



## SUNDAY PARK OPENS

The Sunday Park Recreation Area will officially open June 15th. All property owners and their guests are welcome to use the facilities. The swimming pool and bath-house, 2 tennis courts, an imaginative playground for kids of all ages, a 15-acre peninsula

park with nature trails and picnic pavillions will be available. Bring your friends with you to Brandermill and enjoy your community.

A calendar will be sent to you regularly featuring special events & parties.

## WATERFRONT DINING

On the edge of the lake, Brandermill's restaurant, will open in late June. Join us for a delicious meal, a stroll on the decks through the woods out to the lake, or a relaxing drink on the back porch in the peaceful shade overlooking the water.

The restaurant will be open everyday from 11 a.m. to 10 p.m. A special lunch for swimmers will be arranged.

The restaurant interior features a rustic, historic Virginia atmos-

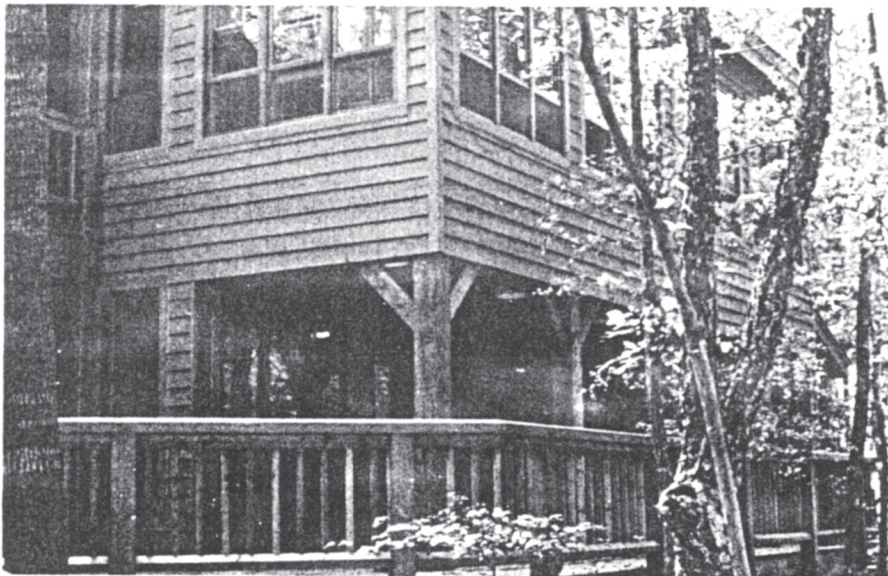
phere with a special sailing theme. Encircling the second level of the restaurant with a sensational view of the water will be a bar. The menu will feature a wide variety of selections including fresh seafood.

Anyone desiring to have a business group or club use the restaurant for a luncheon or dinner meeting should contact Franny Simpson at Brandermill.

The restaurant is open to the public.

### NEW PROPERTY OWNERS

M/M John K. Berry  
 M/M James C. Branyon  
 M/M Ronald E. Cushing  
 M/M George L. Custodi  
 M/M George B. Doggett  
 M/M Alvin W. Dunbar  
 M/M Kenneth J. Dunn  
 M/M Gary Fenchuk  
 M/M William R. Fore  
 M/M Ernest C. Inge, III  
 Mr. J. J. Jewett  
 M/M George H. Labar  
 M/M Clarence E. Lupton, Jr.  
 Mr. Charles McDonald  
 Mr. William S. McNeeley  
 M/M David R. Martin  
 M/M Michael Moss  
 M/M William G. Nokes  
 M/M D. Stuart Orr  
 M/M Alfred Pereira, Jr.  
 Mr. William E. Savage  
 M/M Charles R. Searcy  
 Mr. W. M. Smith, Jr.  
 Somanes Associates  
 J. K. Timmons  
 M/M Paul V. White  
 Mr. Link Wily



*Brandermill's restaurant, overlooks the lake. Facility to open in late June.*

### PROPERTY OWNER'S TRIP

Brandermill is planning a special trip to Sea Pines Plantation on Hilton Head Island, South Carolina, for its property owners and their guests. We will charter a plane, reserve the top choice accommodations — villas in Harbour Town—provide golf and tennis times as well as biking, swimming, etc., plan a seafood buffet and generally get to know each other.

We are working on a special price for the group which we will quote you upon finalizing our plans.

Keep the first two weekends in October available and details will come in the next newsletter.

# ARCHITECTURAL REVIEW BOARD IN ACTION

Seven individuals of various backgrounds and talents have been named to Brandermill's Architectural Review Board. The Board, which reviews and approves all structures built in Brandermill—houses, office buildings, townhouses, stores, restaurants, etc.—provides all property owners with the assurance that aesthetic continuity within the community will prevail.

## Board Members

The members of the Board are a diverse group. All own property in Brandermill and thus share a sincere interest in maintaining the community.

**Mary Shumate:** Property owner, wife, mother, grandmother, artist, Mary has her Masters in photography and is active in the Virginia Museum of Arts. She and her husband, Stuart, have built two homes and lived in more than 25.

**Bill Moseley:** A property owner and architect with Moseley Henning Associates, an architectural/planning/interior design firm, he has his degree in design and his firm has received several awards for design excellence. He is a member of the Virginia Chapter of the American Institute of Architects.

**Charles Shiflett:** Property owner and architect, his work is predominantly in residential structures. Charles served on the Salisbury Review Board.

**Doug Woolfolk:** A local builder with considerable experience in traditional residential structures, he developed River Oaks and is working with Charles Shiflett on Sycamore Square Shopping Area. Doug will be building several built-for-sale homes in Brandermill.

**J. Roy Martin:** Brandermill's Vice-President of Construction and Development, J. Roy has served on the Architectural Review Board for River Hills Plantation, Sea Pines Company's other residential community. J. Roy has had considerable experience in construction.

**Mickey Blalock:** One of Brander-



Architectural Review Board studies tenth set of house plans submitted.

mill's top salesman, Mickey designed and built a home at River Hills with the guidance of the Review Board there. His home has been featured in **House & Home** and **Southern Living** magazines, and he has received over 75 requests for his plans from builders all across the United States.

**Clarke Plaxco:** Brandermill's Director of Community Planning, he is both an architect and planner. Clarke will serve as the Board's chief administrator. He is also available for personal consultation with property owners; the salesman should set this up.

## Review Process

The primary focus of the review process is to review only the exterior design of the homes (color, materials, massing, proportion) and how they relate to the site.

The board meets on the second Monday of each month, but plans must be submitted on or before the **first Monday** of the month. A submittal form must accompany each plan, and this is available through the salesmen.

The process then involves three stages.

1. **Preliminary Approval** is intended to be the most thorough review by the Board allowing any required change to be incorporated into the plans prior to the property owner completing detailed construction documents.

2. **Lot Stake Out** and Review must be completed before final approval is received.

3. **Final Approval** is a check by the Review Board to assure conformance with the preliminary review. Once granted, construction may begin upon receipt of building permit.

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## FINANCIAL NEWS

Last month, Brandermill entered into an agreement with the Bank of Virginia-Central for a \$3 million revolving lot note financing line of credit.

The loan agreement, which extends over a six year period, represents the re-establishment of the lending relationship between the bank and Brandermill which initially began in 1973. The earlier loan was paid last year with a portion of the proceeds from a \$15 million long term development loan from The Equitable Life Assurance Society of the United States.

"The funds from this lot note financing agreement will provide a source of cash flow and will be used to begin new land development work and provide for operating expenses," says Gary Fenchuk, Treasurer of Brandermill.

The loan agreement completes Brandermill's initial major financing needs according to Fenchuk.

# SUMMER ACTIVITIES AT SUNDAY PARK

## CITY CHAMP WILL TEACH TENNIS

Brandermill is indeed fortunate to have Mrs. Gayle St. Clair teaching tennis at Sunday Park this summer.

A property owner and well-known tennis figure throughout the area, Gayle has won numerous tournaments among which are the Country Club of Virginia singles & doubles titles and the City doubles championship.

Gayle has been teaching tennis and working with juniors for the past 5 years and plans to teach private and semi-private lessons for all age groups as well as clinics.

A 35 year old mother of two, she has served as president of the Richmond Tennis Patrons Association for two years.

Gayle will be teaching in July and August. Lessons will be very reasonable in price. Anyone interested should send in the coupon for more information. Limited places will be available.

## SWIMMING LESSONS

Jeannie & Mike Duffer, son and daughter of property owner, Ann Duffer, will teach swimming this summer. They are both winners of numerous races and regional pool competitive events. They have been teaching swimming a total of 5 years and will also serve as life-guards this summer.

They will be scheduling lessons every two weeks for all age groups. Private and group lessons are available Tuesday thru Friday mornings for two weeks for \$15 per person. Send in the coupon if you are interested.

Pool parties are encouraged; any property owner may reserve the pool for a party by calling Franny Simpson at Brandermill.

## ACTIVITY PARTICIPATION

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Please contact me for:

Swimming Lessons       Sailing Lessons       Tennis Lessons

## LAND LOVER TO SAILOR IN 8 HOURS

Sailing lessons will be offered this summer to Brandermill property owners and employees by Mary Powell, an experienced instructor and avid sailor. Herself a property owner, she plans to teach the basic skills of sailing to groups of all experience levels for an extremely low cost in order to encourage use of Brandermill's greatest natural asset, the lake.

## COURSE CONTENT

A wide variety of subject areas will be covered by the course.

- parts of the sailboat and what they do
- how to rig a boat
- how to approach and cast off from a dock or mooring
- sailing theory
- points of sailing (beating, reaching, running)
- changing tacks
- how to trim your sail for greatest speed
- man overboard procedures
- freeing a boat which has run aground
- Rules of the Road
- how to fly a spinacker
- capsize procedures

The course is not only for the novice but also for those who have some experience as a crew but not as much as a skipper, or for those who need to brush up on the fundamentals of sailing.

Graduates of this course as well as other experienced sailors will be able to join a racing course and

competitive sailing program which Mary plans to offer later in the season.

## ABOUT THE INSTRUCTOR

Mary Powell grew up in Grosse Pointe, Michigan where she sailed on the Great Lakes for 18 years. A graduate of Vassar College and mother of 1 young son, Mary has been racing for 15 years and has taught sailing for 3 years. She has won numerous regional sailing championships.

## CLUBS & GROUPS

If your garden club, bridge group, etc. are interested in a special day at Brandermill we would be happy to help you plan it. A luncheon can be arranged in the restaurant or possibly even a group sail on the lake. Perhaps you would just like a change of environment for your meeting or group gathering. For the summer there is abundant shady deck space. Call Franny Simpson at Brandermill with any ideas you may have.

## PENINSULA PARK FOR PICNICS

The 15-acre wooded peninsula with picnic pavillions and nature trails is awaiting visitors. There are 2 sheltered pavillions with tables and grills as well as many picnic areas nestled in the woods. Just follow the nature trail which starts right behind the pool. If you wish to have a special party for a large group here call Franny Simpson to reserve your date.

BRANDERMILL  
Franny Simpson  
P. O. Box 287  
Midlothian, Va. 23113

## BRANDERMILL WINS NATIONAL AWARD

Chesterfield County and Brandermill have jointly received an Environmental Honor Award "for excellence in land planning" from **Environment Monthly**, a national publication. Chesterfield and Brandermill were cited by a panel of judges for their cooperative interaction during the planning and zoning process.

William Houseman, editor of the publication, said the judges were "particularly impressed with the comprehensiveness of the information prepared for the zoning process, as well as the cooperation and interaction of the developer and the county to create a viable and environmentally sensitive com-

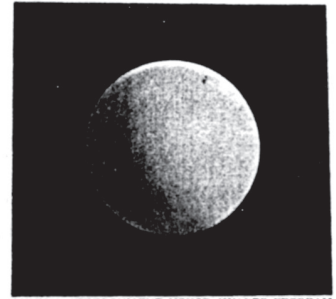
munity in Chesterfield County."

Houseman added that the establishment of an environmental monitoring and management program within the context of Brandermill's master plan was a key factor in the jury's decision.

The monitoring program, a joint effort of Brandermill, Chesterfield County and the State Water Control Board, establishes a cooperative process for planning and environmental control. Its primary feature was the creation of an architectural review board and a professional advisory group to monitor the effects of development and make recommendations to the developer.

According to Clarke Plaxco, Brandermill's Director of Community Planning, "this award is particularly timely as the planning efforts of the past two years begin to become reality at Brandermill. The **Environment Monthly** award is the beginning of national recognition of Brandermill for which Chesterfield County can be justly proud."

Editor Houseman said the award marks the first time that as many as three land planning awards have been received by the same development company, Sea Pines Co. Two other Sea Pines communities, Sea Pines Plantation at Hilton Head Island, S. C. and Amelia Island Plantation near Jacksonville, FL, received similar awards in previous years.



ANNUAL ENVIRONMENT HONOR AWARDS PROGRAM

The Environment Monthly

1975

takes pleasure in recognizing

**Brandermill**

for making environmental excellence

a basic condition in the pursuit

of corporate goals

*In Land Planning*

*William Houseman*

### The Brandermill Newsletter

Editor .....Franny Simpson  
Publisher .....Marketing Department

This is the Brandermill Newsletter which is published every two months and sent to Brandermill property owners and others who share an interest in Brandermill's development. The Newsletter provides a regular update on progress at Brandermill, discusses various issues, groups of people, laws, etc. which may affect Brandermill, and introduces to you the multi-talented Brandermill staff.

The *Village Mill* is a two-way communication device designed to respond to any questions you may have about Brandermill or subjects on which you would like more information. Please contact the editor with any suggestions you have.

**Brandermill,**  
P. O. Box 287, Midlothian, VA 23113, (804) 739-2225

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13  
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Obtain HUD property report from developer and read it before signing anything. HUD neither approves the merits of the offering nor the value of the property as an investment, if any.