



Website: <http://www.brennanestatesassociation.org/>  
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*Happy 2019 Brennan Estates Neighbors*



Annual Meeting – February 13<sup>th</sup>, 2019 – 7:00 PM – Olive B. Loss Library

The Brennan Maintenance Corporation has been serving the community for over twenty years. As you may know, it's an all-volunteer Board of Directors with the members receiving no compensation for the hours our community requires. As a Board, we are responsible for overseeing a multitude of services necessary to maintain the safety and appearance of the Brennan community, which benefits all residents and helps to keep our property values high. This long-standing diligence to keep the community well maintained is the reason many of you purchased homes here. Aiding in the maintenance of home values, most other neighboring large communities utilize a management company to oversee the daily operations such as collection of dues, enforcement of deed restrictions, and common area maintenance.

As it sits, we are one of the few communities of our size still utilizing a volunteer committee. We, as a Board, feel the time has come for us to utilize this type of service since it's becoming more and more difficult for us to consistently administrate the various areas our documents require, such as the number of residents refusing to pay their dues which have started to increase. These delinquencies put an additional burden on the rest of us to absorb the cost of the routine maintenance of our community. Concurrent with increased delinquencies, there has been an increase in the number of homes where the deed restrictions are being ignored. We firmly feel this decreases the value of the surrounding properties and if continued could make the Brennan community a less desirable neighborhood for home resale.

In our due diligence, we contacted several other large communities similar in size and type to the Brennan Community to see the Pros and Cons of hiring a management company and for any references of companies with which they work. Having completed this process, we have selected a local company, Aspen Property Management, for a one-year trial starting April 1, 2019. Aspen currently manages a multitude of communities in our area including Bayberry North, Rose Hill, Shannon Cove, Congressional Village, and Perch Creek. Aspen has the experience to oversee the Brennan community's day-to-day operations and aid in the enforcement of the requirements outlined in our charter, especially dues collection and deed restrictions, as set up by the builder and mandated by the county. Since there is a charge for management services, an increase in dues is necessary. Even with an increase in our dues, we still have lower dues than many of the other communities in New Castle County. Some neighboring communities have annual dues as high as \$600.00.

Please know that we, as your Board, have always worked hard to maintain our community so you can be proud of it while remaining cost conscious. We feel it is time for the next step and hiring Aspen Property Management is that step.

**As we start another great new year, we would like to remind our residents of a few things:**

Any and ALL exterior changes to your home **must first be approved** by the architectural committee.

- A copy of the property guidelines can be downloaded to help guide community members what changes will be approved.
  - If you are unsure of a change you want to make to your home, please contact a board member and we can help.

This neighborhood is **deed restricted** to help keep it beautiful and maintain property values. Please help us by abiding by the rules and regulations that have been set. Deed restriction letters will be sent to homeowners who are in violation. **Deed restriction violations not remedied by the homeowner will now have fines attached** per New Castle County law.

Some of the most common violations are:

- Leaving your trashcans out front, down at the curb, or in plain sight of the street
- Making any exterior changes without approval including but not limited to:
  - paint colors, new doors, windows, siding, shutters, patios or decks and ROOFS
- Parking of commercial or recreation vehicles anywhere within the community including:
  - Trailers, boats, jet skis, work trucks over 10k GVW
  - Note → any unlicensed or untagged vehicles will be reported and towed
- Improper use of portable basketball nets
- Any use of trampolines
- Above ground pools of any sort
- Unattached sheds or storage boxes
- Improper or broken fencing

With spring around the corner, Please take some extra time to walk around your property. Is your lawn unkempt and does your flower beds have weeds? Do you need fresh paint or new trim? Is your sidewalk or driveway cracking? Is your house green with algae and mold? Keep Brennan beautiful by fixing any unsightliness around your home and yard.

We need homeowners to help serve on our board of directors and committees. This neighborhood relies on our board members, so please consider donating your time. Come join us for our monthly meetings. Meetings are open to everyone! (Olive B Loss elementary school -7:00 pm - second Wednesday of each month during the school year)

**Have a safe and Happy 2019,**

**Brennan Estates Maintenance Corporation**

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Please see the enclosed 2018 proposed budget.

**Take a few minutes to send back your budget and board member vote.**