

**ASSOCIATION NEWS**

**February 2016**



**HOUSEHOLD CHEMICAL WASTE**

Residents have been leaving PAINT, FLOURESENT BULBS and OIL in the cement area by the dumpster. **DO NOT LEAVE CHEMICAL WASTE for the association to dispose.** On January 27 our maintenance took all items that had gathered here over the past few months and it **COST THE ASSOCIATION \$523.00** to drop these off at the Lee county site! Please take your chemical waste items to 6441 Topaz Court off of Metro in Ft. Myers. **There is NO CHARGE for homeowners to drop off items.** Oil can be disposed of at AutoZone or any auto shop store. PLEASE inform any contractors that you may use of these procedures/requirements. Also if you see someone who is leaving chemical waste by the dumpster, please notify the office.

**FROM THE GRAPEVINE –“Let’s talk mitigation today: Garage Doors”**

**\*The information below concerning insurance savings, applies only if you already have wind resistant windows or storm shutters for each window.**

Now, let’s talk mitigation – Garage Doors

As we see the nail work done in our attics to meet code and save cost for the community insurance, there comes another thought to ponder.

Each of us might save on our own home insurance.

Let me clarify how this comes about – By first having:

1. Garage doors that are wind resistant and approved by Florida Building Code (FL6420)  
Or
2. Regular garage doors with added braces (about \$158 plus installation) to bring them to code.
3. In a four unit building all units must have either number 1 or number 2.

- a) Here’s the reasoning about the above mitigation: The garage doors are important in protecting the roofing. The fact that in Brandywine, the roofs are replaced on a regular schedule and are considered to be in good condition otherwise, we are in good shape
- b) Interesting observation: If preventive measures were taken, for example, all Brandywine dwellings met the garage door and windows code, then Brandywine Condominium Association could see a reduction of insurance cost. A penny saved is a penny earned.

Audrey Murphy

**RESALES – AVERAGE SELLING PRICES**

<b>RESALES</b>	<b>ARCOLA</b>	<b>BRANDYWINE</b>	<b>BROADWATER</b>	<b>HAZELTINE</b>	<b>MEDINAH</b>	<b>TURNBERRY</b>	
2015	35	\$141,700	\$230,000	\$127,055	\$107,566	\$149,600	\$176,500
2014	19	\$136,667	\$242,000	\$121,000	\$96,667	\$124,250	\$160,034
2013	31	\$130,725	\$198,000	\$115,200	\$88,375	\$125,000	\$144,492
2012	27	\$121,333	\$184,125	\$108,700	\$79,000	\$122,475	\$128,071
2011	20	No Sales	\$197,875	\$114,858	\$90,000	No Sales	\$101,120