

March 2017 Property Manager Report

Here are the items we are working on in the Community that will be changing in the near future.

1. Several window tinting options are being evaluated and a solution to meet the needs of the volleyball players and exercise classes Vs. the sunshine through the windows will be determined and can expect installation in May.
2. Pandora service has been restored at the Chateau, a new receiver has been installed and is in service. We have also installed Sonos internet/satellite radio.
3. Gardens are being installed as part of the Villa project, the intent is to have the area ready for use by early May. This is subject to no unforeseen conflicts.
4. Sidewalk and handicap ramps are being repaired throughout the community. You will see repairs of “trip hazard” walks and handicap ramps as the weather allow.
5. Drinking Fountain in the tennis court area is being installed as part of the concrete work that is going to be completed in the next two months.
6. As we proceed with the Villa we will be replacing the door access system in the Chateau to be compatible with the Villa. This means that all homeowners will be receiving new access cards in the near future. Watch for updates.
7. We will be starting our first phase of converting the Chateau lighting to LED bulbs beginning next week. You will see lights being converted throughout the Chateau over the next six months.
8. Muskrats update. We currently have hired a new company to trap all the ponds for this year. This is a big win for the community and should go a long way to controlling the Muskrat issue.
9. Muskrat pond damage repair is scheduled to begin in late spring.
10. A new bike rack will be installed in the front of the Chateau on the opposite side of the entrance. This will make it more convenient to park your bike at the Chateau. Work will be completed as part of the sidewalk repair.
11. Landscape season is going to be among us very quickly. The landscaping schedule and new and exciting news are now posted on the Britton Falls Portal.
12. Landscape mulch upgrade to dyed black(same as at the Chateau) is available for \$25 additional charge. Contact Hittle Landscape at 317 896-5697
13. Missing street trees in the parkway along Oakford Trail in front of the “Green Area” has now been installed.

14. Mulch for use in the planting beds for the homes will not be kept, at the Chateau during distribution as in the past, it is being worked on an undeveloped area of Atlantic.
15. Pond Engineering study will be put in the budget for 2018, initial estimate reflects a cost for this project at approximately \$8500. Additional RFP's will be sent out later in the year.

Thank you,

John Doehrman