



Budget 2018 Funding the Future of Brandermill

The draft budget for FY2018 is a critical element for determining financial health and direction of the association. The Board of Directors has the responsibility to adopt and manage an annual budget. The budget covers the operational, capital and reserve aspects of the Association; and will set the assessments for that period.

Brisk home sales in the past few years have proven that Brandermill is still a very desirable community. However, in order return our amenities to where they are safe and reflect well on us as a community requires more than a 5% increase in assessments.

The BCA Budget should support a continuous commitment to the maintenance and upkeep of our 984 acres of common area, playgrounds, pavilions, boating facilities, and the preservation of our greatest amenity, the Swift Creek Reservoir. Where do you want to see our community in the next decade?

Drafting of the annual budget is currently in the process by staff and various committees, consisting of residents, who provide input, and review throughout the budget process. Property owners are welcome to ask questions or make suggestions.

Just as the Board and BCA have a responsibility to maintain a strong financial position, property owners have a responsibility to view published documents and attend budget meetings to stay up-to-date on the progress.

Pull out your calendar and decide which meetings you will attend from the schedule below, not all times and places have been decided but updates will be provided as soon as they have been determined.

If you would like to ensure that you have multiple opportunities to see this information please contact the office or go online to www.brandermill.com to sign up to receive the latest BCA news and information.

Residential Brush Pick-up schedule

Zone 2 will be picked up beginning August 14 at 8 a.m. If you see an area that needs our attention, please email pam.etter@brandermill.com or call 744-1035x2001.

Please review the guidelines outlined in the [May flyer](#).

Finance Committee Elects Officers

The Finance Committee elected the following residents at their July 27th meeting.

Chairman: George Lawson
Vice Chair: Vicki Pavlova
Secretary: Wayne Moyer

2018 Budget Meeting Schedule

- August 23, 7 p.m., BCA, Finance Committee Meeting
- September 11, 7 p.m., TBA, Board of Directors Meeting
- September 13, TBA, Finance Committee Meeting
- September 20, TBA, Community Meeting (BCA Management Presentation)
- September 28, TBA, Finance Committee/Board Workshop
- October 2, 7 p.m., TBC, Board of Directors Meeting, Proposed Budget distributed to members
- October 11, TBA, Finance Committee Workshop
- October 25, TBA, Finance Committee and BCA Management generate Recommended Budget
- November 6, 7 p.m., TBC, Board of Directors Meeting, Recommended Budget distributed in Board Packet
- November 15, 7 p.m., BCA, Finance Committee Meeting

Operation Clean Sweep

Many Brandermill properties feature gravel driveways. While the texture and color often times enhance each property, they do require simple maintenance in order to look their best. In addition to removing weeds and aligning timbers or other edging materials, the final touch is raking or sweeping the loose gravel from the street back on to the driveway area. This is possibly one of the easiest and quickest ways to see an immediate improvement to the curb appeal of your home. If you have a gravel driveway, take a moment to stop at the mailbox and evaluate your property for a sweep up.

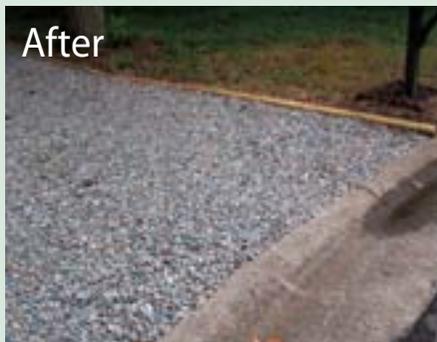
Per Residential Design Standards 11.1.1 (i): "Driveways and walkways are to be arranged and maintained in such a way that parking areas and landscaped areas are clearly defined and easily recognizable and/or corresponding to the site plan on file."

Do you have a neighbor who needs extra help around the house due to age or illness? Why not sweep their gravel as a neighborly gesture? The end results really make a difference! See you around the neighborhood.

The Property Management team is looking forward to neat and tidy gravel driveways. Thank you for your efforts to keep Brandermill beautiful.



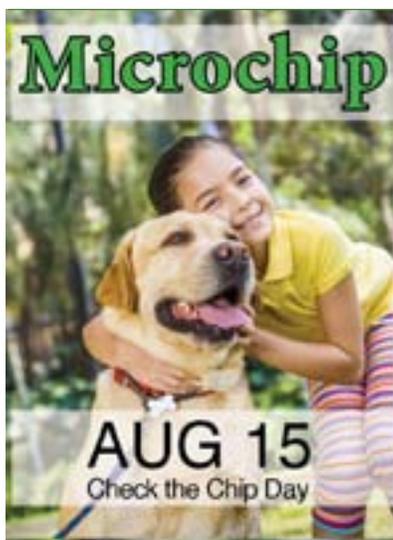
Before



After

Reminder: The BCA office will be closed Tuesday, August 15, 11a.m. - Noon for staff training.

Microchip Your Pet \$49⁹⁹



AUG 15
Check the Chip Day

MICROCHIP YOUR PET

Did You Know?

- 95% of lost pets are never recovered.
- Microchipping is a permanent, painless procedure.
- Microchipping is a simple, safe procedure.

Give your pet the gift of security with a HomeAgain microchip. Lifetime registration is included. Requires no sedation and is virtually painless for your pet.

SWIFT CREEK
Animal Hospital & Pet Resort

Swift Creek Animal Hospital & Pet Resort | www.swiftcreekvet.com | 2284 Colony Crossing Pl | 804-744-9722 | Hours: 9am-6pm

Happenings

Doggie Paddle & Play

Tuesday, September 5, 6-8 p.m.
Blessing of the Animals, 6:30 p.m.
St. Ledger's Pool

Release the hounds! It's that time of year when the BCA opens a pool to our resident pups for swim & play time. All dogs should be dog (and people) friendly, be fully vaccinated and leashed in the parking lot and outside facility areas.



This year Pastor Jim Dunkin from the Brandermill Church will perform the "Blessing of the Animals" at 6:30 p.m. for those who wish to participate.

No reservations are necessary for this free family-friendly event. Bring your camera to capture some truly priceless memories.

To ensure the safety and enjoyment of pet and human friends, the following event rules apply.

- All dogs must be well-behaved.
- Dogs may not go on the slide.
- Dogs must be leashed at all times in the parking lot and outside the event area.
- Owners are responsible for picking up after their dogs

Lion's Club 7th Annual Crab Fest



Saturday, September 16, 3-7 p.m.
Brandermill Church

Eat your fill of Chesapeake Blue Crabs and more at the 7th Annual Crab Fest. The fund-raiser for the BMW Lions Club is held at the Brandermill Church. Tickets are \$30 per person.

The menu includes: Chesapeake #1 Blue Crabs, Jambalaya, Corn on the Cob, Corn Muffin and a choice of Iced Tea or Lemonade.

Visit www.bmw-lions.org or call 804-292-5878 for more information.

About the docks...

At the August 7th Board of Directors Meeting, First Vice-President Nardella gave the following report on docks and buffer zone

As I was the director who moved to table the discussion of Brandermill Docks/Buffer Zone for a month in order to review the information and documents presented to us at the June Board of Directors (BoD) meeting, I feel it is incumbent upon me to report back to the Board my take on the issue.

In many respects, I believe the information presented contained many half-facts, tenuous projections and innuendo that casts aspersions on Board members' motivations. That said, my careful review reveals that:

1. Brandermill docks, both private and community owned, are on lake bottom and not on BCA property;
2. The County has direct legal and regulatory oversight responsibility over docks and the Resource Protection Area

(RPA) [and to a less direct extent the state and federal governments];

3. The BCA has a co-responsibility [and authority] with the County in the RPA;

4. Of the approximately 205+ waterfront properties in Brandermill, 15 docks are permitted by the County out of an estimated citing of at least 79 docks (not counting docks located ostensibly in other developments such as Woodlake, Cambria Cove, Brandermill across Genito Rd., etc.).

5. There is no direct mention of "Docks" in the Brandermill Design Standards—which is the bible used by the Architectural Review Board (ARB) in Brandermill; there is no direct reference to "Docks" in the general covenants or in the Shoreline Buffer Modification

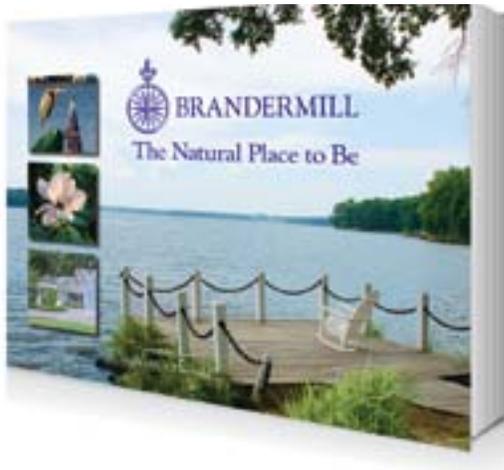
Policy of 2009; and there is no final review completed by the County Planning Commissioner on any policy relating to "Docks."

Based on these facts, I believe it imprudent in the least, and legally dubious at best, for the BCA to undertake any regulatory/oversight/authorization action pertaining specifically to Brandermill docks. A plain, four-corner reading of the available documentation limits BCA authority and responsibility to BCA property, or in other words, "to the water's edge."

I do, however, believe there is a positive way forward in our discussion and combined efforts to be good and conscientious stewards of our #1 amenity—the Reservoir—while at the same time protecting property value and the property rights of our membership.

Without presuming to directly speak for the BoD, the BCA Staff or the general membership of the Brandermill

continued on page 4



BRANDERMILL The Natural Place To Be

By Mary Miley Theobald

The story of a planned community with innovative environmental concepts built into the design and how it survived and persevered against all the odds.

\$34.95 ~~\$39.95~~

Pre-order by mail now
(offer expires on Sept 15, 2017)

Select option:

I'll pickup my order: \$34.95 + \$1.85 sales tax = \$36.80. Pickup at BCA Office, 3001 E Boundary Terrace after December 1, 2017. **Quantity** _____ **x \$36.80 = \$** _____ **total**

Ship my order to me: \$34.95 + \$1.85 sales tax + \$3.12 shipping = \$39.92. Order will be shipped to address below after December 1, 2017. **Quantity** _____ **x \$39.92 = \$** _____ **total**

Send this form and payment by check to Brandermill Book, BCA Office, 3001 E Boundary Terrace, Midlothian, VA 23112.

Name _____

Address _____

City _____ State _____ Zip _____

community, I believe all would agree that we desire and strive for the highest standards of water quality in our lake. While some have intimated that “illegal docks,” re: not permitted docks, are somehow the cause of water quality degradation leading to an eventual draining and repurposing of the Reservoir, our County officials couldn’t disagree more. In fact, the latest County report has determined that our water quality is as high as it’s ever been; that although it has been intimated that our man-made Reservoir has conceivably reached the end of its usable life cycle, the County sees no foreseeable end in sight for this critical water supply and that it will continue to furnish more than 20% of the water used in the County.

This does not mean we have no concern about the general health of the Reservoir. A recent meeting at the BCA with Weeden Cloe and Laura Barry of the County’s Environmental Engineering Department has had their concerns centered mainly on pollutants emanating from 1) erosion, 2) construction, and 3) phosphates. Docks were a negligible consideration. While our waterfront members bear the brunt of responsibility and criticism for some of these problems, the reality is that all 3,700 homes in Brandermill contribute to runoff and storm water concerns as expressed by these officials, as well as Woodlake and the 12+ major community developments in the 61.9 square mile watershed area surrounding the Reservoir. Likewise, being on the eastern side of the lake, Brandermill suffers chronic erosion problems due to the simple wave action against our shore by the prevailing winds. I bring this to your attention because these issues can and should be addressed by the BCA and the community. We have some excellent, although dated, resource materials—such as the Shoreline Buffer Modification Policy—as well as offers of assistance by the aforementioned County officials.

In our recent past, this Board has been accused of micromanaging all facets of the BCA operation. There is no crisis. With this in mind and to move forward toward a beneficial resolution for all our members, I conclude by of-

fering a path by regular order:

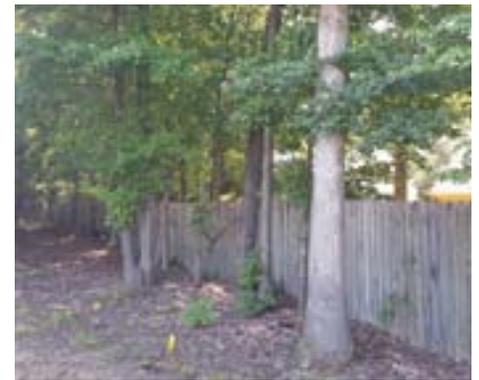
I offer a motion to refer the task of developing a workable, sustainable and unambiguous policy and plan for the stewardship of the Brandermill RPA at the Swift Creek Reservoir to the Community Appearance and Maintenance Committee (CAM) in concert with the Planning Committee with said plan/policy to be presented to the BoD upon completion for ratification. Special at-

tention should be given to accomplishing the best practices and legal attainment of the highest standards of water quality, aesthetics and affordability for the long term while ensuring highest property values and integrity of property rights for all our membership.

This motion was carried and the Board, CAM Committee and staff will work together on the new buffer policy.

Turtle Hill and Millcrest fences get a facelift

In an effort to improve appearances at our entrances, fencing at the corner of Brandermill Parkway and Old Hundred Road will be replaced. Upon completion the Millcrest neighborhood fence along Watermill Parkway will be repaired and re-stained. We expect the work to be completed by early September.



18TH ANNUAL JAMES RIVER REGIONAL

Cleanup

Saturday

September 9

9 a.m.-1 p.m.

Volunteers and Boaters needed!

Register!
jrac-va.org

Kicks off
James River Week

Sponsored by
JRAC
James River Advisory Council



AUGUST 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
		<ul style="list-style-type: none"> H.P. Recycle Day 1 Lucky Foot Walk/Run Club 6:30 pm. SPva 	<ul style="list-style-type: none"> B'mill Recycle Day 2 	<ul style="list-style-type: none"> C&M Mtg. 4:00 p.m., BCA 		<ul style="list-style-type: none"> GREEN MARKET 9 a.m. - 12 p.m., MS 	
6	<ul style="list-style-type: none"> Brush Collection in Zone 1 BOD Mtg., 7 p.m., TBC 	8	9	10	11	<ul style="list-style-type: none"> GREEN MARKET 9 a.m. - 12 p.m., MS 	
13	<ul style="list-style-type: none"> Brush Collection in Zone 2 ARB apps. due for 8/22 Mtg. Wine & Cheese Cruise 6 p.m., BSC 	14	<ul style="list-style-type: none"> H.P. Recycle Day 15 Storytime at the Plygrd., 10:30 a.m. HPCH Lucky Foot Walk/Run Club 6:30 pm. SPva 	16	17	18	<ul style="list-style-type: none"> GREEN MARKET 9 a.m. - 12 p.m., MS
20	<ul style="list-style-type: none"> Brush Collection in Zone 3 	21	<ul style="list-style-type: none"> ARB Mtg. 3:30 p.m., BCA Lucky Foot Walk/Run Club 6:30 pm. SPva 	23	24	25	<ul style="list-style-type: none"> Early Bird BranderBelle Cruises 8 a.m., BSC GREEN MARKET 9 a.m. - 12 p.m., MS
27	<ul style="list-style-type: none"> Brush Collection in Zone 4 CSC Mtg., 7 p.m., BCA 	28	<ul style="list-style-type: none"> Lucky Foot Walk/Run Club 6:30 pm. SPva 	29	30	31	

COMMITTEES: **ARB** - Architectural Review Board • **BHPC** - Brandermill History Project Committee • **C&M** - Communications & Marketing • **CSC** - Community Services **FC** - Finance Committee **HP** - Hearing Panel • **CAM** - Community Appearance & Maintenance • **NRC** - Neighborhood Residents Council • **PC** - Planning Committee • **BCA** - Brandermill Community Association • **BoD** - Board of Directors • **TF** - Task Force

PLACES: **BCA** - BCA Office • **BCC** - Brandermill Country Club • **HI** - Hampton Inn • **HPCH** - Harbour Pointe Clubhouse • **MS** - Market Square **SP** - Sunday Park • **NB** - North Beach Pool • **SL** - St. Ledger's Pool • **HP** - Harbour Pointe Pool • **BSC** - Brandermill Sailing Ctr (SP) **TBD** - To Be Determined **TBC** - The Brandermill Church, Sunday Park • **BR** - Boathouse Restaurant • **BSC** - Brandermill Sailing Ctr (SP) • **WSC** - Waterford Shopping Center **TL** - The Landing at Commodore Point

OTHER: **CHES** - Clover Hill Elem. • **CHHS** - Clover Hill High • **SCES** - Swift Creek Elem. • **SCMS** - Swift Creek Middle • **CHPL** - Clover Hill Public Library **CCTC** - Chesterfield Career and Technical Center • **TFCC** - Thomas R. Fulgham Conference Center (Old Clover Hill High School)

\$ = Charge for event • **R** = Reservation Required • **BRO** - Brandermill Residents Only