other 2 pools
- No UPA
- Expensive to replace
- **Specific to Harbor Pointe:**  
Clubhouse rental is less attractive w/o pool.  
Future Community Center  
HP residents have to travel further to other pools  
Waterfront attraction lost
- **Specific to North Beach:**  
Swim Team impact (possible move to STL)
- **Specific to St Ledgers:**  
Largest and Newest Pool

(Keep the Pools)

# Universal Pool Access

## Pro's

- + **Sign of positive change for Bmill**
- + Allows Bmill to become competitive with other communities
- + **Provides funds to significantly upgrade pools**
- + Increase perceived value of homes
- + Utilize assets to fullest potential
- + Everyone has access
- + Lower cost to users
- + Improves the perceived value of the Bmill experience
- + Upgraded pools and still have competitive assessment amount

## Con's

- Increased assessments
- Non-pool goers have to pay
- Crowding (?)
- Some unhappy residents
- More “issues” come with more users
- Significant resident opposition
- Impact to commercial partners
- Higher operating costs



# Next Decision Point

A. Close the pools ❌

B. Keep the Pools ✅

If B.

1. Keep current membership structure ❌

2. Modify membership structure ✅

3. Close 1 of the pools ❌

4. Universal Pool Access ✅

# Conclusions

***Brandermill can not stay competitive with surrounding communities and attract new residents without the pools.***

***The Brandermill pools can not survive under the current fee structure.***



# WIG's

(Wildly Important Goals)

1. Do not increase assessments before the pools have been upgraded.
2. Use the transition period to increase interest in the pools (and UPA).



# Recommendation



1. Board needs to move on prior PARC recommendation regarding safety/ADA/accessibility upgrades to pools.
2. Conduct a Facilities Condition Study as recommended by Club Source Design.
3. Hold community meetings
4. Migrate to UPA:
  - a) From 2014 to 2016 , upgrade pools.

Finance Committee needs to analyze and finalize amounts for revised fee structure, as well as how to pay for upgrades.
  - b) In 2016, implement UPA.

## MEMORANDUM

June 5, 2013

To: BCA Board of Directors

From: John S. Bailey  
Community Manager

Topics:

***Proposed Changes to the Brandermill Financial Policy: Section 2, Paragraph A.  
OPERATING BUDGET PROCESS***

***Proposed Budget Schedule 2013/2014***

***Proposed 2014 Budget Guidelines***

The following changes to the Financial Policy have been endorsed by unanimous vote of the Finance Committee. The changes provide the necessary wording in order to move forward with a revised budget calendar.

The Draft 2014 Budget Schedule, also endorsed unanimously by the Finance Committee, follows.

The Finance Committee also created a set of 2014 Budget Guidelines for the Board to consider and it is attached as well.

The Board is being asked to approve the changes to the Financial Policy, to approve the 2013/2014 Budget Schedule, and to consider the Budget Guideline document at its June 10<sup>th</sup> meeting.

## Financial Policy

### *Current Wording with Proposed changes in "strikethrough" and "hi-lighting"*

The BCA Annual ~~Operating~~ Budget process begins in July May and will conclude no later than October November 30. The BCA staff has the primary responsibility for its initial preparation. Committees requiring budget resources will be invited to contribute to its planning. Input from the Members will also be considered. The BCA Financial Model Policy will be updated annually and used in the annual budget preparation along with the recommendations from Members, committees, the Treasurer, and the Community Manager. The proposed budget will be presented to the community by the ~~Finance Committee and Treasurer~~ Community Manager prior to its submission to the Board. The final proposed annual budget is submitted to the Board for approval by the Community Manager no later than the ~~end of October~~ first week of November. Board approval of the Annual ~~Operating~~ Budget, to include the Operating Budget and the Annual Reserve Fund/Capital Projects Budget is the necessary authority for the Community Manager to implement ~~both budgets~~ the Budget without further approval from the Board, including employee salary/wage increases. A consolidated Annual Budget will be published in the Village Mill and posted ~~on the community website~~ no later than 30 days prior to the beginning of the new fiscal year.

## **DRAFT BUDGET SCHEDULE 2013/2014**

Finance Committee drafts Budget Guidelines – By June 4

Board considers draft Budget Guidelines at Annual Strategic Planning Session – June 6th

Board adopts Budget Guidelines – June 10 BOD mtg

Community Manager issues Board adopted Budget Guidelines and other budget directions to Department Heads and Committees – June 12

First Draft submitted to CM – July 5

CM reviews First Draft, makes revisions, and returns draft to Dept Heads and Cmts – Rolling July dates

Second Draft to be submitted to CM by – Rolling August dates

CM makes final changes and presents Proposed Budget to Finance Committee; copy to BOD, Cmts and Dept Heads – Sept 9

Finance Committee holds Budget Meetings with CM – Sept 9 to Sept 20

(Probably 2 or 3 meetings to go through sections of the Proposed Budget)

Finance Committee votes on any changes to the Proposed Budget; where there is agreement between FC and CM, the changes are made; where there is not agreement, the CM Proposed Budget goes forward as is with an addendum from the FC which identifies areas where the FC would like to see something different

Recommended Budget published as a separate document sent to members

Week of Sept 30

FC and CM conduct public hearing on the Proposed Budget – Oct 19

FC and CM make final review and changes to Proposed Budget based on Public Hearing – Oct 21

CM presents Recommended Budget to the Board

Board conducts public hearing – Nov BOD mtg Nov 4

Board proposes and votes on Amendments & Adopts Final Budget – Nov 18

Final New Assessment amount, along with a consolidated budget presentation is published/posted and information sent to Membership – Week of Nov 25

New Adopted Budget printed and distributed to Board, Committees, Staff – Week of Dec 2

New Assessment payments due – January 1-20, 2014

**DRAFT**

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**DRAFT**

## **2014 BUDGET GUIDELINES**

- Exceed 2013 service levels, especially those of highest priority to the Community and the Board of Directors
- Support Master Plan priorities
- Support New Capital Projects
- Fully fund the Replacement Reserve using the Cash Flow Method
- Aggressively utilize the Replacement Reserve to accomplish replacement capital needs
- Anticipate and mitigate significant risks
- Ensure reasonable financial impact to residents over time
- Treat employees fairly
- Ensure cost effective application of funds
- Develop and Propose a new fee structure for the pools

**Community Manager's Report  
For the Month of May 2013**

Committee Meetings Attended:

Finance

Prepared and Conducted Orientation Session and Tour for the Board of Directors

Other Meetings:

Monthly meeting with staff to review covenant enforcement efforts on residential and commercial properties

Continued weekly conference calls and meetings with A Touch of Technology to work on the proposed changes to the website

Met with multiple members regarding a variety of issues and concerns

Attended Court regarding the Brandermill Inn

Held meeting with SwimMetro and their pool leadership staff to prepare for opening of pools

Topics Researched include but not limited to:

Restrictive Covenants

ByLaws

Residential Guidelines

Committee Charters & Structure

Reserve Study

Budget Process

Financial Policy

Budget Guidelines

Inspected the pools prior to opening

# Good News

The Richmond real estate market continues to improve. "Prices are moving upward, and the number of days it takes to sell a home is moving downward — both positive trends," says Linda Terry, president of the Richmond Association of Realtors. In terms of average sales price for single-family homes, Central Virginia saw an increase of 3 percent when comparing 2012 to 2011; Henrico and the city of

Richmond specifically saw the greatest increases: 6.2 percent and 8 percent, respectively.

Inventory numbers — how many months it would take to sell what's on the market — are looking good, too. "Hanover, Henrico, Chesterfield and Richmond all have [less than] six months of inventory, and in some cases, less than five months," Terry says. — Sarah K. McDonald

Neighborhood	Number of 2012 sales	Avg. 2012 sales price	Avg. finished sq. feet 2012	Avg. cost per sq. foot	Avg. days on market	Avg. days on market 2011	Avg. days on market 2009	Avg. days on market 2004	Avg. 2011 sales price	Avg. 2010 sales price	Avg. 2007 sales price	Avg. 2004 sales price	Avg. 2000 price	12-year price shift %	Avg. SAT critical reading/math/writing	Miles from downtown	Zone
<b>CHESTERFIELD</b>																	
Antler Ridge	10	\$152,850	1,751	\$86.84	24	70	58	18	\$159,988	\$181,434	\$222,416	\$172,842	\$117,894	29.65	495/497/475	21.1	54
Arbor Landing	12	\$212,475	2,419	\$89.36	71	95	91	33	\$220,400	\$235,766	\$275,870	\$203,383	\$178,991	18.71	481/481/453	19.6	52
Ashbrook	37	\$166,598	1,555	\$108.96	62	70	69	31	\$167,068	\$178,979	\$220,673	\$186,388	\$120,048	38.78	512/522/492	21.1	54
Bayhill Pointe	19	\$255,413	2,448	\$105.19	57	82	97	14	\$255,565	\$252,380	\$342,289	\$216,275	\$190,152	34.32	481/481/453	18.2	54
Birkdale	29	\$262,770	2,647	\$101.49	58	61	88	45	\$259,918	\$286,430	\$333,011	\$266,897	\$201,187	30.61	482/479/466	21.3	54
Brandermill	135	\$206,846	2,210	\$95.44	63	66	62	26	\$204,671	\$202,785	\$242,579	\$203,753	\$120,858	71.15	512/522/492	17.1	62
Chesdin Landing	14	\$520,500	4,410	\$116.94	150	105	82	91	\$477,317	\$547,205	\$793,217	\$525,318	n/a	n/a	477/479/462	27.1	54
Clarendon	20	\$138,452	1,547	\$90.45	29	73	83	35	\$144,333	\$154,357	\$191,480	\$139,685	\$100,192	38.19	518/524/495	16.1	62
Clay Pointe	11	\$177,259	1,745	\$103.93	84	93	49	27	\$191,973	\$231,580	\$219,784	\$156,994	\$120,822	46.71	482/479/466	16.7	54
Colonial Pine Estates	8	\$103,814	1,308	\$80.60	43	92	37	52	\$85,240	\$107,928	\$149,573	\$91,811	\$71,949	44.29	477/479/462	24	54
Deer Run	40	\$155,062	1,654	\$95.61	51	64	76	26	\$144,007	\$176,004	\$203,245	\$152,219	\$109,028	42.22	512/522/492	20.2	54
Five Forks Village	22	\$189,697	2,354	\$81.44	63	84	82	79	\$179,983	\$199,828	\$232,035	\$210,962	\$155,975	21.62	459/469/441	16	54
Founders Bridge	8	\$715,950	4,643	\$154.76	67	48	95	80	\$706,150	\$758,840	\$991,665	\$685,371	n/a	n/a	508/515/483	18.7	64
FoxFire	12	\$398,791	3,819	\$105.51	55	83	86	79	\$370,491	\$400,975	\$494,940	\$418,640	\$334,842	19.10	515/528/500	20.9	62
Hampton Park	36	\$258,569	3,098	\$93.54	39	53	66	50	\$304,407	\$318,774	\$373,729	\$333,347	\$231,773	11.56	515/528/500	22.5	54
Huntingcreek Hills	21	\$93,103	1,120	\$83.70	51	73	59	30	\$95,875	\$103,550	\$154,595	\$103,774	\$72,448	28.51	481/481/453	14.7	52
Lakewood Farms	4	\$170,750	1,908	\$91.13	53	42	157	44	\$220,750	\$223,300	\$330,666	\$191,337	n/a	n/a	481/481/453	18.8	52
Millcreek	6	\$98,183	1,148	\$88.25	65	8	n/a	25	\$125,000	\$118,950	\$166,083	\$114,528	n/a	n/a	482/474/467	19.6	52
Providence Creek	11	\$153,127	1,791	\$88.15	76	64	47	27	\$156,891	\$185,325	\$211,115	\$162,112	\$132,225	15.81	490/489/472	12.9	62
River's Bend	19	\$298,957	3,105	\$99.04	96	74	76	53	\$311,798	\$337,563	\$365,188	\$309,831	\$254,392	17.52	487/473/472	17.9	52
Salisbury	57	\$463,761	3,645	\$124.97	66	88	91	39	\$470,328	\$482,773	\$519,451	\$436,699	\$352,400	31.60	528/532/506	15	64
Settlers Landing	22	\$168,004	1,889	\$89.89	44	72	85	20	\$161,655	\$182,134	\$223,225	\$159,496	\$117,670	42.78	508/515/483	12	64
Shenandoah Hills	6	\$118,083	1,313	\$89.93	57	62	52	15	\$125,488	\$162,900	\$195,763	\$132,582	n/a	n/a	498/488/477	12.1	62
Smoketree	36	\$171,615	1,922	\$90.54	35	94	55	21	\$186,241	\$181,272	\$240,055	\$172,825	\$128,560	33.49	498/488/477	14.5	62
Stonehenge	14	\$343,842	3,257	\$107.74	87	110	98	67	\$314,678	\$336,569	\$424,400	\$367,829	n/a	n/a	498/488/477	13.9	62
Surreywood	22	\$204,716	2,708	\$76.27	66	83	35	37	\$196,540	\$186,641	\$283,459	\$200,308	n/a	n/a	498/488/477	10.8	62
The Grove	25	\$355,576	3,359	\$106.63	49	46	66	53	\$342,833	\$360,645	\$401,315	\$382,199	\$240,661	47.75	528/532/506	16.1	62
The Highlands	63	\$383,479	3,429	\$110.91	100	104	110	71	\$381,097	\$380,362	\$470,567	\$350,574	\$261,341	46.74	477/479/462	12.4	54
Walton Park	30	\$210,573	2,250	\$95.00	60	88	43	21	\$219,237	\$258,838	\$269,271	\$207,616	\$154,955	35.89	528/532/506	14.6	62
Woodlake	53	\$218,112	2,233	\$99.83	59	75	77	20	\$251,640	\$265,013	\$283,275	\$230,801	\$170,869	27.65	512/522/492	21.6	62

n/a = not available. Source, 2004, 2007, 2009, 2010, 2011 and 2012 resale data: Central Virginia Regional Multiple Listing Service (MLS). No for sale by owners. Source, 2000 sales price: June 2001 Richmond magazine, Integra Realty Resources—Richmond. Source, Chesterfield SAT data: Chesterfield County Public Schools, 2011-2012. Source, miles from downtown: Distance calculated from random points in subdivisions to City Hall, 900 E. Broad St., by Mapblast.com. Compiled by Sarah K. McDonald © 2013 Richmond Magazine.



## Most Active

Subdivision	Average price	Highest price	Average assessed value	Highest assessed value	Average sq. ft.	Largest sq. ft.	Average price per sq. ft.	# sold in 2012
Ashbrook	163,263	264,228	171,402	214,500	1,562	2,152	105.89	46
Birkdale	267,970	465,000	279,497	469,300	2,594	3,648	104.90	35
Brandermill	203,867	512,500	213,990	506,900	2,066	4,242	99.08	181
Charter Colony	247,992	455,000	225,987	432,800	2,287	4,881	109.94	92
Collington	306,922	425,456	288,643	399,500	2,924	4,816	107.88	46
Deer Run	156,544	256,365	170,002	245,300	1,667	2,620	95.63	48
Five Forks Village	205,390	412,892	204,542	247,600	2,354	3,410	88.93	36
Foxcreek	459,105	768,762	440,907	672,300	3,925	5,526	117.70	43
Grove, The	317,052	582,127	300,874	469,300	2,909	4,417	111.61	42
Hampton Park	294,170	380,000	295,712	391,800	3,130	4,573	95.13	41
Highlands, The	380,594	600,000	377,213	578,000	3,442	5,248	112.18	40
Magnolia Green	303,971	439,284	264,284	384,200	2,744	4,372	111.73	91
Meadowdale	113,316	188,660	117,849	138,400	1,530	1,938	75.32	35
Salisbury	442,978	801,000	428,037	739,700	3,511	6,510	128.19	67
Smoketree	177,150	340,774	188,357	236,900	1,931	2,796	93.19	35
Summer Lake	432,078	557,356	362,024	453,500	3,848	5,063	113.31	32
Walton Park	216,356	365,000	219,147	302,100	2,123	3,148	101.82	36
Watermill	266,401	465,888	254,803	343,800	2,583	3,744	103.08	41
Woodlake	211,068	548,000	221,387	486,200	2,073	4,191	103.37	98
Woodland Pond	445,951	804,151	449,809	669,900	3,632	6,063	123.39	34

Top 20 subdivisions in Chesterfield County based on number of detached single-family homes sold in 2012. Figures include both new and previously owned homes.

To come up with these statistics – the second report – we figured out where most of the 5,400 home sales happened.

The resulting list of 20 subdivisions – with the highest number of homes sales in 2012 – reflects not only the popularity of neighbor-

hoods but their size. For example, the most home sales, 181, were in sprawling Brandermill, which includes some 4,000 residences. ■

To: John S. Bailey, Community Manager

From: Al Raimo, Assistant Community Manager *Al Raimo*

Subject: Monthly Report – May, 2013

Date: June 3, 2013

1. Committees

A. MPOC

a. May meeting held, April minutes attached.

b. 2013 Project Updates-

Replace Wooden Directional Signs- three signs will be installed in June.

Landscaping of Old Hundred Road and Brandermill Parkway and Sagebrook Playground/Park have been completed.

Show Me Brandermill First – Project on going, and on time, and within budget.

Target date for roll out of new web site is early fall.

2. BCA Departments

A. Community Standards. 14 Hearing Panel letters were sent out for May.

B. Front Desk Operations. Processed 21 Disclosures in May, 14 were processed in April 2013.

3. Other Activity

A. ARB received and processed 41 applications in May. I am providing staff assistance, coordinating with the architect consultant only when necessary.

B. Addressed issues regarding cluster mailboxes in five springs.

C. Met with principal of Swift Creek Elementary School regarding a fundraising project with BCA co- sponsoring a Food Truck dinner night at the school in the fall.

D. Discussed two issues with VDOT, a handicapped curb cut across from Swift Creek Middle School on Brandermill Parkway and Quail Hill Road, and tree management/removal project along Genito Road. The curb cut will require rearrangement of a portion of the stone wall and landscaping area around the Quail Hill neighborhood sign. VDOT does not yet have a time table for the work to begin. I will be meeting with the VDOT regarding the tree work to see what if any assistance we can receive in this area.

E. Installed two (2) new signs, one on the BCA Sailing Center, and the other in Sunday Park near the walking path close to Butler Photography, reminding entrants that this is BCA property for residents and guests.

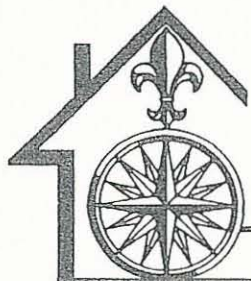
June 3, 2013

June Monthly Report  
Community Manager

F. Met with Swim Metro management and life guard team to go over operational aspects of pool season.

4. June Goals

- A. Work with sign contractor to coordinate final sign installs for 2013 (Harbour Pointe area).
- B. Continue pursuit of alternative marina locations, (meeting with at least one contractor in mid June).
- C. Coordinate 2014 MPOC Projects, as necessary.
- D. Coordinate with Comcast on repairs/replacement of defective equipment.



# The Village Mill

Brandermill Community Association Newspaper • 3001 East Boundary Terrace, Midlothian, Virginia 23112

## MAY/JUNE 2013 COMMUNICATIONS DEPARTMENT UPDATE

To: J.B.  
From: Wendy  
Re: The Village Mill, Phone Directory, Meetings, Special Projects

### The Village Mill

Published May Issue of The Village Mill

### Meetings & Events Attended

May 06 - BCA Board Meeting - Wendy  
May 07 - Touch of Tech Meeting - Wendy  
May 08 - Brandermill History Project Committee Meeting - Wendy  
May 14 - Touch of Tech Meeting - Wendy  
May 14 - VPA Ad Sales Webinar - Ann  
May 15 - Brandermill History Project - Hull Street Outlet - Joan O'Hanley, Wendy  
May 16 - Brandermill History Project Archives - Donna Pletcher, Eric Strickler, Wendy  
May 16 - VPA Photoshop Webinar - Ann  
May 17 - Website Photos - Horst Arfert, Wendy  
May 21 - Touch of Tech Meeting - Wendy  
May 23 - Web Advertising Meeting - J.B., Al, Ann, Wendy  
May 28 - Touch of Tech Meeting - Wendy  
June 02 - Commodore Point Neighborhood Gathering - Wendy  
June 04 - Touch of Tech Meeting - Wendy

### Web

BCA, CPC, Website Updates - Tina, Wendy  
Blast Email - Tina, Wendy

### Special Projects

VM Archives - Tina, Ann, Wendy  
Brandermill Map Updates - Wendy  
Brandermill History Project Research & Archives - Wendy  
New Website Photos - Wendy  
Telephone Directory Media Packet Mailing - Ann, Tina

**Date:** June 3, 2013  
**To:** BCA Board of Directors  
**From:** Jennifer E. Strader  
**Subject:** Community Services Department Report

**Activities Committee met on May 9.**

**Department Statistics :**

- The Pavilion was rented 22 times in May, up from 19 times in May 2012.
- The Harbour Pointe Clubhouse was rented 1 time in May for private events.
- The Branderbelle was rented 23 times in May, up from 22 times in May 2012.
- There were 23 new residents in Brandermill during the month of May.

**Events for May 2013:**

**The Green Market:** Every Saturday beginning May 4 thru October 26, 9-Noon in Market Square. I am currently averaging 20 vendors each weekend. Attendance has been noted as heavier than last year. Vendors continue to be pleased.

**Neighborhood Yard Sales:** Harbour Pointe had 7 neighborhoods participated, South of Genito Rd. had 24 neighborhoods and 15 participated in North of Genito Rd.

**Branderbelle Morning No-Reservation Cruises:** Every Saturday beginning May 4 thru October 26, 10-11:30 a.m., Sunday Park Dock, \$5 per person, cash only.

**Beginning Kayaking & Swift Creek Reservoir Tour:** Sat., May 18, 8:00 a.m., The Landing at Commodore Pointe, free for residents. *Cancelled due to inclement weather.*

**BCA Sailing Center Opens:** May 25 – September 2, Thursday thru Sunday and holidays, 1:00 – 7:00 p.m..

**BCA Pools Open & Community Day:** May 25, all Brandermill pools open and all residents are invited to enjoy the pools for the day.

**Coming Events for June 2013:**

**The Green Market:** Every Saturday beginning May 4 thru October 26, 9-Noon in Market Square.

**Branderbelle Morning No-Reservation Cruises:** Every Saturday beginning May 4 thru October 26, 10-11:30 a.m., Sunday Park Dock, \$5 per person, cash only.

**BranderBelle Wine & Cheese Cruise:** Tues., June 11, 6-7:30 p.m., BCA Sailing Center, \$7 per resident, \$10 per guest.

**Annual Father's Day Concert featuring The Richmond Philharmonic,** Sun., June 16, 6:00 p.m., The Gardens at Sunday Park.

**Basic Stand Up Paddle Boarding:** Sun., June 16, 5-8 p.m., \$75 per person; BCA Sailing Center

**Water Aerobics Classes:** Tues & Thurs., June 18-August 1, 9:30 a.m., Harbour Pointe Pool, \$40 for pool members, \$50 for non-pool members.

**Ladies Night Out at the Pool:** Sat., June 29, 7-9 p.m., St. Ledger's Pool, pool members free, \$10 for non-pool members.

**Department Update:**

Work continues on July 4<sup>th</sup> preparations. Our theme of "Hats Off to America" will hopefully generate some fun community spirit in making and showing off all types of hats. This year I am taking over from Greg Hendler securing all of the permits and police necessary for the 7.4k Run. I was able to roll them into one permit thus saving the application fee of \$100.

My excellent Activities Committee volunteer, Lisa Payne, has secured 20 vendors for the Ladies Night Out at the Pool event. This will add to the fun of the event and generate door prizes...which are always fun!

Respectfully submitted,

Jennifer E. Strader

## May 2013 Maintenance Report

1. Crews are still mowing and cleaning up brush
2. Repaired irrigation on islands at Harbor Pointe
3. Painted pool deck at Harbor Pointe
4. Start up of all pools
5. Worked on drainage problems throughout neighborhoods
6. Maintenance on marina dock

BRANDERMILL COMMUNITY ASSOCIATION  
COMMITTEE MINUTES/MEETING REPORT  
MINUTES OF THE MPOC COMMITTEE

Date: 4/18/13, Time: 4:00 PM, Location: BCA Office

**Committee Members Present:**

ARB – Andy Wyman, Community Character – Dianne Cardea, Crime Prevention – Dee Piscella, Finance – Buddy Whitfield, Marketing – Dennis Peterson, Natural Resources – Jim Schrecengost, NRC – Mamie McNeal,

**Committee Members Absent:** Activities – Lisha Lawlor, History Project – Tom Jacobson, Hearing Panel – Jenny Jones, PARC – Mel Burton, and Community Manager John Bailey

**Quorum Present?** **Yes**

**Others Present:** BCA Board Liaison Joan O'Hanley, Assistant Community Manager/MPOC Facilitator Al Raimo, and BCA Board Director Frances Hillman.

**Member Voice:** None

**Approval of previous meeting minutes:** Upon motion duly made by Cardea and seconded by Schrecengost, the committee unanimously approved the minutes of March 21, 2013.

**Agenda Items:**

Project Updates 2013 – Raimo advised that PARC project to renovate Sagewood Park, is about 75% complete. Cardea advised that the landscape project at Brandermill Parkway and Old Hundred Road is 95% complete, including addition of an irrigation system to serve the Roundabout. Five crepe myrtles will be purchased and planted later this spring. Peterson shared the site map document for the revised Brandermill web site which is currently under construction. This document represents a summary of the first deliverable due from the marketing consultant. Peterson advised that the project is on time and on budget. Peterson fielded questions and suggestions from the committee and asked that other suggestions be sent to him after chairs have time to further review the site map.

Project Updates 2014 – Four committees submitted project information seeking MPOC approval, (see attached):

1. Activities – 40<sup>th</sup> birthday celebration. MPOC believes this is an operational matter and should be submitted to the Community Manager for 2014 budget consideration.
  2. History Project – Preserving Brandermill's early history through standard preservation methods. MPOC believes this is an operational matter, and the committee should request monies for 2014 budget consideration. It was noted that as the scope of this committee's endeavors evolve, future projects may be considered as MPOC projects.
  3. Community Character – Landscaping. Five areas are targeted, Sagewood and Genito Road, Front Entrance of BCA Office, Planters Wood Road and Millridge Parkway, and Harbour Pointe Road Gazebo Garden.
  4. Marketing – Electronic Message Board. Over time, electronic message boards will replace existing manual reader boards (5) in order to display messages to improve communications to BCA members.
- MPOC agreed to move # 3 and # 4 above, as 2014 MPOC - sponsored projects.

Community Meeting Preparation – NRC will host a community meeting to allow for presentations and Q & A sessions on Monday, April 22, 2013 at 7 p.m. Brandermill Woods. Presentations to be made will include # 1, # 3 and # 4 above as well as Off - Road Trails, (submitted by PARC and approved at a previous MPOC meeting).

**Motions Acted Upon:** None.

**Committee Action Items for the Next Meeting:**

**Items that Need Board Attention/Action:**

**Other Items:** None

**Adjournment:** There being no further business before the Committee, the meeting was adjourned at 5:10 p.m.

Submitted: Al Raimo, Facilitator

Date: April 19, 2013

BCA Community Character Committee  
Report to the Board of Directors and Residents

June 10, 2013

The CCC did not meet in May. This report is to keep you up to date on the work and sponsored projects of the committee.

Landscape Project: The 2013 landscape project is now complete at the entrance of Brandermill Parkway off of Old Hundred Road.

Home Awards: The latest home award will be featured in the June issue of *The Village Mill*. We thank the residents for their participation in this program and remind them that the homes must pass through the Standards Department for approval. All homes nominated must have the new mailbox installed.

Brandermill Education Ambassadors: Monika Fitzgerald met with Dianne Smith, Clover Hill's School Board Representative and Jenny Reggie, CHHS contact in May. She will be working through the summer to organize volunteers for the upcoming school year at our four local schools. Residents interested in helping with duties such as preparing student packets over the summer or helping with school functions, mentoring or tutoring for the upcoming school year should contact Monika. [Fitzgerald@comcast.net](mailto:Fitzgerald@comcast.net)

Seminar: Our Home Improvement Seminar featuring Diana Ragsdale, owner of Transformations by Diana and *Izzies....* Consigning with Grace and Grant Miller, owner of Miller's Lawn and Landscape Service will be held at Brandermill Woods on September 24 at 7p.m. Reservations are suggested. [dcarda@verizon.net](mailto:dcarda@verizon.net)

Mailboxes: The CCC congratulates the residents of Commodore Point for being the first neighborhood to install all of their new mailboxes. They were rewarded with a pizza party that was sponsored by the BCA. Reports indicate it was a wonderful fun time for all. We thank Commodore residents and all Brandermill residents who have their new mailboxes in place for supporting our project.

Meeting: The CCC will meet at Brandermill Woods, Ivy Room on June 18 at 7pm. We invite residents to attend if they have issues they would like to discuss or suggestions for projects as we continue our work to renew Brandermill.

Respectfully submitted for  
The BCA Community Character Committee  
Dianne Cardea, Chairman

**Brandermill Architectural Review Board  
Minutes  
April 23, 2013**

**MEMBERS:** Andy Wyman, Miguel Chueca, Graham Henderson, Nanette Parsons, Chuck Rayfield, Carol Russek

**Staff:** Al Raimo, Bobbi Glenn

**MEMBERS ABSENT:** Sherry Blom

**APPROVAL OF MINUTES:** Motion made by Graham Henderson to approve the minutes from April 9, 2013, seconded by Miguel Chueca, unanimously voted to approve.

**CARB AGENDA**

Item #1

Food Lion Shopping Center

Aim 4 Fitness

- Signage - AAS – Motion made by Nanette Parsons to approve the store front sign as submitted, second by Carol Russek and unanimously approved.

**RESIDENTIAL AGENDA**

Item #1 (Staff Architect, Doug Greene presented the re-submittal)

Quail Hill/17B

Eugene & Cathryn White (Mr. White in attendance)

3501 Quail Hill Court

- Addition over existing Garage – **Approved with Limiting Conditions (ALC) – Motion made by Graham Henderson to approve the revised garage construction with the 2nd floor addition, incorporating a 5/12 roof slope on the addition, with all materials and colors to match the house, and with window revisions as discussed with the homeowner in the ARB meeting, second Carol Russek and unanimously approved.**

**Homeowner to provide revised elevations to show**

**(a) proposed solution for triple windows on the second floor front, and any other trim or decoration if the homeowner elects to add it**

**(b) the end elevation showing the 5/12 roof pitch and the windows on both floors centered under the ridge.**

**(c) revised drawings showing the windows aligned under the gable and the triple window to be submitted to the BCA office**

Item #2 (Staff Architect, Doug Greene the information)

McTyre's Cove/6A

Greg Pearson (Mr. Pearson in attendance)

3909 McTyre's Cove Road

- Garage
- Vinyl Siding
- Front Porch Replacement
- Rear Deck Replaced

**PRELIMINARY – The ARB asks that the following information be provided.**

- 1. Elevations of the house front including the proposed garage. Please consider the relationship of the garage form to the house forms.**
- 2. A plat to scale showing the garage with the required side set back (County requirement 7 1/2') any proposed revisions to the driveway, the deck/patio locations, and the locations of any trees outside of the new garage footprint that you want to remove as part of the project.**
- 3. Specific color of vinyl to be used and the style i.e., standard lap. A sample is required.**
- 4. The foundation material for the front porch and back deck with samples of the pattern and color of the stamped concrete to be used.**
- 5. A cut sheet showing the style and color of the garage.**

Item #3

Huntgate Woods/11A

Kenneth & Suzanne Horton

15305 Long Gate Road

- Generator
- Propane Tank - AAS - Motion made by Nanette Parsons approving the application as submitted, second by Chuck Rayfield and unanimously approved.

Item #4

McTyre's Cove/24A

Lawrence Averman

3801 McTyre's Cove Road

- Existing Driveway Extension and Walkway - Defer - Motion made by Andy Wyman to defer the application to the May 14, 2013 meeting, asking the applicant to provide a plat to scale showing both driveways and the dimensions of each driveway. The ARB would like to know the reason why a second driveway is needed and are there circumstances that necessitate a second driveway, second by Graham Henderson and unanimously approved.

Item #5

Nuttree Woods/86

Donald & Christy Nodes

3205 Nuttree Woods Drive

- Shed – **Denied** – Motion made by Andy Wyman to deny the existing shed as built, stating that the ARB would accept the use of the same type siding turned 90 degrees or horizontal placed over the existing siding with color and roof shingles to match the house. Otherwise, the shed will have to be removed, second by Graham Henderson and unanimously approved.

Item #6

Nuttree Woods/23

Michael & Lori Popard

13803 Nuttree Woods Lane

- Deck Extension - ALC - Motion made by Chuck Rayfield to approve the deck extension with the condition that materials, design and color match the existing deck, second by Andy Wyman and unanimously approved.

Item #7

Fox Chase/1

Christina L. Mease

3203 Fox Chase Drive

- Exterior Color for Trim, Shutters, and Front Door, AAS - Motion made by Nanette Parsons, second by Graham Henderson and unanimously approved.

Item #8

Shadow Ridge/43

Dan & Jeanne Puricelli

13910 Shadow Ridge Road

- Shed - AAS – Motion made by Chuck Rayfield to approve the shed as submitted with the caveat that all the materials match the house and the location complies with the County set backs, second by Nanette Parsons and unanimously approved.

Item #9

Timber Ridge/7C

Ann & Curt Hunt

4012 Timber Ridge Road

- Front Door Color - AAS – Motion made by Carol Russek to approve the application as submitted, second by Nanette Parsons and unanimously approved.

## CONSENT AGENDA

### Item #1

Chimney House/31

Ed & Kelly Bump

14306 Chimney House Road

- Replacement Windows - AAS

### Item #2

Copper Hill/6

Kamal K. Gupta

14014 Copper Hill Road

- Roof Shingles - AAS

### Item #3

Copper Hill/7

Jayne Ala

14016 Copper Hill Road

- Exterior Paint Colors
- Roof Shingles - AAS

### Item #4

Fox Chase/71

Curtis L. Demuth

3209 Fox Chase Drive

- Roof Shingles - AAS

### Item #5

The Oaks/ 10F

Amy Cotton

3005 Long Oaks

- Replacement Windows - AAS

### Item #6

Walker's Ferry/14

Roby & Joanne Monday

3506 Walker's Ferry Road

- Vinyl Siding - AAS

**Motion made by Graham Henderson to approve the consent items, second by Carol Russek and unanimously approved.**

BRANDERMILL COMMUNITY ASSOCIATION  
COMMITTEE MINUTES OF THE  
BRANDERMILL HISTORY PROJECT COMMITTEE

Date: May 8, 2013  
Time: 7:00 PM  
Location: Harbour Pointe Club House

Committee Members Present

Tom Jacobson, Wendy Parker, Joan O'Hanley, Hank Meyer, Mickey Blalock, Donna Pletcher

Committee Members Absent

Ed Applequist, Gloria Arfert, Henry Coalter, Bob Elkin, Dick Guthrie, Michael Maxwell, Adrienne May, Earl McKesson, Jimmy Nixon, Dennis Peterson, Joyce Rowe, Dianne Smith, Elsa Smith

Quorum Present? No

Others Present Don Blom, Jerry Blalock

Welcome

Chair of the BHP Committee, Tom Jacobson, began the meeting and welcomed everyone including newly appointed BCA Board member, Don Blom, and Mickey Blalock's wife, Jerry Blalock.

Member Voice: None

Approval of previous meeting minutes

*As there were not enough members present for a quorum, no official actions were taken.*

Storage of historic materials-- Joan O'Hanley

Joan O'Hanley reported that she may be able to find an acceptable fireproof cabinet for under \$100. She and Wendy Parker will make a trip to the Hull Street Outlet next week to look at what they have available. She also has a catalog of archival materials from Hollinger Metal Edge.

Donated materials policy – Wendy Parker

Tom Jacobson asked if the release form was now ready to use and Wendy said, yes, the suggested changes from the attorney were incorporated into the form and it is now ready to use. It was suggested that if anyone does want to donate an item, ideally, they should fill the form out ahead of time before bringing the item to the Village Mill office. It was reiterated that we should only take donations and not anything on loan and that we would not assess any value to items donated.

Oral history interviews – Wendy Parker

Wendy Parker updated us on the change in events for the oral history interviews. In her

discussions with the teacher, Amanda Berneche, the project was ready to move ahead but when she met with the students on Thursday, April 11<sup>th</sup>, the students said that they were not able to take this project on at this time due to end of the year class assignments and projects that are due. One student returning next year said that it would be impossible to complete the project without a crew of 10 and onsite interviews around the lake and community were unfeasible because of the equipment they have. When she suggested that this be a paid project over the course of the summer they each confirmed that they would be unable to take it on. The end result was that the project that we had envisioned was not going to happen with this group and we're back to square one.

After that meeting, Wendy contacted a local professional videographer to see what a 15-20 minute video might cost and she had not heard anything back yet. She will also be in touch with the history teacher at Clover Hill High School before the summer break about this. He has been working with students on a World War II oral history project.

Regarding a video camera, Joan O'Hanley said she would ask her daughter about one as she is an editor at a local news station.

Mickey Blalock asked if we could get an outline of the questions and let the interviewee read those and give a synopsis into a recorder. He also suggested that we ask some of the kids who grew up here about their view of growing up in Brandermill.

Mickey said that he recalls the Sea Pines Corporation sending around a travelling TV station that would come in and take photographs of the early residents. He was not sure if this was done in Brandermill or if those recordings are still in existence but he offered to call the Sea Pines company and ask if those archives are available.

#### Museum archive software – Donna Pletcher

Donna reported that after researching and working with an open source program that was free, she decided against it and found another program that looks like it will work well for us if some technical details can be worked out. It is near-free in that it is free to download and begin using, which she has already done, but in order to use the more advanced features, like reports and exporting the database, it will cost a mere \$25 approximately. The \$25 cost is from purchasing a book through Amazon about the software and then a product key will be sent that will allow users to gain access to advanced features. She plans to meet with Wendy at the Village Mill office on Thursday, May 16, to see if their computer support person can work out the technical details needed to access the program on the office computers.

#### Budget

Tom Jacobson reported that the grant application to MPOC for \$1500 was not accepted by the MPOC committee. Joan O'Hanley, who was on the committee, explained that the MPOC committee does not distribute startup or operational funds but as our project moves forward toward a facility we should apply again. She explained that the startup funds should first come from the BCA or other grant sources like the Bank of America, Wells Fargo, Robbins Foundation, and others available locally. Dick Guthrie called the NEH regarding their grant available and was told that it, too, was not available for startup costs.

Tom Jacobson suggested that he and Wendy and possibly Joan meet with JB Bailey for support with a detailed list of what is needed starting with storage filing cabinets, archival materials, and software.

#### Other

Tom Jacobson asked Hank Meyer if he had made any progress regarding a display board for the committee and Hank said other commitments make it not feasible to do so at this time.

Joan O'Hanley suggested again that the members of the committee go down to the Green Market once or twice during the season to volunteer as a way to promote and create awareness of the work being done on this project. It will involve getting a table, some paper work, having a brochure or handouts available, and a display board behind us.

Mickey asked if we have old telephone books available dating back to the 1970s and Wendy said that she started an inhouse phone directory in 1992. The Village Mill does, however, list new residents in all of the early issues and those issues are available online.

Don Blom said he would ask the Retired Men's Club for names of early residents and Mickey suggested that the Brandermill Country Club would also be a source of names.

Regarding the BHP membership, Tom said that we need to determine those interested in becoming active members and those who would like to become involved as consulting members only.

#### Committee Action Items for the next meeting (or to occur in the future)

- Joan O'Hanley and Wendy Parker will make a trip to the Hull Street Outlet to look at fireproof file cabinets.
- Donna plans to meet with Wendy at the Village Mill office to see if the museum archive software can be used on the Village Mill office computers
- Tom Jacobson will draft a note to BHP membership regarding membership status and attendance.

Items that Need Board Action:        none

#### Adjournment

*As there were not enough members present for a quorum, no official actions were taken.*

The meeting ended at 7:56 p.m. and the next meeting will be on Wednesday, June 12<sup>th</sup>.

Respectfully submitted:

Donna C. Pletcher

May 16, 2013

**Brandermill Architectural Review Board**  
**Minutes**  
**May 14, 2013**

**MEMBERS:** Sherry Blom, Miguel Chueca, Graham Henderson, Nanette Parsons, Chuck Rayfield,

Staff: Al Raimo, Bobbi Glenn

**MEMBERS ABSENT:** Carol Russek, Andy Wyman

**OTHERS PRESENT:** BCA Board Director Don Blom

**APPROVAL OF MINUTES:** Motion made by Graham Henderson to approve the minutes from April 23, 2013, second by Nanette Parsons unanimously approved with one abstention.

**COMMERCIAL AGENDA**

None

**RESIDENTIAL AGENDA**

**Item #1**

McTyre's Cove/6A – Doug Greene Presenting

Greg Pearson

3909 McTyre's Cove Road

- Replace Front Porch - AAS
- Replace Back Deck - AAS
- Siding - AAS
- Garage - ALC

**Motion by Graham Henderson to approve the garage with the condition that the design of the addition will use a shed type roof sloping down to the front of the garage with height adjustments of the roof to be determined by the homeowner. The vinyl siding approved as submitted, with the siding color to be specifically identified by the homeowner (to be tan in color with white trim). The front porch and back deck replacement approved as submitted with brick to be used for the front steps of the house only and not for the foundation of the garage addition. The 19 trees marked on the property are approved for removal with any drainage issues as a result of the addition should be made as necessary to maintain the drainage flow to the street, Second by Nanette Parsons and unanimously approved.**

**Item #2**

Arrowood/11 – Doug Greene Presenting

Scott Hall (Attending)

2305 Arrowood Road

- Covered Front Porch Addition – **PRELIMINARY (not released for construction) – The ARB asks that the following information be provided.**

- 1. A site plan drawn to scale showing the location of the porch with relationship to the house.**
- 2. A floor plan of the porch drawn to scale showing how it relates to the front of the house.**
- 3. Front and side elevations drawn to scale showing materials and finishes.**

Item # 3

Sagewood/14 Phase II

Debra Gates (Attending)

13902 Sagewood Trace

- Vinyl Siding
- New Front Door - ALC – Motion by Nanette Parsons to approve the vinyl siding, the color of the siding (Aspen), and trim (white), with the recommendation that the existing windows be wrapped with vinyl or aluminum and that the shutters be replaced, the color (dark green) and style to be the same as existing; and the condition that the new front door (white) have a rectangular transom, second by Graham Henderson and unanimously approved.

Item #4

Barnes Spring Road/47

Andrew & Joanne Levias

13817 Barnes Spring Road

- Color Change (Siding, Shutters, Front Door) – DENIED – Motion by Chuck Rayfield to deny the color request stating the colors are not in keeping with the style of the house or the character of the neighborhood; asking that a more neutral earth tone palette be selected, second Miguel Chueca and unanimously approved.

Item # 5

Birnam Woods/31

Thomas & Paula Wriston

14301 Birnam Woods

- Vinyl Siding – ALC – Motion by Chuck Rayfield to approve the vinyl siding request with the condition that the front door and garage door remain as existing, second Miguel Chueca and unanimously approved.

Item #6

Carriage Creek/9

Juan Hernandez

2418 Carriage Creek Road

- Exterior Color – AAS – Motion by Sherry Blom to approve the exterior color request, Second by Chuck Rayfield and unanimously approved.

Item #7

Carriage Creek/21

Jonathan Concepcion

2409 Carriage Creek Road

- Landscape Plan – ALC – Motion by Nanette Parsons to approve the plan with the following conditions:

1. The removal of (5) five pines in the front to be replaced by (3) three ornamental fruit trees to be six to eight feet tall with 1 to 1.5 calipers at planting.
  2. Approve the removal of the tree at the right rear corner of the house
  3. Planting of Cypress in rear yard.
  4. Approve the existing planting beds.
  5. Approve the installation of sod in the front yard to the gate on the side of the house.
- Second by Sherry Blom and unanimously approved.

Item #8

Crosstimbers/3

Matthew Smyth

2506 Crosstimbers Court

- Deck – PRELIMINARY – (not released for construction) – The ARB asks that the following information be provided.

1. A site plan drawn to scale with elevations showing the new deck and height above ground including the location of steps.
2. Stain color to be used on deck.
3. If the area under the deck is to be used for storage, a sample of the lattice and color to screen the area needs to be submitted.

Item #9

Deer Meadow/39

Tina Mottey

14409 Deer Meadow Drive

- Rear Deck Addition – ALC – Motion by Graham Henderson to approve the deck addition with the following conditions, second by Sherry Blom and unanimously approved.

1. If the area under the deck is to be used for storage it must be enclosed by lattice or other screening material as approved by the ARB. Residential Standard 5.8.5
2. Railings to comply with County Code.
3. The ARB recommends that deck supports are 6 x 6 posts

Item #10

Harbour Bluff/21

Robert & Harleyn Lee

5704 Harbour Bluff Terrace

- Front Door, Garage Door & All Doors Color – **DENIED** – Motion by Chuck Rayfield to deny the front door color (per 5.9.2c Residential Design Standards) asking that a deeper/darker tone of color be submitted, also prior to painting the garage door a proposed color must be submitted, second by Miguel Chueca and unanimously approved.

Item #11

McTyre's Cove/24A

Lawrence Averman

3801 McTyre's Cove Road

- Existing 2<sup>nd</sup> Driveway (Deferred from 4/23/13) - ALC – Motion by Chuck Rayfield to approve the second driveway with the condition that both driveways be defined on both sides with the same material i.e., landscape timbers or other suitable material. The driveway is to end at the front plane of the HVAC (as seen from the street) removing the gravel past the HVAC unit or submit a landscape plan for the area. The driveway on the left side of the property must stop at the front corner of the house, second by Nanette Parsons with 4 in favor and 1 opposed.

Item #12

Planters Wood/01G

Ronald Pearsal

13119 Morning Hill Lane

- Convex Privacy Fence 6' – **DENIED** – Motion by Sherry Blom to deny the 6' privacy fence application with the ARB asking that a request for the fence be re-submitted to include a plat to scale locating the 6' privacy fence with dimensions from the property line and the neighbors fence, and showing that it will comply with the Residential Design Standards 9.3.8, Second by Graham Henderson and unanimously approved.
- Shed – ALC – Motion by Sherry Blom to approve the shed with the condition that there are no shutters and the entire shed (siding, trim and doors) is painted the same color as the house, second by Graham Henderson and unanimously approved.

Item #13

Regatta Pointe/33

David Bean

3221 Regatta Pointe

- Exterior Paint Color
- Garage Door
- Front Door

AAS – Motion made by Nanette Parsons to color requests as submitted, Second by Miguel Chueca and unanimously approved.

Item #14

Shallowford Trace/19A  
Harold & Jane Stauffer  
3336 Shallowford Trace

- Existing Board Rail Fence – **DENIED** - Motion by Sherry Blom to deny the board rail fence stating that the use of more than one style fence is not permitted per the Residential Design Standards 9.3.2D, second by Graham Henderson and unanimously approved.
- Replace Sliding Glass Doors – AAS – Motion by Nanette Parsons to approve the replacement of the sliding glass doors with two (2) sets of windows with siding between the window sets and the replacement of the side door, Second by Chuck Rayfield and unanimously approved.

Item # 15

Spring Gate/18  
Philip & Margaret Webb  
14303 Spring Gate Road

- Color Change (Siding/Shutters/Front Door/Garage Door/Trim)
- Roof Change – AAS – Motion by Sherry Blom to approve as submitted the color changes and the roof shingles, Second by Nanette Parsons and unanimously approved.

Item #16

Timber Ridge/7B  
James Hart  
3814 Timber Ridge Road

- Existing Landscaping Stone – **DENIED** – Motion by Graham Henderson denying the use of the white stone in the planting beds per the Residential Design Standards 8.5.2a and 8.5.2c require the use of mulch, Second by Chuck Rayfield and unanimously approved.

**CONSENT ITEMS**

Item #1

Barne's Spring/47  
Andrew & Joanne Levias  
13816 Barne's Spring Road

- Replacement Windows - AAS

Item #2

Birnam Woods/31  
Thomas & Paula Wriston

- Replacement Windows - AAS

Item #3

Deer Meadow/7

Matt & Megan Lacey

2113 Deer Meadow Lane

- Convex Picket Fence - AAS

Item #4

Muirfield Green/4G

Gail James

4 Muirfield Green Lane (Condo) \*Will Require Sub Association Approval

- Replacement Windows - **PRELIMINARY – Applicant to provide ARB with documentation showing Sub Association's approval of the request.**

Item # 5

Pebble Creek/45

Jeff & Amy Adamchak

13600 Pebble Creek Court

- Front Door & Color - AAS
- Exterior Paint Color - AAS

Item #6

Ridge Creek/9

Frank Ludvik

14119 Ridge Creek Road

- Exterior Paint Color - AAS

Item #7

Sandy Brook/2

Scott G. Gross

2412 Sandy Brook Lane

- 3 Rail Split Rail Fence - AAS

Item #8

Spring Gate/57

Carla Magarity

2701 Spring Gate Place

- Exterior Paint Color - AAS

Item #9

Steeple Chase/32

Sandra Erhart

2900 Fox Chase Drive

- Exterior Paint Colors - AAS
- Roof Shingles - AAS

Item #10  
Stoney Ridge/44  
Charlie Conrad  
3612 Stoney Ridge Trail  
— Picket Fence - AAS

Item #11  
Stoney Ridge/27  
JD & Kim Williams  
3600 Stoney Ridge Road  
- Board Rail Fence - AAS

Item # 12  
Two Notch  
Daniel & Shannon Shelton  
13909 Two Notch Road  
— HVAC Lattice Screening Fence - AAS

**Motion made by Graham Henderson to approve the consent items, Second by Nanette Parsons and unanimously approved.**



## Residents' General Comments

Based on NRC Survey of May 13, 2013 (unedited)

1.	Way too expensive on the Electronic Messaging Board, full speed ahead on the Landscaping and a few more details on the Off-Road Trails but a good idea.
2.	<p>Regarding the above projects, the only one I consider essential is the landscaping. I think Off-Road Trails might be nice but I think they will get such limited use that they won't contribute that much to quality of life. I also think they are not going to have a measurable impact on property values. That being said, they won't cost much and I don't object to them.</p> <p>I believe that electronic messaging is very expensive and I'm not convinced it will dramatically improve the marketing or communication effort in Brandermill. I think we should proceed very slowly one sign at a time and demand measurement of the effectiveness. I also would like to see some published guidelines for how the signs would be used. I think that Woodlake's current electronic message board is the right way to go. Simple messages. Sign does not change often. NO FLASHING electronic messages at the entrances to our communities. That kind of electronic message board has no place in our communities in my opinion and I would be very strongly and very vocally opposed!</p>
3.	Electronic message board?? We need that not at all.
4.	I wish pool renovation was in the list above.
5.	Bring in universal pool membership. This resident privilege should have been instated years ago. Its a no brainer. GET IT DONE!!
6.	While you are at it, include universal pool access, expand the trail system to connect Harbour Pointe and Sunday Park. Keep up the good work!
7.	The flower beds look awful. The plants were too small. Weeds everywhere. No flower bed maintenance is happening. Don't we pay for that?? Just improve what we have.
8.	I'm not sure who came up with the messaging boards, but in my opinion, they would be a complete waste of our money! These funds could be better used to help those residents that can't afford to do improvements around their homes. Negotiate a reduced price with a local contractor and subsidize the final cost. I believe this would be a much better for our neighborhood and would help improve the BSA's image within the community.

Resident's General Comments (based on NRC survey)

May 13, 2013

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9.	<p>I have read the arguments that the electronic messaging boards would be an effective way of disseminating information to residents. We already have several very effective communication methods in use i.e. The Village Mill, BCA email, etc. and do not believe another is needed. Especially not one that is so glaringly commercial. I believe that electronic billboards of similar type have been the subject of controversy in the business community for a number of years - with many in local government opposing them because of their esthetics. How in good conscience can the NRC propose to install several of these things in our midst at such a high cost both in dollars and in loss of neighborhood appeal?</p> <p>We want to upgrade the image of our community - not turn it into a laughing stock. Please reconsider.</p>
10.	<p>Using this opportunity, I'd like to voice a suggestion for the pools. I would propose that there be a general assessment combined with the opportunity to opt out because of age or hardship with no documentation required for opting out. Older residents, such as myself, may use the pools less or not at all, but the community as a whole benefits and is more competitive with other properties if it offers well maintained pools and other facilities. We also benefit when our youngsters are occupied with sports and when their achievements contribute to the reputation of our community. More yields greater rewards; less is short-sighted.</p>
11.	<p>Please reconsider an electronic messaging board. I am very much against this expenditure. I have seen the new electronic board in Woodlake and think it is unsightly. I don't believe it would fit the beauty of Brandermill's natural landscaping. This type of "improvement" using resident dues should come to a full community vote.</p>
12.	<p>A few months ago I drove into Woodlake to visit a friend off Woolridge road. Turning the corner I was eye-blasted by their new electronic message board. I noted to my wife how out of character (and color!) that thing is for this type of development. I REALLY do not want this in our neighborhood, unless there is some soft color (green, and a soft green) that does not assault people as they come into this quiet village. Honestly, I think this idea really does not belong in Brandermill at all, and I am a pretty progressive person. Thanks.</p>
13.	<p>Re. electronic reader boards - I find this idea seriously tacky. It may be efficient, but in my opinion, electronic boards with lighting would look very commercial. I'm really hoping this doesn't go into effect!</p>
14.	<p>I love the idea of the off-road trails as this would be a unique feature in our area. I'd also like to suggest a dog park. There's a huge fenced in area on the trails behind Chimney House that would be perfect for dogs.</p>
15.	<p>Not sure what you mean about the off-road trails. Maintaining them? Very important. Adding new ones? Not important at all. The current ones are not heavily used enough to need more. Areas by section sights (The Oaks, Regatta) could be mulched. We did clean up of our sign and did some plantings, but they need mulch. It would be nice for that to be provided.</p>

16.	<p>I think we should look into applying for grants to improve the drainage from Planter's Woods/Heritage Woods into the Swift Creek reservoir. The erosion of drainage ditch in Hertage Woods along Planter's Wood Road is very unsightly. It is obvious looking at the water coming from the hill behind houses that the original ditches are long ago gone and the water is making it's own way down to the ditches.</p> <p>I have looked into grants and Brandermill does qualify for some grants to fix drainage issues. I am sure other neighborhoods are having some of the same erosion issues also.</p>
17.	<p>I am writing to express my very strong opposition to the proposed Electronic Signs project. Rather than "improving livability" as the vendor claims, I believe these signs will devalue our community. It's like installing mega screen TVs in the Grand Canyon to improve the visitor experience. Stupid and outrageous. Don't do it!</p>
18.	<p>Clean up around Brandermill and Millridge parkway right of ways.</p>
19.	<p>Do anything to increase usage of the lake (expand marina or privatize it, make the beach at Sunday Park for humans not just geese); get the county to demolish the Brandermill Inn by year end; and market the community to more than retirees and bargain shoppers for cheap housing.</p>
20.	<p>The thought of more signs is bad enough, but the thought of electronic signs makes me think you guys have lost you minds. This marketing committee must work for some other community and are trying to make brandermill a horrible place to live. No more money should wasted on signs, the last one is an eyesore and electronic ones are a bad joke.</p>
21.	<p>We're writing to express our concerns about the proposed electronic message boards proposed for our community.</p> <p>Our initial concern is the cost of almost \$150,000 for the 5 signs. There are many other higher priority improvements that could be made with this amount of money...reestablish grass along many of our roadways, trails and around the retention ponds behind the Harbour Point shopping center, spruce up the existing neighborhood signs that are already showing their age, fund street sweeping operations, leaf collection, etc.</p> <p>Our second concern is the debacle over the Brandermill community sign along Old Hundred Road (OHR). Brooks Sign Company (the same company working on the new signs) was under contract to obtain a building permit for the OHR sign. Our past community manager told us they did not obtain the building permit because staff at VDOT and CDOT said building permits were not needed. Brooks Sign Company has been constructing signs for several decades and surely knows that you go to the Building Inspection department not VDOT/CDOT to verify if building permits are needed. Our community looked like fools as the OHR sign story unfolded in the media.</p> <p>If it has not already been done, the BCA should contact the Chesterfield Building Inspection and Planning Departments to determine if our existing zoning will permit these signs. When Brandermill was zoned in the mid 1970's, electronic message signs were not technologically possible therefore we don't believe the original zoning would permit this type sign. Chesterfield currently has stringent requirements for electronic message signs, and we should be sure the signs are permitted before we commit to their construction.</p>

Resident's General Comments (based on NRC survey)

May 13, 2013

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22.	I think the proposal to install electronic signage throughout Brandermill is not in the best interest of the community. Electronic signs that blink, flash, and repeat messages every so many seconds, whether in color or not, are tacky and in poor taste. We aren't selling goods and services here, only the message that it's a beautiful and comfortable community in which to live...none of which is symbolized in not-so-cheap and flashy signs.
23.	Electronic signs are used at truck stops. Not exactly the image of a desirable neighborhood.



## **Resident Feedback on BCA Leaf Pickup and Street Debris Cleanup**

Based on NRC Survey of May 13, 2013 (unedited)

1.	I like the idea of the leaf pickup would like to know all details and the total cost.
2.	We keep asking this question and majority say YES. Time to get moving. \$50 per quarter still would save me as I pay \$300.00+ for leaf pick up
3.	I think it's a great idea. I would be willing to pay more in assessments for it. I think I'd be willing to pay up to \$100 more a year for this service.
4.	Very important, would help give Brandermill a cleaner appearance.
5.	Not willing to pay any more in assessments. Why spend all that money on landscaping in from of the Association office. Cut back the trees and let that be it. Landscaping at Neighborhood entrances should be kept up but hardly anyone ever sees the association office.
6.	Personally, we can handle our own debris and leaf cleanup.
7.	This should be a NO EXTRA COST service along with universal pool that our existing assessments should be covering.
8.	Yes, I would be willing to pay more. Landscaping and tree maintenance is important for maintaining the beauty of Brandermill.
9.	I do not want to pay more for this.
10.	<p>I think coordinating leaf and debris pickup would be great for most residents given the number of trees/leaves in the area. I personally do not have need for much leaf removal on my site removal so I am not willing to pay very much more. I typically only need debris clean-up once per year or after major storms.</p> <p>I believe it may be beneficial to the community to promote the benefits of composting to reduce the need for leaf clean-up. I would love to see Brandermill offer a community class on this or other eco-friendly topics.</p>
11.	I would not want to pay more for curbside leaf removal. My garbage provider will pick up 4 or 5 bags of lawn debris curbside per week. I do not have to pay any thing extra.

12.	We wouldn't mind at all paying for street sweeping/cleaning. The cul-de-sac in Spinnaker Cove collects gravel and debris on the road after rainfall and the repaving effort left a lot of excess gravel that was never cleaned up. Brandermill assessments are extremely cheap compared to other communities, and we'd be more than willing to pay A LOT more for valuable community services (at least double or triple the annual current assessments), but I'm sure we are among the minority in this regard.
13.	Yes willing to pay more but real concern would be implementation and appearance of debris and leaves piled in front of homes.
14.	Not important for our condo association. We already pay for that within our neighborhood, and if it's done Brandermill-wide, we should either be included in the pickups or given a credit for that which we already pay for.
15.	No. No way. Each homeowner should be responsible. And we have a small maintenance staff for roadside, right?
16.	Does Chesterfield County offer any of this service? We have had leaf pick up in Brandermill with no additional cost in the past. The original concept of Brandermill was to let the leaves turn into mulch. No grass to cut. Those were the good old days!
17.	I think it would be a good idea to offer these services but on a "pay as you need basis". The program should be self supporting and not subsidized by the general fund. I do not want to see this paid for by raising assessments.
18.	YES! The common areas are a mess and encourage residents to use them as one big compost area. Let's manicure common areas and how about improving visibility of the lake as a novel idea. Water view and waterfront properties should be a manicure priority. It helps property values and the entire community.
19.	<p>I am not willing to pay more in assessments to cover the cost of leaf pickup and debris cleanup. I regularly rake my own leaves, bag them, and put them out for my regular refuse company to remove. Most of my neighbors do the same although some do blow them to the curb and pay for pickup. This has worked well at no additional cost to me or to Brandermill. I see no reason for the community to increase the assessment of everyone for the convenience of a few.</p> <p>If the community would like to offer a leaf and/or debris pickup with costs borne by participants, I would have no objection and in fact would encourage such an option. I believe the large neighborhood cleanup containers have been used on a voluntary basis for the past couple of years with great success. Perhaps enlarging on this program could be considered.</p>
20.	No!
21.	Leaf pickup and debris cleanup along our roads and curbsides would certainly improve the appearance of all neighborhoods and particularly so in the heavily wooded sections where common space trees add to the leaf collection of private home owners. We would be in favor of paying a little more for it in our assessments. A quarterly increase of \$10.00 set aside for leaf & debris would be reasonable.

22.	Yes, I'd be willing to pay a modest amount more for these services.
23.	No, I'm not interested in this and would not be willing to be more in assessments.
24.	Yes, I would like to see leaf pickup and debris cleaning. I would be willing to pay up to \$50 more per year for this service.
25.	<p>I mulch my leaves---that being said I realize most residents do not have that capability or the equipment to do so. Sadly, as you are well aware, most people blow the leaves either into common spaces or the roadways. The end result of that practice leads to unsightly roads with gutters and storm drains clogged with leaves. I vote for leaf cleanup! An assessment of \$20.00 per household should be enough to cover the cost. That dollar amount is my best-guess-assessment and is not based on every paying for a private leaf clean up.</p> <p>As an aside----I know that clearing brush and overcrowded trees has met with mixed reviews--I love it!---- Is it possible to extend part of that program to the neighborhoods? Poplar Grove suffers from so many trees overhanging the roadways. In fact, at the north entrance of Poplar Grove Road there is part of a tree top hung up in branches---it will come down, of course, I am just not sure when or on top of whom.</p>
26.	I agree we should have this. My neighbors blow their leaves into common areas as well as the roadways. I pay from \$200.00 to \$300 a year for leaf REMOVAL. So you know what I'm willing to spend. If we all shared the cost I would think it would be less than what I pay now and the leaves would be GONE from my yard AND the house next door.
27.	Since I have a wooded section of my property where I can take raked leaves, etc. I am not in favor of this service as an increase to assessments.
28.	<p>I believe it would be extremely beneficial to the community to offer the service. Residents would be more likely to get rid of the leaves in their yards and less likely to blow them or to have them blown into community areas, i.e. into wooded areas. This would contribute to the overall appearance/attractiveness of Brandermill.</p> <p>As with other additional services, I believe that an increase in assessments is more than justified for this purpose.</p>
29.	Yes - \$60/year
30.	Absolutely!
31.	Not needed.
32.	Yes. This helps the keeps the neighborhoods looking debris free and prevents the piles upon piles of leaves from being left around until a homeowner is able to arrange for pick-up. Also, all those leaves left laying around throughout the winter in piles are perfect breeding grounds for some pests. Based on the size of our neighborhoods and that the collection company would be able to do many homes (and then turn those leaves into mulch for them to sell, \$10 per year/per family should do it.
33.	Yes, \$100 per year.

34.	\$5 per household
35.	<p>Since the cost of delivering a pickup-load of lawn debris to the landfill is \$7.50, that seems a petty item to cause an increase to the assessment. Surely each small neighborhood could band together to defray such a low cost, and the opportunity to work together outside would help everybody to know each other better. Perhaps there are items worth an assessment increase, but this is not one of them. If a resident is able to get the debris to the curb, he/she can lift it into a truck or bag it for the Virginia Waste Services truck--they will pick up two 33-gallon bags or tied bundles per week. Just call them ahead if you have any doubts. Where there's a will there's a way.</p> <p>Exceptions might be made in case of another Hurricane Isabel, but under usual conditions, I am not willing to pay more in assessments.</p>
36.	Do the Bagster again.
37.	<p>It this service was offered, I would definately use it. But I am not in favor of raising assesments to do this. With trash pickup service also picking up a certain amount of landscape debris, I am thinking this service is somewhat redundant. Though the amount trash companies take in debris is limited. Thanks for asking our opinion.</p>
38.	Depends on whether or not the County offers anything. No need to duplicate expense.
39.	I do not want leaf pickup. I am concerned about increased fees.
40.	<p>Leaf pickup would be very beneficial and a time-saver for most residents. We bag ours and our trash company hauls them away weekly at no extra charge; however, the time saved bagging would be worth around \$200 per year.</p> <p>Debris pickup along common areas, roads and curbs should be free. The BCA chose to spend thousands and thousands of dollars to remove trees and grind stumps along Millridge Parkway and Brandermill Parkway. There was no additional assessment for this, so I feel our current assessments should be able to pay for additional debris removal.</p>
41.	<p>I would pay \$50 PER PICKUP of leaves from my yard (at roadside). This should be a USER FEE, not an overall increase to assessments in general. RE: Debris clean-up. The BCA maintenance crew already does an excellent job of debris cleanup along the roads.</p>
42.	<p>This would depend on the increase to the assessments. I still would like to revisit (and re-vote) on raising the assessments to cover cost of pool membership.</p>
43.	<p>The CCC has pushed for leaf pick-up for several years. It should not be scheduled only for several times a year, but should be scheduled all throughout the year with a more concentrated schedule during the time of heavy leaf fall. Keeping our road gutters clean will not only prevent the washing of debris into our creeks/streams, but will also present a clean and neat look to our parkways and neighborhood roads. Dirty streets and gutters reenforce the fact that we are an older community at a time when we are making great strides to renew Brandermill.</p>
44.	<p>Yes, I would be willing to pay for leaf pickup and debris cleanup along our roads and curbsides. It would greatly enhance the appearance of Brandermill.</p>

45.	I think this is a great idea! I have no idea how much would be a reasonable amount to increase assessments but based on the amount that people spend to have leaves collected and hauled away, I think an increase of \$100 annually would be reasonable. More if necessary.
46.	DO NOT DO THIS. WE HAVE PLENTY OF VENDORS AND CAN FIND OUR OWN. MANY OF US HAVE NATURAL YARDS, OR PARTS OF THE YARDS ARE NATURAL AND THERE IS NO NEED TO THROW AWAY LEAVES THAT QUICKLY TURN INTO VALUABLE MULCH.
47.	No. We don't have much debris and carry the little bit we have to the nearby dump.
48.	Like the idea of leaf pickup, want to know details and cost.
49.	Great idea and much needed. I currently pay over \$100 for leaf removal, so assuming group rates I would be willing to pay half that. A further benefit to this program may be that common areas would be included which would greatly improve our streetscapes.  There seems to be a problem with unsightly roadside ditches where curbs don't exist. They are VDOT property and in limbo as to maintenance. This needs to be addressed asap.
50.	It will be easier to keep our property well ordered. Yes, I would be willing to pay a little bit more. We pay for that service to someone anyway.
51.	No, this cost should be borne by each property owner if desired.
52.	Yes....\$5.00
53.	Yes but charge homeowner a fee.
54.	Yes... up to \$100/ year.
55.	Yes. Absolutely. This would get people out of the habit of leaf dumping in the open space, it would help make the neighborhood more appealing. I live in a cul de sac, and have very little 'road frontage' though. That's my only concern.
56.	Yes! People put their leaves in common areas which makes those areas look bad and, as in my case, rot my fence. I would be willing to pay \$100 more a year for multiple curbside pickups.
57.	I'm not 100% sure I understand the question, so I'll give a couple of answers. First, I don't want my assessments increased for curbside pickup of leaves and debris. I have no objection to residents paying on a subscription basis for this, that is, if you use it, you pay a fee to do so. If you don't use it, you don't pay. I do expect BCA to do leaf, branch, debris, etc. cleanup of BCA common areas such as along Genito Road or Brandermill Parkway for example. This should be a required service of BCA and there should be no increase in our assessments for it.
58.	No. I'm ready being charged in my trash pick up for hat service. I don't want to have to double pay.
59.	I would like to see leaf pickup and debris cleanup on the curbside as an option starting this fall.

60.	The leaf pickup and debris cleanup is important for the overall appearance of the community. The cleanup should be able to be accomplished at a reasonable cost considering the economy of scale. I would expect to pay no more than a \$20 increase in annual dues.
61.	I would not be willing to pay more in assessments for this service, especially since in Gleneagles, we already pay for a similar service.
62.	Not necessary in Gleneagles. We already pay for this.
63.	No.
64.	Yes, \$10.00 a month
65.	Leaf pickup should be part of regular functions done by Brandermill along with enhanced litter and debris removal. First impressions are important and nothing reflects community pride more than clean and well maintained streets and common areas. Nothing conveys lack of community pride more than to walk or drive through the neighborhoods and see beer bottles, cans and other trash everywhere. I would support an additional assessment to achieve this.
66.	No I'm not interested. I don't mind taking care of debris cleanup on my own. I also don't think it would be fair to the neighborhoods (Millcrest) with less trees than traditional Brandermill neighborhoods.
67.	No. We feel like this would just generate debris being left in the streets.
68.	No. Use the purchasing power of our community to negotiate a rate just like we do with trash.
69.	Oh no, not another leaf pick up survey. We voted for it before and nothing happend. So I vote for it again! \$30.00 per quarter is reasonable.
70.	I think this is a highly important service offering of the BCA. I've talked to many of my neighbors and they too agree this would add a ton of value to Brandermill. Frankly, I think it would encourage residents to do more yardwork as well as it would be an easier solution to leaf removal. Right now, most residents need to bag their own which is tedious. I would be willing to pay up to \$50 per year if this was passed. If you increased by \$50, certainly you could figure a way to get universal pool coverage and updated pools in there as well.
71.	Yes I would pay more. I pay about 150 in leaf clean up now, so about 150 or less.
72.	No - it's fine now. I mean, if there was leaf pickup and on a per-pickup basis people wanted to pay -- fine. But I don't think it's that much of an issue.
73.	I would be willing to pay more in assessments to cover curbside leaf pickup. It would be a great service to offer!
74.	I think that leaf and/or debris pick-up is the responsibility of the home / business owner. It should not be something offered by the Association.

75.	Very interested. Would be willing to pay \$100 to \$150 more over year for this service. Would want once every two weeksIn the fall and less, maybe once a month the rest of the year.
76.	No.
77.	Yes, we would appreciate this service. I'd be willing to pay an additional \$50 -\$75/year for this to be a curbside service.
78.	<p>Yes, up to \$75/year.</p> <p>I am not aware of any commercial leaf removal service (vacuum truck) available to individual homeowners in Brandermill. In Northern Virginia where I lived all my life until last summer, in recent years we had a truck that came and in 15 minutes the crews were able to make short order of hours and even days of work. It cost me \$75 and was well worth the time saved. Brandermill's leaf issue is even more extreme than most communities around the country due to its unique wooded design. I am confident that home owners (existing and potential) love the trees but hate the leaves.</p> <p>A leaf removal program for homeowners would therefore improve the quality of life by removing this drudgery from each homeowners annual maintenance list. Leaf removal services would be a significant selling point when buying into the community because it would address a major downside of this unique wooded environment. Leaves remain all winter in many curbside areas in the neighborhoods off the main arterial roads in Brandermill. It is unsightly and also can clog drainage.</p> <p>I spent a major amount of time raking in the autumn, again in January, and again last month before it was all up. Sadly I even had our landscape folks blow some of the leaves into adjoining woods so without them it would have been even worse for me. When leaves completely cover ground cover, it kills grass and ground cover, and leaves barren patches which contribute to erosion and stream sedimentation.</p>
79.	<p>I'm interested in both but I think the question is too open ended to give you good feedback. It would help to know what level of service is available for what cost ie...1 leaf pick-up and 1 debris pick-up per year would cost \$X per month, 2 pick-ups would cost \$?, etc.</p> <p>I am concerned now about the amount of yard waste that my neighbors are sending to the landfill each year. Landfill space is too expensive to us for grass clippings and leaves. I'm also concerned about the amount of yard waste my neighbors place along the curb and the BCA staff chips up each year. This is happening in Harbour Bluff several times per year and the whole community should not be paying for this.</p>
80.	I do not feel that there is a need to spend any more money. Why can't we clean up the road or roads that surround our own property? In this kind of economy, there should not be a need to have anything added to our assessments. Our trash service allows extra bagged yard debris, all we have to do is pick it up and fill the bag. I would rather hire the kids down the street to help me so that they can have a job. Better yet, let the kids that are willing to work and live in the neighborhood have free advertising space on the web site and in the paper so people like me can give a hard working kid a job! Wow! What an idea?

81.	I think leaf and debris pickup/cleanup is very important. It would show that we take pride in our community. I also think it would help to entice new people to want to move into our neighborhoods. I think the service would definitely be beneficial and people would be willing to pay a reasonable increase to our current BCA fees, but at the same time with the economy the way it is there are a lot of people who are having a tough time making ends meet and adding more to their BCA fees could send them over the edge.
82.	\$20 per year
83.	I think it is mandatory and most important that the open space in the community be kept up. The neighborhood clean up is great, we should do it more often. The trees in the community are aging, limbs are always falling, we need to have leaf pick up along roads and curbsides. I would be willing to pay a small increase for this but I think most people won't want. Many people are struggling to get by and the thought of any kind of increase frightens them
84.	Good idea. Scheduled pickup would motivate me to keep yard cleaned up - make the job easier. Would like to see proposal of how often and cost. \$5/month?
85.	I would pay a reasonable price for this. (I already pay for this but not all neighbors do.)
86.	Leaf/debris removal - no addition assessment. Tighten the budget elsewhere.
87.	I would like to see leaf pickup. Since the residents are not allowed to remove trees the BCA needs to help with leaf and debris removal. Willing to pay a little more for this service. Not familiar with costs for collection so can't give what I would be willing to pay.
88.	I feel this would be very worthwhile, both in the Spring and in the Fall. This would be especially valuable if the schedule for each section of Brandermill was known so that homeowners and renters would be inticed to clean up their yards prior to pick-up. Many of us are getting older and have bad backs--I can rake or use a blower to clean my yard and driveway, but have a harder time picking up the leaves and debris and bagging them. I would welcome paying \$25 for each time a pick-up is scheduled. I would recommend at least 1 pick-up in the Spring and 3 in the Fall.
89.	We thought we were already getting road debris cleanup. We can take care of our own leaf pickup.
90.	Not necessary and don't want assessments to increase. We own three properties....our votes should be tripled. Thank you.
91.	Yes, whatever the fair assessment would be based on the number of residents in the community.
92.	No, I think this is an individual responsibility. Many homes back up to the woods so leaf disposal is not an issue. Also if you offer curbside cleanup, we'd have to look at piles of leaves and debris in each gutter until they are picked up. This would also further limit street parking which is already limited.
93.	I think that is a high priority that would benefit EVERYONE. I would be willing to pay \$10-\$20 additional in assessments.

94.	<p>I would strongly oppose leaf collection. The city does it for us so why spend our money on that? I understand that currently if there is debris that we collect from the common areas that Brandermill will pick it up. That works fine. And I like the yearly offer of the large bags for cleanup day. I would spend the money on the renovation of the pool areas rather than leaf collection. I would pay an assessment for that. I am unclear if you are suggesting that we get assessed for more cleanup than we already have. I am not seeing a need for that at this time.</p> <p>You did not ask about the Village Mill, but I would make that electronic and save money on that to update the pools.</p>
95.	<p>I definitely think that leaf pickup and debris pickup is needed. Henrico County sucks up leaves for a nominal fee.</p>
96.	<p>If the price was comparable to back yard trash pick up (15.00 per month per house) in some way then yes I would pay extra.</p>
97.	<p>No I would not pay more for this offering. My leaves are on my property and I either bag them or mulch them. I suggest you supply the community with a list of leaf and debris contractors for those residents who want this service.</p>
98.	<p>Great idea. That should be calculated by the NRC and let the residents vote on the proposed costs.</p>
99.	<p>Being Brandermill has more trees than people so I feel leaf pickup and debris cleanup though out is a must. Leaves and fallen branches are to be expected in a wooded area but sometimes the roadside appearance in our community changes from "natural" to "shabby".</p> <p>A few years back the BCA offered a large, biodegradable container to be placed in the neighborhoods for all to deposit leaves and other debris. The container was then picked up and hauled off.</p> <p>I may have missed the initial announcement. Even with getting off to a late start, our neighborhood (Five Springs) was able to take advantage of this service.</p> <p>I think we could have done better with more advanced notice and more time for the container to be available to the residents. Afterwards I realized note by a neighbor to all the other neighbors, telling them of the planned pick-up, could have resulted in more participation. And by "note" I mean something in an envelope taped to the neighbor's front door frame. I don't know if this violates any laws but the personal touch could have an effect.</p> <p>If this program adds a few dollars to our assessments so be it. It would more convenient and cheaper than personally hauling said debris to the landfill and paying their fee.</p>
100.	<p>I would LOVE the leaf clean up of debris. We've bagged over 120 bags each year and taken them to the dump. It would take a huge burden off being able to put them in the front and have someone come and "suck" them up.</p>
101.	<p>YES! \$20/quarter.</p>
102.	<p>YES!!!!</p>

103.	Only if leaves are bagged or covered (tarps?) so they don't blow into the streets & other residents yards and are picked up quickly. Since most of us have trash service that includes leaves, tree debris is more important to me. Not more than \$10 per quarter.
104.	Leaf-Debris: sure. Cost should be minimal.
105.	I think a one time fee would work out better. The last thing we need is to pay more in dues, not everyone would want the service anyway. I personally paid \$120 this year to have my leaves removed, but I'm sure if it was offered as a community as a whole, the price would be alot cheaper.
106.	After reading these, I think the Grinch lives in Brandermill. Is that a logo opportunity? I am in favor of spending the necessary money to keep the community attractive. A dues increase of \$100 for leaf removal and anyone who writes their negative comments in All CAPS should be asked to move.



## Residents Suggestions for Possible Events to Celebrate Brandermill's 40th Annivesary

Based on NRC Survey of May 13, 2013

1.	Will have to think more on the 40th Anniversary Celebration.
2.	Don't select one day to celebrate, best to spread over a number of days so more can take part.
3.	Anniversary picnic at Sunday Park weather permitting. Where families furnish their own picnic baskets and seating. This offers an opportunity for residents to socialize and meet board & committe members.
4.	Perhaps a special recognition of the 40th anniversary at the 4th of July events?
5.	<p>Float boat party! Allow boat owners to dock/tie their pontoon boats together to make a massive on-the-lake party. Kids/volunteers offer rowboat services to and from the boats for bathroom breaks, transportation, etc... Each boat offers their own company, food, beverages, music, and theme.</p> <p>I grew up on a lake in Wisconsin and this was the ultimate summer event growing up as a kid and as an adult!</p>
6.	I'd emulate the current "RVA" logo and window sticker campaign with an appropriate slogan that let's us all take pride in Brandermill and advertise that pride on our cars.
7.	Have a picnic in Sunday park. Fireworks? Contests..games.
8.	Block parties in each neighborhood in the summer. A 5K run to celebrate an official day for the 40th Anniversary. Fireworks and hotdogs.
9.	There is mention that this acknowledgement be part of our 4th of July celebrations. I think this deters from our anniversary. It should be kept separate but publicized through public media.
10.	1 big bash in Sunday Park. Food, live music more than the forth of July thing. Maybe even fireworks. Keep it close. Residents only encouraged to attend. Has anyone noticed the traffic LEAVING Brandermill after the fireworks on July 4th?
11.	Family oriented activities....neighborhood/block parties that allow the families to get out and meet each other.

12.	<p>Activities centered around the lake - a banner across the lake, flotilla of boats lining up show a message, a "water show," contests, music around the lake, etc. After all, we are the only community to feature such a wonderful amenity. However this would entail a great deal of effort on the part of all residents and staff to clean up the lake, particularly the shore, and beautify it to the maximum!</p> <p>I would add to that list a house tour of some of our community's top properties. This could be held in conjunction with area realtor's open houses or not, and be sponsored/organized by one of the area's community service clubs. I know when I lived in Bon Air, the annual house tour drew large numbers to that area.</p>
13.	Dedicate more staff time to activities that bring "us" together (i.e., campout, July 4th parade, etc.) Jennifer does a great job...she needs more help from other staff or volunteers!!
14.	Promote neighborhood cookouts and/or community festival at Sunday Park similar to 4th of July celebration
15.	Not sure when it is, but I'd suggest using the pools somehow. If we don't do something to keep those assets utilized, we Lose a big neighborhood attraction. And I don't even swim!
16.	Gathering similar to 4th of July. Parade, perhaps.
17.	<p>I personally think our 40th celebration should be all about the residents celebrating their community. Therefore, I do not think it should be combined with July 4th, unless the Board is willing to take some steps to protect the community from having an onslaught of outsiders invading our attempt to celebrate our Holiday and our 40th celebration.</p> <p>For years, we have had to contend with outsiders thinking they can infringe upon our community; enjoy our amenities, our food and our celebration.</p>
18.	DO NOT SPEND ANY OF OUR MONEY. DISBAND BCA. SET UP A NON-PROFIT FOUNDATION TO OPERATE THE TRAILS IN BRANDERMILL AND STOP WASTING MILLIONS OF OUR DOLLARS THAT COULD BE BETTER SPENT BY HOMEOWNERS IMPROVING THEIR OWN HOMES. ALLOW EACH SUBDIVISION TO DETERMINE ITS OWN LOOK AND LANDSCAPING. WITHOUT THE TERRIBLE WASTE OF MONEY TO BCA, HOMEOWNERS CAN SPEND MONEY ON THEIR OWN AREAS WITHIN THE GENERAL AREA.
19.	We should have a series of neighborhood meet and share parties.
20.	Fireworks
21.	A weekend of scheduled events similar to Dominion RiverRock... festival, races, other activities... maybe a well-developed beer/ wine expo event at Sunday Park/ The Boathouse.

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22.	Community party @ Market Square or Sunday Park. A display of Brandermill at various stages with the history attached. Music by Brandermill residents or other music. Refreshments. Games, etc. for children related to places in Brandermill.
23.	Picnic on the lake is always a good idea!
24.	Pool parties to be celebrated during the summer at the local swimming pools, open to all residents!
25.	As far as celebrating the 40th anniversary, I would like to see a 4th of July sort of celebration at Sunday Park that includes games for kids, live music, and good old fashioned fun.
26.	Clean up along road ways. Too many debries and dead stuff. Not a vvgood picture for visitors.
27.	Parade, fireworks. some type of update around the community as a mark of the anniversary. I think a more robust enterance with better lightening would help with the communities perception. better lighting of individual neighborhood entrances would be nice. most all new modern neighborhoods have this.
28.	Coordinate celebration events with the BCA Marketing Committee.
29.	Party at Sunday park for residents ONLY. To make some revenue, Brandermill could sell tickets to some sort of a party. I also think t-shirts, Facebook announcements, and contests would be cool.
30.	Gifting all Brandermill residents a pool pass for one year.
31.	Community picnic at Sunday park
32.	Neighborhood parties - fun family events at the pavilions- revitalized pool facilities.
33.	Fireworks for sure
34.	Include it with the July 4th
35.	A boat parade around Swift Creek Reservoir! Of course this would first require boat launch upgrades, especially at the Landing. This would include dredging the channel from the launch to the reservoir, making the launch pad steeper, and adding stone to the parking lot and lanes so the stone edging no longer acts like speed bumps. Obviously, this is a hint that further work is needed at the Landing, especially when water levels are lower.
36.	Weather permitting - a gathering a Sunday Park with picnicing.

37.	<p>I think the block parties (Cove Ridge has a great one) is a good start. Also events like the following may be of interest:</p> <p>(1) Utilize and work with High School (maybe school band or other school activity) to show people new or thinking about the community, what a great education system Brandermill folks have.</p> <p>(2) A morning kick off walk or race/</p> <p>(3) Get an environmentalist (volunteer naturalist) to do some kids stuff at Sunday Park. Could be a hike, exploring fish in water, sifting through sand, etc. Tunes of environmental games and other stuff is available. This could be coupled with tables from Green market folks, Brandermill's men and women's club, etc.</p> <p>(4) Has to be marketed for free in Chesterfield Observer, Richmond.com, etc.</p> <p>(5) Maybe a small sailing race</p> <p>(6) Have the Brandermill Tour Boats out for free rides</p> <p>(7) See if the church wants to host something, maybe a musical event or a bake sale (serve coffee and cakes donated from community) for food bank.</p> <p>This is our community and everyone should be involved in promoting it. None of these things would cost a fortune, would get folks involved, be a selling point for our community. I'd be happy to volunteer.</p>
38.	It would be interesting to interview members of the community who have been here from the beginning years and also children who grew up here and have come back to live here with their children.
39.	A concert at Sunday Park; I think fireworks are too expensive for what you get.
40.	I do not believe this celebration is any thing special. Most historic celebrations are for a much longer period of time. Besides, there is no indication of the cost of this event.
41.	Evening party at Sunday Park.
42.	Community party @ Market Square or Sunday Park. A display of Brandermill at various stages with the history attached. Music by Brandermill residents or other music. Refreshments.
43.	Community concert-family picnic.
44.	Maybe some kind of meet and greet with the Board.