



# **A Guide for Residents and New Members of the Community of Brandywine Hills**

Wilmington, Delaware





# Introduction

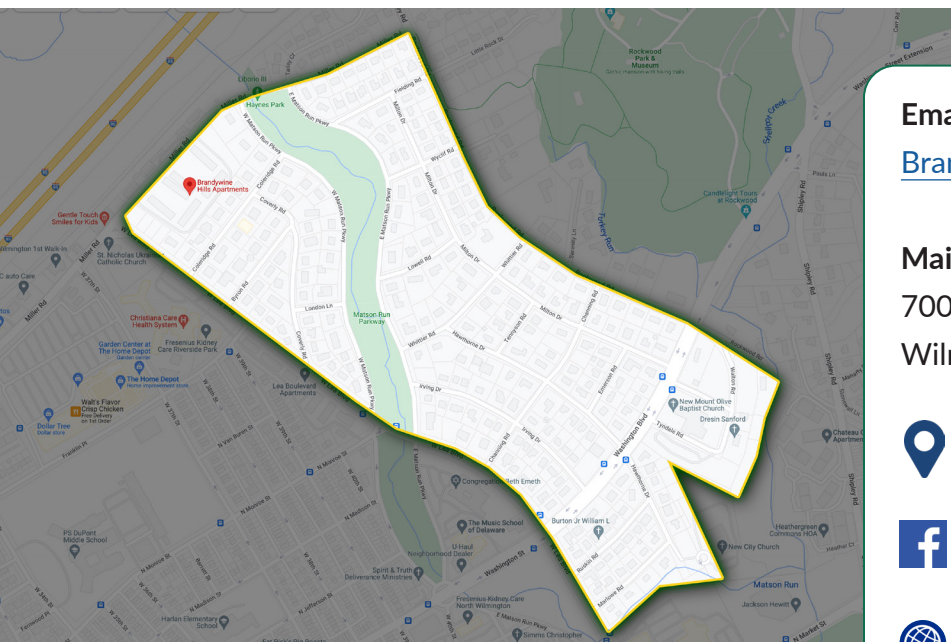
## Established 1933

The neighborhood of Brandywine Hills is comprised of approximately 260 single-family residential properties and is situated in the northern most section of the City of Wilmington. Each home in our community is unique in design and thought. Most properties are owner-occupied with just a few listed as rentals. The population of Brandywine Hills is approximately 1,200. Our community's boundaries are Miller Road to the west, Rockwood Road to the north, Marlowe Road and Walton Road to the east and Lea Boulevard to the south. The City government's boundaries end and the New Castle County's government's jurisdiction begins from the middle of Miller Road east and from the middle of Rockwood Road north.

The streets in our neighborhood are named after world-renowned writers, authors, poets, lawyers, and abolitionists such as Ralph Waldo Emerson, Lord George Byron, John Greenleaf Whittier, Alfred Tennyson, and Nathaniel Hawthorne. Some of the people for whom streets are named in Brandywine

Hills were associated with what was known as the American and European Romanticism Movement of the late 18th century to the mid-19th century. The writing themes of this period were often about the common man, one's senses, emotions, and feelings, an awe of nature, the celebration of the individual and the importance of imagination.

Brandywine Hills is a special place to live, where residents enjoy the quiet of nature and the convenience of the city. Neighbors care about each other but respect each other's privacy. We are a diverse community. The neighborhood has direct access to the Delaware greenway and a defining feature is the Matson Run Creek and the heavily wooded rolling terrain. Brandywine Hills is home to two of Wilmington's most treasured cultural institutions, the Wilmington Drama League and the Wilmington Music School, and right next door is the Rockwood Museum and Park.



### Email address:

[BrandywineHillsDE@gmail.com](mailto:BrandywineHillsDE@gmail.com)

### Mailing address:

700 West Matson Run Parkway  
Wilmington, DE 19802



[Brandywine Hills, Wilmington, DE 19802](#)



[Facebook.com/groups/brandywinehills](https://Facebook.com/groups/brandywinehills)



[NeighborhoodLink.com/brandywine\\_hills](https://NeighborhoodLink.com/brandywine_hills)

# Our Purpose and Mission



## In Brandywine Hills, we believe in:

- A community that is welcoming and supportive of all people
- Creating opportunities for bonds and connections among each other
- Identifying and solving problems together
- Strong, effective, and useful communications
- Promoting a strong and prospering neighborhood and City that protects and enhances property values
- Upholding the BHCA Deed Restrictions and adhering to the community association bylaws
- Holding elected and appointed government officials accountable for providing taxpayer-supported services to our neighborhood, especially regarding public safety, sanitation, cleanliness and the maintenance of streets and green public spaces
- Supporting a vision for our community that will further increase the pride we feel for our community as well as the City of Wilmington.

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## Neighborhood Governance

Our neighborhood is governed by elected Officers (President, Vice-President, Treasurer, Secretary and Assistant Secretary, and Members of the Board of Directors of the Brandywine Hills Neighborhood Association (BHCA). Property owners are asked each year to become a member or continue as a dues-paying member (\$50.00 annually) of the BHCA. The dues fund BHCA liability insurance as well as various community activities and support, when necessary, the enforcement of BHCA deed restrictions which were originally adopted in 1939, and the BHCA by-law provisions. Community Association general meetings are held four times a year on the fourth Thursday in January, April, July, and October. Board meetings are held a few weeks prior to the General meeting and when needed.

The current BHCA President is John Rago ([rockthecity@aol.com](mailto:rockthecity@aol.com)), the Vice President/Treasurer is Jonathan Neumark, and the Assistant Secretary is Aaron Baker. The current members of the BHCA Board of Advisors, who advise and provide guidance to the elected officers, are Fritz Petit, Rob Harris, Nnamdi

Chukwuocha, Paris Dupree, Steve Anzulewicz and Martha Narvaez. Ellen Casson is the BHCA's email and newsletter communications coordinator.

Currently, BHCA officers are elected to serve a two-year term. The BHCA Officers and the appointed Board of Advisors govern according to the dictates of the community deed restrictions adopted in 1933 and by-laws which were created in 1989 and last updated in 2021. In addition to the appointed Board of Advisors, which assists and advises the elected officers, there are other appointed committees which include the Property Committee, which reviews plans for home additions/revisions, fences, storage sheds, etc. to ensure compliance with the Deed Restrictions; the Beautification/Median Committee which primarily manages the maintenance of the medians along Washington Boulevard, a gateway to our community; the Welcome Committee which contacts new property owners or renters to introduce them to our community; and the Special Event Committee which organizes and manages various activities such as the annual fall BHCA picnic.

- For BH deed restrictions, click [HERE](#)
- For current by-laws, click [HERE](#)
- You can easily pay your \$50.00 dues (each January) via Zelle or PayPal using BrandywineHillsDE@gmail.com as the target address. A check may also be mailed to or dropped off at 601 East Matson Run Pkwy, made out to BHCA.

# History of Brandywine Hills and the Neighborhood Association

The earliest records of the Community Association, and, of our neighborhood itself are associated with the "Deed Containing Restrictions, Easements, Covenants, Conditions of Brandywine Hills, Wilmington Delaware." It is dated on the 19th day of September 1933, by and between Brandywine Hills Incorporated, a corporation of the State of Delaware, and Charles W. Gooding, Jr., of the City of Wilmington, New Castle County. Mr. Gooding was born in 1886 and he lived around the time of the deed origination at 4500 Washington Street. The first record of activity on the part of our Community Association is in a letter, May 22, 1944, to property owners asking their approval of a deed change to allow the Packard Motor Company to build a large automobile showroom on the Northwest corner of Market Street and Lea Blvd. The author of the letter, H. P. Corson, President, comments that the sale would benefit Brandywine Hills, Inc., because the corporation's assets consist "essentially of vacant land completely frozen for nearly three years." The sale would furnish substantial cash and "keep the corporation in good standing through the war period."

There are letters and newspaper articles about the Wanamaker Department store trying to get a permit to build a store at 38th Street, Matson Run Parkway, and Lea Blvd. Most of the articles and letters are

dated August through November 1947. The Ninth Ward Owners Association, of which our Community Association was a member, opposed the site. C.C. Gerow was the Chairman and our President, H. P. Corson, was the Chairman of the Zoning Committee. As many of us know, the Wanamaker Department Store was not built on this site but was built at the Augustine Cut-off location. It is also noted in a letter of November 20, 1947, that Mr. Gooding was forced to relinquish control of the tract, and that a planned marketing program was needed to promote Brandywine Hills as a good location for a home.

The next bit of information is a Morning News clip dated December 12, 1948 and titled "Ranch Homes Planned for Brandywine Hills." The article announced a buyer for approximately four acres. At least a dozen \$25,000 ranch houses were to be constructed. The plot, called section F, was bounded by Rockwood Rd., Miller Rd., and Matson Run Pkwy. Representatives of Harry H. Rosin Company, 836 Tatnall Street, were the selling agents for the Philadelphia-based interest that owned the plot. This was published in the newspaper because the seller requested an extension of the City sewer lines to the area where the new homes were to be built.







# City, County and State Government Information



Brandywine Hills (BH) is subject to laws, policies, taxes and fees, adopted by the governments of the City of Wilmington ([www.WilmingtonDE.gov](http://www.WilmingtonDE.gov)), New Castle County ([www.NCCDE.org](http://www.NCCDE.org)) and the State of Delaware ([www.delaware.gov](http://www.delaware.gov)). Wilmington is governed by a Mayor and Council, NCC is governed by a County Executive and Council and Delaware is governed by a Governor and General Assembly. Brandywine Hills is in the 1st District for purposes of identifying our local council, senate, and state house district members.

The Mayor of Wilmington is Mike Purzycki ([mspurzycki@WilmingtonDE.gov](mailto:mspurzycki@WilmingtonDE.gov), 302.576.2100), the 1st District City Council Member is Brandywine Hills resident Linda Gray ([lmgray@WilmingtonDE.gov](mailto:lmgray@WilmingtonDE.gov), 302.576.2140), and there are four At-Large Members of City Council who represent residents citywide. They are Maria Cabrera ([mdcabrera@WilmingtonDE.gov](mailto:mdcabrera@WilmingtonDE.gov)), James Spadola ([jnspadola@WilmingtonDE.gov](mailto:jnspadola@WilmingtonDE.gov)), Loretta Walsh ([lwalsh@WilmingtonDE.gov](mailto:lwalsh@WilmingtonDE.gov)) and Al Mills ([lhills@WilmingtonDE.gov](mailto:lhills@WilmingtonDE.gov)).

Delaware's Governor is John Carney ([www.Delaware.gov](http://www.Delaware.gov)) and our community is represented in the Delaware State Senate by Sarah McBride, and in the Delaware State House of Representatives by Brandywine Hills resident Nnamdi Chukwuocha ([www.legis.Delaware.gov](http://www.legis.Delaware.gov)). The County Executive is Matt Meyer and our community's county council member is nearby neighbor Penrose Hollins ([www.nccde.org](http://www.nccde.org)).

The City of Wilmington provides all our community's essential services such as police, fire, the collection of trash and recyclables, a parks system, recreational programming, water purification and sewer services, zoning to guide and govern growth, urban planning, and property inspections. You can access all City government departments and offices, request a service or ask for information, or file a complaint through the Wilmington Customer Service Center by either dialing 311 or accessing 311 online at <https://www.wilmingtonde.gov/residents/311>.

# Area Schools and the Education of Children

The Brandywine Hills community is in the Brandywine School District of the State of Delaware's public school system. Link to the District website: [www.brandywineschools.org](http://www.brandywineschools.org). The Brandywine District has its own local Board of Education. Its members are elected. The District is also governed under the mandates of the Delaware Board of Education. The local feeder school for our neighborhood is the P. S. DuPont Middle School. It is a top tier STEAM school (Science, Technology, Engineering, Art, and Math) and is among the best performing in the state. Nearby Mount Pleasant High School (5201 Washington Street Extension) is an International Baccalaureate High School and is among the state's best high schools as well as being ranked nationally. Use this link to

learn more about the school feeder patterns for your children based on your address:

[www.brandywineschools.org/Page/114](http://www.brandywineschools.org/Page/114)

The taxes you pay to support the Brandywine School District are determined by the Administration and Board and are voted on by district residents during a public voting referendum which is held whenever the district needs property owner approval of new taxes. The school tax is collected annually as part of your New Castle County property tax bill. The County collects the school tax for the district but does not have a say in the operation of the district. The City of Wilmington's annual tax bill is for City property taxes only. The City does not have its own school district and has no constitutional authority related to the education of children.

## Sanitation Collection Services from the City of Wilmington

- Trash is collected on Monday mornings
- Recyclables are collected on Thursday mornings
- Yard waste and leaves, when placed at the curb in paper bags, not plastic, are collected on Wednesdays
- The City also provides special trash pick-ups. Dial [311](tel:311) to request.
- The City of Wilmington provides each property owner with a FREE trash bin and a FREE recycle bin. If you need one, dial [311](tel:311).
- Sign up for City News and Information at [www.WilmingtonDE.gov](http://www.WilmingtonDE.gov) to be informed when collection days are changed due to weather or holidays

## Public Safety Services from the City of Wilmington

Police and Fire emergencies, dial 911  
Police non-emergencies, dial 302.654.5151  
Wilmington Police Confidential Tip Line,  
dial 302.576.3990 Fire Prevention and Education,

Office of the City Fire Marshal, dial [311](tel:311)  
Crime Stoppers, dial 1.800.TIP.3333

## Actions of Responsible Property Owners

- You must contact the neighborhood association ([BrandywineHillsDE@gmail.com](mailto:BrandywineHillsDE@gmail.com)) if you plan to expand your home's footprint or wish to add amenities such as a fence or utility shed. The association has a duty to ensure compliance with community deed restrictions. You will also need to obtain all appropriate permits from the City of Wilmington and may be required to submit plans or drawings to the City. It will be helpful if you can share the same documents with the BHCA.
- Always walk your dog using a leash; animals are prohibited by City and State laws from being off the leash. Dog owners are also required by law to pick up and dispose of animal waste in an appropriate manner.
- The dumping or discarding of any materials (even yard waste) in the wooded or natural habitat areas throughout the BH community is prohibited.
- State law requires that door-to-door solicitors display an ID. Please take precautions when opening the door to unfamiliar solicitors.
- Please lock your vehicles on your property and do not leave valuable items in your vehicle. Avoid car theft and damage to your vehicle. Theft from vehicles is one of the most common crimes and most times it happens, it's due to owner negligence.





# History of the City of Wilmington

The City of Wilmington, like most eastern cities, has been evolving for over 350 years. After periods of Swedish (1638), then Dutch (1655), then British (1664) colonization, the area stabilized under British rule (with Quaker influence) and was granted a borough charter in 1739 by the King of England which changed the name from Willington (after Thomas Willing, the first 'developer' of the land who organized the area in a grid pattern like Philadelphia) to Wilmington, presumably after Spencer Compton, Earl

of Wilmington, a favorite of the King. From the granting of the charter until the Revolution, the town developed steadily into a prosperous business and residential community. During the Revolution, Wilmington's milling industries, geographic location, key leaders, and resources made Wilmington particularly strategic. For more about the history of Wilmington, here is a link to the Wilmington, Delaware Wikipedia page:

[https://en.wikipedia.org/wiki/Wilmington,\\_Delaware](https://en.wikipedia.org/wiki/Wilmington,_Delaware)

