



# Brae Burn at Sugar Mill

*Community Newsletter*

*March 8, 2017 Issue 1*

## **Welcome to the 1st edition of the Brae Burn Mullet Wrapper!\***

*\*Any number of mostly Southern coastal newspapers containing mostly inane editorial information. They are so poorly written that locales use them primarily to wrap fish like mullets.*

The February 13th Annual Meeting was well received. There were few, if any, continuous issues from owners. Tom Roberson has provided the follow photos of the meeting:



Speaking of Tom Roberson - did you know that Tom personally pays Yes Man monthly to care for the plantings he located in the entry island on Club House Blvd at SR 44? Also, Tom has painted our Fire Hydrants, painted and positioned the "yellow concrete half-balls located at our cart path entrants, has installed water and electric lighting in the loop island across from his home at 170 Turnberry Cir., installed solar lighting at the three Brae Burns entry signs, and many other items of improvements in our neighborhood. Thanks Tom!

The Brae Burns are looking great these days, especially considering the "mess" left by Hurricane Matthews which hit NSB October 8, 2016. Your HOA expended approximately \$26,000 in Hurricane cleanup while avoiding a Special Assessment. At this juncture, the lawns have been fertilized and looking very good and green! Palm trees have been trimmed, and further - a heavy application of mulch applied. Also, the Yes Man is busily cleaning many common areas. WE ARE LOOKING GREAT! HOA Board members are constantly roving the neighborhood checking condition of our grounds and homes.

Did you know? Yes Man crew provides a brief roof report following blowing off the roofs. Be advised, if they find a roof that has soft spots considered unsafe, they will no longer get on the roof for blowing off and cleaning gutters, or if you are one of those owners that have informed Yes Man to stay off your roof for whatever reason, your roof and gutters will not be cleaned. If you wish to see what Yes Man has to report regarding your roof, or you need to provide correction to your email or name we have associated, or this email refers to you as "Brae Burn Owner" and not by name, or if you have received this email and are no longer a Brae Burn owner, complete the following [Form](#) and we will email your report and/or correct your information.

Sugar Mill is seasonal, and Brae Burn is no exception. Many owners have no interest in improving there property over and above what our grounds crew do. However, there are some that take great pride in their homes and yards. For example, Bob



Coldwell, 384 Gleneagles has made great strides improving his yard appearances, we give him an **attaboy** for most improved; see photos below:



*Below reprinted from the Daytona News Journal  
Sunday - Posted May 29, 2016 at 2:00 AM*

## New Smyrna Beach Garden of the Month



▲ HIDE CAPTION

Martha Woods stands in her yard with the Garden of the Month sign. - Photo provided

"Martha and Don Woods' eclectic garden at 378 Gleneagles Drive in Sugar Mill was selected as the Garden of the Month for May by the New Smyrna Beach Garden Club. The yard reflects a whimsical style with kinetic sculptures and animal statues tucked among a variety of ferns, potted petunias, nan Dina, orchids, and other splashes of color. The garden also features mature pineapple palms, crape myrtles and pines."

And... there are many more owners doing good things to improve the appearance of the Brae Burns. Looking around the community I see many very nice looking yards. Please submit your own yard or look around your neighborhood and send us photos and information for inclusion in future additions of the "Mullet Wrapper".

Did you know that Brae Burn has an official [website](#)? The mission of our website is for it to be an owner asset. The website has both a public and a private side. Items like SMA & Brae Burn DCC&Rs, external links, a discussion forum, etc. are public. BB meeting schedules/minutes, annual budgets and audit reviews, owner directory, contact numbers or emails, etc., are private and you must be logged-in, as an owner, to view and/or download documents. Your privacy is protected as only information you post to your profile is visible to other owners and none to the public. At this time, only 23 members are subscribed to the website email list and 18 others are registered to use the website; but, are not subscribed so we can do email blasts notifying owner of newsletters, new meeting schedules, meeting minutes, etc. Until most owners are on-board with the website, its usefulness will be limited. Please join in, it's a good way to keep up to date, especially while you are away for the season.



**NEIGHBORHOOD LINK**  
Your Community Connection  
New Smyrna Beach, Florida 32108

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# Welcome

## Brae Burn HOA

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Official Brae Burn HOA Website for Homeowners



### Brae Burn Community

The Brae Burn Golf Villas, of Sugar Mill Country Club & Estates, consists of three subcommunities - BB 1, 2, & 3; all including three model sizes ("A" is one Br, 2 Ba, Den/Br, and 1 car + golf cart Garage, "B" is two Br, 2 Ba, 2 car Garage, "C" is two Br, 2 Ba, Den/Br. and 1 car + golf cart Garage), although many have been extensively enlarged/remodeled. The Brae Burns all are interconnected with each other and the remainder of Sugar Mill by extensive cart paths. Each Brae Burn subcommunity has a community pool, the Brae Burn 2 pool is seasonally heated. Landscape maintenance service and exterior pest control is another feature of each of these Residential Planned Unit (RPUD) areas.

Sugar Mill Country Club & Estates is a deed restricted gated residential community comprised of over 800 single family homes, villas and condominiums and is located just 10 miles south of Daytona Beach, FL. A short 15 minute drive takes you to the Inter-Coastal Waterway (ICW) and the beautiful pristine beaches of New Smyrna Beach.

The Sugar Mill Association, Inc. (SMA) is the governing body of our community, of which all property owners are members, and was formed to oversee adherence to our Declaration of Covenants, Conditions and Restrictions (DCC&Rs) to enhance the beauty and value of our community.

The main entrance gate to Sugar Mill is guarded 24/7, and there is an additional residents-only, sticker-required entrance gate. A nightly roving patrol provides an additional security measure for the community.

Property Owners are eligible, but not required, to join the recently renovated world-class Sugar Mill Golf & Country Club (SMCC) located within our gated community. SMCC offers a wide array of activities including: 27 holes of Championship golf; a multi-million dollar Club House that features three separate dining areas for formal, casual and sports bar dining; tennis courts; pool and fitness center. To learn more about the SMCC, visit: [www.sugarmillcc.com](http://www.sugarmillcc.com).

**Our Info**



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**Membership**

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**Calendar**

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**Pages & Links**

**Documents & Pages**

[Photo Gallery](#)

[BB Declaration of Covenants, Conditions and Restrictions \(DCC&Rs\)](#) 

[Brae Burn Original Floor Plans](#) 

[SMA DCC&Rs](#) 

**External Links**

[City of New Smyrna Beach](#) 

[Utilities Commission New Smyrna Beach](#) 

[Florida Public Utilities - Natural Gas](#) 

[New Smyrna Beach Visitor's Center](#) 

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**Discussions**

At the March 13th BB BODs meeting, a suggestion was made by an owner regarding the establishment of a Beautification Committee comprised of interested Homeowners. Many of you remember that we had a Beautification Committee going a few years ago that put in the plantings at entry of each of the three Brae Burns. They did some nice work but were disbanded because of lack of support from the then-president. Perhaps it's time to give it another go as times have changed for the better. Martha Woods has agreed to host an organizational meeting of those interested in participating; contact her at 386-428-2183 or [marthawoods40@gmail.com](mailto:marthawoods40@gmail.com).

The pool at BB2 is now heated for the spring season. All pool rules as posted are in effect and should be monitored by all BB Homeowner's.

Until next time.... your author and publisher.

Membership in the Brae Burn website is private.

[Request membership access.](#)

#### UPCOMING EVENTS

[April](#) Board meeting:  
April 10, 2017 at  
1pm. There is limited  
seating available so if  
you wish to attend  
please contact Bob  
Lack.

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