

July 2018 Property Manager Report

Irrigation Blitz

Progress is coming along well on the irrigation system check, and identification. This will continue into next week and be completed by week's end. We are welcoming volunteers to help with this, if you would like to help we will be meeting at the Villa at 8:00am on Monday morning. Thank you to all the volunteers that have help make this successful.

Caliber Web

For anyone trying to sign up to use Caliber Web remember, you must first create a password and log in using your 10 digit HOA account number. That will give you access to the application. Remember Caliber Web is not intended to be used for home or construction issues, those still have to go through the Pulte Customer Care line at : 877 785-8348

Architectural Applications

Thank you to all the homeowners that have submitted applications to make improvements to their home and property. One of the key items that some homeowners have not been able to locate is the Surveyors Plot Plan. This is a key item to help identify easements and to show the area of the desired change. If you are unable to locate this item please let me know, this is a requirement of the process.

Waterfall

We are working to get a Noblesville company approved to work at Britton Falls to identify the reason for a lack of pressure with the water falls, allowing us to restore to a higher standard of performance. We will keep you updated as we proceed through this.

Sidewalk Repair

Sidewalk repair will begin July 30th. As mentioned, this is actual sidewalk replacement and will address areas that present actual hazards to the homeowners as they walk through the community. The areas that are being repaired are ones that were provided by Brad DeReamer or submitted by homeowners and reviewed for safety. Please continue to submit your concrete repair concerns, to allow us to get on a list for future consideration.

Mold/Algae Growth

Many Homes in the Britton Falls community are showing signs of mold/algae growth on their siding on one or more sides of their home depending on the direction it is facing.

. Unfortunately, it often happens and is something that is required to be maintained on a regular basis by the homeowner. Here are some tips on removing it:

70% water, 30% white vinegar makes a great all-purpose vinyl siding cleaner that removes light mold and mildew stains.

For a stronger solution, mix together one-third cup powdered laundry detergent; two-thirds cup powdered household cleaner, one-quart liquid laundry bleach and one gallon of water.

If you are concerned about landscaping, use a vinyl siding cleaner solution comprised of one gallon of water mixed with one cup oxygen bleach in a bucket. The oxygen bleach will clean the vinyl without damaging your landscaping.

Simple Green offers an environmentally friendly cleanser that is specially formulated for use on vinyl and aluminum siding, stucco, terra cotta roof tiles and painted wood. The non-toxic biodegradable concentrate can be used manually or with pressure washers.

General household cleansers (e.g., Fantastik, Murphy's Oil Soap, Windex and Lysol) can be used on tough dirt and stains, and including those created by top soil, grass, grease, oil, rust, crayon, ink and bubble gum. Rust stains may be removed using products designed for this purpose (e.g., Super Iron Out and Instant Rust Out).

There are a number of contractors that will "power wash" the side or sides of your home, always be sure to check the credentials of the contractor before allowing them to do the work.

Now is a great time to take care of this issue. Please let me know if you have any questions.

Have a great weekend

John Doehrman

