

June Property Manager Report

1. **Garden Progress-** The Garden area has been turned over to the Garden Club for laying out the garden plots. Thank you for the help gardeners! More information to come.
2. **Muskrat and Fox Reporting-** We have not received any Muskrat reports recently, **but remember if you do see any report them to Brad or myself** . We have received reports of Fox sightings in the community, it is important to remember with fox sightings not to leave pets unattended outdoors. We have investigated using trappers for the fox reporting, the going rate is \$100.00 per day. We are contacting the DNR for additional information.
3. **Pool Area Sun Screening-** We have completed the solar film application in the indoor pool area and now are working to get a screen to cover the top windows facing Del Webb Parkway during classes or volleyball competitions .
4. **Pond Shoreline-** All damage and repairs that are related to the Muskrat activity are still planned for repair.
5. **Fishing-** Remember if you are fishing in our newly 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.
6. **Irrigation-** With the hot and dry weather we have had the past week irrigation work orders and emails have been extremely busy. All submitted work orders and emails are being completed as quickly as possible. Please communicate any needed repairs via Caliber Web or email, to allow us the ability to follow up.
7. **Villa update-** I’m sure everyone has noticed the progress on the Villa; much hard work has been invested by the Management Team and the Advisory Committee to ensure the results are the desires of the Britton Falls Homeowners. Great progress!
8. **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.
9. **Pet Waste Stations-**We have added two new stations in the general area of the Villa as well as adding a second container to two other stations. I apologize for any inconvenience during the vendor change, we should see positive service advantages going forward.
10. **Trash Day Change-** Well I hope everyone remembered to put their trash out for pick up on Thursday, remember the first Thursday recycle day will be on the 29th of June.

Did you Know ?

Outdoor Pool is up to temp and ready for swimming!

Please Follow rules listed below!

Britton Falls Pool Rules

1. Lifeguards ARE provided for the indoor pool facility ONLY. However, all persons using the pools or pool areas do so at their own risk.
2. No person may use the pool or spa unless it is officially open and a life guard is present.
3. The pool manager or lifeguard on duty has the authority to enforce the rules and may remove any patron who violates them.
4. Smoking is not allowed anywhere in the facility or the outdoor or indoor pool or pool areas. The Community Board reserves the right to designate specific outdoor areas as non-smoking by posting appropriate signage. Refer to Section 7.4 page 9 of the Rules and Regulations.
5. ONLY employees are allowed in the staff rooms, filter room, mechanical room, storage room or offices.
6. A homeowner must accompany all children at all times during Children Hours. Homeowner and children must be together at the same pool or pool area. Children are defined as anyone less than 19 years of age.
7. NO diving allowed in the outdoor pool or indoor pool!
8. NO floatation devices allowed in the pool with the exception of approved safety devices attached around the waist or water wings.
9. Only swimsuits may be worn into the water. .
10. You must enter the pool areas thru the locker rooms. Showers must be taken before entering the water.
11. Persons having infectious diseases, open sores, bandages, cuts or recent vaccinations must not enter the pool area.
12. NO food or drink shall be permitted in the immediate area of the swimming pool, or the deck surrounding the pool.(Plastic water bottles are allowed)

13. NO glass containers or other breakable objects are allowed in the pool area.
14. Absolutely no running, rough play, spitting, dunking or use of foul language will be tolerated in or around the facility.
15. Please be considerate of other residents when inviting guests to use the amenities. A maximum of 8 guests per family at any one time is allowed in the pool. The home owner must be present with all guests at all times. The homeowner and guest must be together at the same pool or pool area.
16. NO animal of any kind are allowed in the pool area. (Except Service Animals).
17. Spa is restricted to adults 19 or older.
18. No more than 10 persons are allowed in the spa at one time.
19. Persons should not remain in the Spa for more than 15 minutes per hour. Longer exposure may be dangerous.
20. The lifeguards will vacate the pool any time that thunder is heard for a period of 30 minutes directly following.
21. The lifeguards will vacate the pool any time that lightening is spotted in the area or seen for a period of 1 hour directly following
22. All of the above rules apply to the Spa.
23. Small Children will be required to wear a swim diaper no exceptions
24. No changing diapers at pool side

Have a great weekend!

John Doehrman