

John Doehrman

From: John Doehrman
Sent: Friday, February 16, 2018 3:23 PM
To: John Doehrman
Subject: February Property Manager Report

February 2018 Property Manager Report

Good afternoon, as we begin 2018 I will be reviewing some of the basic covenants and guidelines that may be familiar to many but may be new to others. I will also be covering much of what's new and exciting at Britton Falls.

Did you Know?

- **Animal Waste**- The owner of every animal shall be responsible for the removal of any feces deposited by his or her animal on public property, public walks, public parks, beaches, recreation areas or private property of others. Owners of service dogs may be exempted from this section.
- **Fishing**- Remember if you are fishing in our stocked ponds, all fish that is caught is “catch and release”. No fishing license is required to fish in the ponds at Britton Falls per the DNR.
- **Solicitation/Strangers**- Here are a few reminders about soliciting in Britton Falls, and how you should follow up on any concerns you may have. All solicitors must have the permit to solicit visible at all times during their time on the property. They cannot stop at any home with a “No Soliciting” sticker posted visible to the solicitor. If a person’s sole purpose is to deliver flyers they do not need a permit and their actions are not restricted by our solicitation ordinance. Therefore they would be permitted to approach houses with a “No Solicitation” sticker to attach the flyer to the front door. The definition of solicitation refers to soliciting funds and/or selling commercial products, service or property... The people delivering the flyers would also be permitted to start a consensual conversation with someone if they found them outside or in a public setting. If you have any concerns with someone that is in the neighborhood contact the Fishers Police department at 317 773-1282 or use the Fishers Crime Watch app on your cell phone.
- **Spring Clean Up**- Spring clean up begins on Monday around the homes, this is a good weeding and clean up of the beds before the mulch goes down. There will be no cutting back of flowers/bushes; however the grasses around the utility boxes will be cut down.

- **Painting-** Painting of the Billiards room and the Arts and Craft room has been completed, results were excellent. Be sure to check it out!
- **Roomba in the Villa-** A suggestion that was made in the last AC meeting was to get an automatic vacuum to run over the solid surface flooring in the Villa. Welcome Neato, you may see it running around the Villa when you are there.
- **LED Lights-** We have converted at the Chateau all the high bulbs and chandelier lights to LED, by the end of March the remainder of the can lights will be converted and then we will work on replacement of the florescent lights(such as the ballroom).
- **Showers-** As we work to improve the performance and consistency of the showers in both the men's and ladies locker rooms here are the steps that we have taken to eliminate the concerns:
 - Raised the temperature of the water heater,
 - Turned up the circulator pump to increase the water volume,
 - Replaced all the shower heads with adjustable heads to increase pressure.

Plumbers will be back on the 21st to reevaluate the valves and take needed steps to maximize the performance.

- **Villa Plumbing-** Have reached out to the plumbers to submit a proposal to install a circulator pump to continuously move the hot water from one end of the building to the other, getting water to the kitchen and restrooms in a timely fashion
- **Drinking fountains-** The drinking fountain at the tennis court is completed and will be turned on in the spring for use. We have reached out for quotes for the two drinking fountains at the outdoor pool. Those will be installed and in service by the time the outdoor pool opens.
- **Villa Acoustics-** We have received two bids for professional installation of acoustic panels for the Villa. These have been submitted for approval. We will update the progress.

Have a great weekend!

Thank you,

John Doehrman