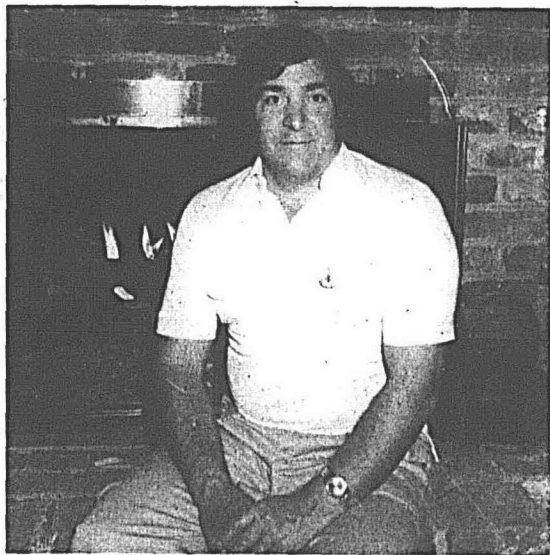




SPECIAL ANNUAL MEETING EDITION 1978

NEW BOARD MEMBERS ELECTED



EARL MCKESSON

Earl McKesson

Earl McKesson is local to this area having been born and raised on a dairy farm in Chesterfield County. He attended Manchester High School and spent summers at V.P.I. in agricultural extension service work. One of the early residents of Brandermill and Winterberry Ridge, Earl has two children including a new daughter, Mary Clare, who is 5 months old.

Earl sells Fords and Mercurys at McKesson Ford in Amelia, Virginia. He was active in the Amelia Chapters of the Jaycees.

Earl is particularly interested in the future, orderly development of our community. He seeks to help the BCA plan for future fiscal needs such as maintenance of open space, bike trails, boating facilities, etc. And he aims to involve property owners in making as many decisions as possible.

Earl's interests and hobbies include gardening, (he is the head farmer of Heritage Farm), sailing, golf, camping, photography, painting and biking. He supervised the construction of his own home which is a Deck House and is a representative of the Deck House Company in this area.

Dan Stevens

A resident of Poplar Grove, Dan was born in Richmond and raised in Hopewell and Richmond, Virginia. He attended Hopewell High School, received his B.A. from the University of Richmond, and then went on to the University of Richmond Law School. He is presently employed as a member of the law firm of Christian, Barton, Epps, Brent & Chappell.

Dan has had experience serving on various Boards of the Bar Association, alumni associations and his church. Throughout all this, he has learned that in order to serve effectively one must listen to all sides of an issue presented, must work to affect compromise when possible and if not to reach reasonable decisions and hold to them.

As a new member to the Board he considers it his obligation to keep assessments at a reasonable level; to be sure that property owners receive the services for which they pay; to require that Covenants and Restrictions are enforced even-handedly with no resident shown preference over another; to represent the position of the residents on all matters; to cooperate and to be available to discuss matters of concern to the community and individual residents and to resolve these matters in a reasonable fashion.

IN APPRECIATION

The BCA Board and members would like to extend their deep appreciation to Past President and Member of the Board, **Roger H. Clapp**. He has worked many long hours tirelessly for the benefit of the community.

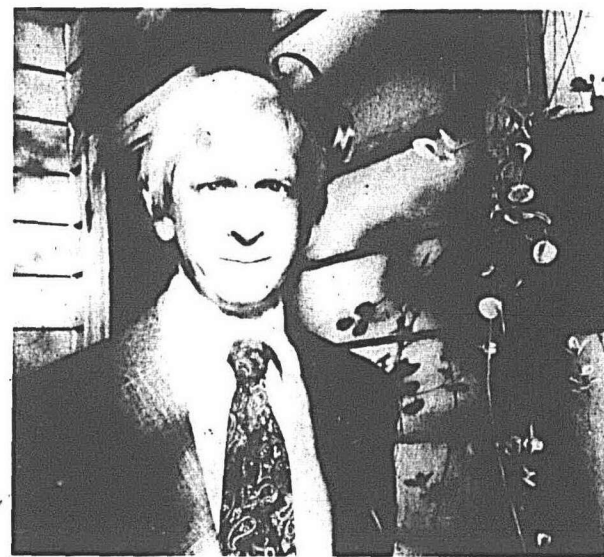


ROGER CLAPP

CHALLENGES FOR THE FUTURE

An important job for the BCA is to reflect on past activities, to assess the strengths and weaknesses and to set new goals for the future. Roger Clapp, outgoing resident member and President of the Board, set forth several challenges to the new Board and the community for the months ahead.

1. The Teens are important members of our community with unique concerns. How can we address these concerns?
2. We need to continue to monitor our maintenance program to be certain it meets the needs of our property owners.
3. What is a permanent long range solution to the BCA needs for a building?
4. What do we do about the dogs?
5. There is no specific provision in the BCA documents for a nomination process. This is an important procedure that needs to be officially established for BCA.
6. Obtaining property owner input and feedback is always an important issue. Communications is the foundation on which BCA is built and needs to be improved upon.



DAN STEVENS

Dan and wife Peggy, and two sons, David and Mark, have been residents of Brandermill since June of 1976 and enjoy golf, tennis, jogging and bridge.

As announced before the election of directors, the Brandermill Company agreed to appoint a resident to fill one of their seats on the BCA Board for a one year period. This means that property owners will be in the majority on the Board several years before the Association documents provided for this. The Company appointed **Craig Kelly** who was elected by property owners as one of the two community representatives to the first Board. Craig, a resident of Litchfield, as an early resident of Brandermill and having served for two years as first Vice President, will be in a position to lend continuity to the Board. It will be the task of the new Board to continue those programs and activities of the Community Association which have proved successful and to look for new ways to handle the continuing areas of concern for the community. They look forward to meeting the challenges set forth by President Roger Clapp at the Annual Meeting (see article, "Challenges to the Future").

OFFICERS

In a recent organizational meeting of the Board of Directors, in accordance with the ByLaws, officers were elected. The following are the Officers of the Board of Directors for the coming year: **Craig Kelly**, President; **Dan Stevens**, Vice President; and **Harry Frampton**, Secretary.

IN RECOGNITION

The BCA would like to recognize **Mrs. Nancy Cook** for her service on the Architectural Advisory Board for the last year. She has worked long and hard on behalf of the property owners at Brandermill to ensure the future of our community.

COMMITTEE MEMBERS

The BCA Committees have all had a busy year. Each committee has done a terrific job, as evidenced by the following accomplishments.

The **Activities Committee** has sought to get a variety of property owners involved in producing functions as well as attending the different events. Three of the most popular events have been the July 4th celebration, the Fall Festival and the March Oldies But Goodies Dance.

The **Administration Committee** has worked hard to obtain separate legal and accounting firms for the Association. This group was also instrumental in the establishment of the 1978-79 BCA Budget.

BCA BUDGET 1978-1979

EXPENSES

Maintenance	73,908
Street Lights	1,503
Salaries	30,398
Security	2,000
Dues/Conferences	1,050
Printing/Xerox	7,200
Postage	1,980
Business Entertainment	700
Auto Mileage	1,225
Office Space	3,500
Office Supplies	2,900
P. O. Functions	923
Annual Meeting	1,000
Insurance	3,000
Legal	7,500
Accounting/Audit	5,580
Telephone	1,400
Equipment/Miscellaneous	2,530
Special Repairs	6,000
Community Evaluation	2,700
Master Charge	4,487
Projected Expenses	161,484
Savings	17,941
Grand Total	179,425

The **Community Relations Committee** held regular meetings to gain resident input and feedback for the BCA Board. They canvassed their neighborhoods to provide a policy for use of the Pavilions. To help new residents feel at home, a Welcoming Committee has been organized with members in every neighborhood.

The **Operations Committee** established a Hot Line for community problems of a maintenance, security or safety nature. To facilitate better relations in our community the group has communicated with builders to solicit their cooperation. And this committee has worked to provide the efficient deeding and maintenance of common property.

The committees and those who volunteered their time are as follows. To each person serving the community sends a hearty thank you.

REVENUES

Projected Revenues

Type A

Lots	49,842
Residences	86,698
Inventory Lots	17,685
	150,225

Type C — Public & Commercial Units

Old Hundred Landing (Sales building, restaurant, etc.)	1,832
Bright Hope (old office site)	256
Brandermill Country Club	3,456
Office Park	680
	6,224

Type D — Unsubdivided I and

Old Hundred Landing	9,725
Bright Hope	6,376
St. Ledger	6,875
	22,976

Grand Total 179,425

Activities Committee

Candi Shoemaker - Chairwoman
Ed Applequist
Pat Clapp
Sue Davis
Rosemary De Paola
Susan Frampton
Barbara Grinder
Karl Kanitz
Bob Katherman
Cathy Martin
Maureen Olson
Peggy Stevens
Howard Zendt

Administration Committee

Ira Littman - Chairman
Ben Greenberg
Dave Heatwole

Community Relations

Sam Lee - Chairman
Bill Akin
Danny Blankenship
Sally Biggs
Dottie Insley
Betsy Nelson
Sam Walker

Operations Committee

Rip Dellaripa - chairman
Vern Akins
Tom Coburn
Mike Ray

The committees will soon be reorganizing. We hope more of our residents will cooperate and serve on these committees, since they help make our community a better place to live.

The Brandermill Community Association Newsletter

Editor Sam McGee
Photographers Dotti Insley
Charlie McDonald
Publisher Brandermill Community Association

This is the BCA Newsletter which is published every two months and sent to Brandermill property owners and friends. The newsletter provides a regular update on progress at Brandermill, and discusses various activities, programs, meetings, and issues which may effect the community.

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

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