



# NEWS AND NOTES

Issue # 3

## Britton Falls Advisory Committee Newsletter

March, 2019

### **The Tracking Report: A New Advisory Committee Service**

The value of Britton Falls residents attending Advisory Committee (AC) meetings -- and asking intelligent questions -- is demonstrated by the Tracking Report, a comprehensive device that monitors maintenance and improvement projects throughout the community.

The report, essentially a spreadsheet that charts both indoor and outdoor projects, is of vital importance in establishing responsibility for completing those projects. How it came about is due to the common sense and ingenuity of one resident, Scott Mertz, who had noticed a problem and decided to do something about it.

A frequent attender of AC meetings since moving to Britton Falls 3 years ago, Mertz had noticed that committee members often expressed concern about the lack of accurate information about the history and progress of maintenance and improvement work. It seemed there was no accurate or comprehensive record of when projects were initiated, who was responsible for them, what had been done and when completion could be expected.

Mertz, who had spent 20 years as a business consultant to firms all over the U.S., realized the need for accountability in carrying projects through to completion. He decided to raise his hand at an AC meeting, report his concerns and suggest that officials could do a better job if they properly tracked projects both large and small.

Then-AC Chair Jim Miles and Vice-chair Michael Moore were among those who liked what Mertz had suggested and later asked him if he could establish and maintain

what has now become the Tracking Report. Mertz readily agreed and began drawing up spreadsheets containing detailed information about projects designed to fix problems and make Britton Falls an even better place to live.

The report, which is maintained online, contains data that tracks the starting date of a project, who is responsible for completing it, the current status and notes about what has happened so far and what steps are needed before completion. The main categories are Grounds (where such projects as ponds, irrigation, landscaping and recreation- area work are charted), and Buildings (which notes work being done at the Chateau and Villa).

One example of charted data identifies work done to cure water pooling on tennis/pickleball courts. A second identifies acoustics problems at the Villa, including a notation that a subcommittee is reviewing evaluations from acoustical engineers. There is also a detailed report on several maintenance suggestions and issues inside and outside the Chateau.

Another spreadsheet lists Future Projects, such as a comprehensive study of Britton Falls ponds and a proposed fall leaf cleanup (not yet budgeted) in areas of maturing trees.

Ideas for work projects documented in the Tracking Report arise from AC members, the AC subcommittees and, at times, from concerned residents. All such work must be approved by the AC for entry in the Tracking Report.

After approval, Mertz enters and updates all the information by himself, which is a time-consuming task. He checks regularly with officials in charge of the projects in order to generate updates.

Britton Falls residents can view the Tracking Report at the community website by clicking on "Advisory Committee" and (as one of the AC pull-downs) "Tracking Report."

As AC officials have learned, it is a handy and useful tool for keeping track of current work projects at Britton Falls. Check it out.

### **Revised Policy for Chateau and Villa Room Reservations**

As Britton Falls continues to grow, the demand for meeting space by clubs, groups and individual residents continues to grow as well. So that the needs for meeting space can be addressed in a manner as equitable as possible, site management (CMS) has revised the policy for room reservations. The policy, which is effective immediately, reads as follows:

*“Activity and meeting rooms must be reserved through the Lifestyle Director. Rooms will generally be provided on a complimentary basis for Britton Falls groups given the following priority:*

- 1. Lifestyle Events*
  - 2. Chartered Clubs*
  - 3. HOA or Advisory Committees*
  - 4. Interest Groups*
  - 5. Other groups that consist of only Britton Falls Residents. They may contact the Lifestyle Director no sooner than fourteen (14) days prior to their event to see if space is available.*
  - 6. Impromptu groups of Britton Falls Residents may use any available space if they do not interfere with previously reserved areas.*
- For all other groups, rental fees will apply.”*

For questions regarding the policy, please contact Cathy Paschen, Britton Falls Lifestyle Director.

### **More Trees for Britton Falls**

Thanks to the efforts of Brad DeReamer (Britton Falls resident, Advisory Committee member and member of Fishers City Council) and Sharon DeReamer, you will find a number and variety of new trees being planted in Britton Falls during this spring. The story is that Brad, upon reviewing Fisher’s Uniform Development Ordinance (UDO), found that the number of street trees planted to date in Britton Falls was fewer than the UDO requirement.

In response to a report prepared by Brad and Sharon documenting the missing trees, the city agreed to correct the error by providing a mix of approximately 189 deciduous and evergreen trees, with Pulte providing an additional 87 trees. A special committee, appointed by the Advisory Committee, developed a plan for distributing the trees around common areas and along trails in Britton Falls. The plan was approved by the Advisory Committee at its February meeting and is on display in the lobby of the Chateau. Planting should begin within a few weeks and be completed by early summer. Enjoy!

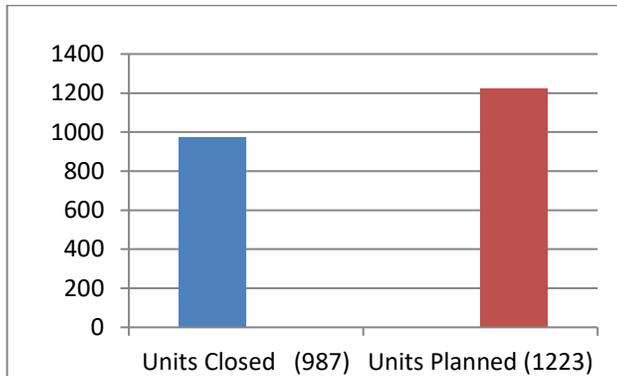
### **New: Plant Exchange Program**

Starting this spring, the Landscape Subcommittee’s Plant Recycling Program is being converted into the Plant Exchange Program. The first plant exchange is scheduled for April 27 between 9:00 am and noon in the Villa Arts and Crafts room. You can come to share or come to shop. The price will be right – free!

Share with your neighbors any house plants, garden plants, or seeds that you have in excess. Remember, many Easter flowers can be planted outside, so don’t throw them away—share them. To keep the Arts and Crafts room as neat as possible, please put your plants in pots you don’t want returned or wrap the roots/dirt ball in foil.

The Landscape Subcommittee hopes this will be the first of regular bi-annual plant exchanges—spring and fall. If you plan to share plants, please contact Sallea Tisch at [igtsit@gmail.com](mailto:igtsit@gmail.com).

## Housing Units Closed vs. Planned



## Upcoming Dates

- April 8**—Buildings Subcommittee Meeting, 11:00 a.m., Chateau Arts & Crafts Room\*\*
- April 18**—Advisory Committee Meeting, 6:00 p.m.\*
- April 22**--"News & Notes" Committee meeting, 1:00 p.m. in the Chateau Arts and Crafts Room
- May 21** – Advisory Committee Meeting, 3:00 p.m.\*

\*AC meetings are held in the Chateau Ballroom

\*\*Buildings Subcommittee meets the 2<sup>nd</sup> Monday of each Month in Chateau Arts & Crafts Room

**NOTE:** You can search for scheduled meetings of committees, clubs, etc. on the Britton Falls website by navigating from *Events* to *Calendar* and typing the name of the committee or club in the *Search Calendar* box.

## DID YOU KNOW?

- If, **in an emergency**, you can't get through to 911, you can use a direct line: **317-773-1282** to contact Hamilton County Dispatch. **Always try 911 first** for emergencies before using the direct line to Hamilton County Dispatch.
- The **after-hours phone number for contacting a community Management Services representative** when the Chateau is closed is (317)288-0532, ext. 226 (Brad Bryant, Facility Director). If you cannot reach Brad, call 317-631-2213, and choose option 6 for a "live" answering service.

The **minutes of Advisory Committee monthly meetings** are available on the Britton Falls website at:

[http://www.ourbrittonfalls.net/Homeowner\\_Network/Advisory\\_Committee/Advisory\\_Committee\\_Meeting\\_Minutes.htm](http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm).

Past issues of **News and Notes** and **The Wine Press** are available at:

[http://www.ourbrittonfalls.net/Homeowner\\_Network/Advisory\\_Committee/News\\_and\\_Notes.htm](http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/News_and_Notes.htm)

## Resident Guide to Resolving Problems

Nature of Problem/Issue	Whom to Contact
Homeowner building issues post-closure	Pulte Customer Care (877-785-8348) <a href="http://www.delwebb.com/ownersenstry/service-requests.aspx#.Vnlbc02FPDc">http://www.delwebb.com/ownersenstry/service-requests.aspx#.Vnlbc02FPDc</a>
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Sidewalks: damaged or sinking/raised	John Doehrman, Community Mngr. (317) 288-0532 <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>
Common area Landscaping and irrigation issues**	Brad Bryant, Facility Director (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>
Landscaping on Homeowner lot: <ul style="list-style-type: none"> <li>• Trimming, mowing, pruning, irrigation</li> <li>• Plants, trees or shrubs**</li> </ul>	Brad Bryant (317-288-0532) <a href="mailto:bfmaint@comcast.net">bfmaint@comcast.net</a>  Hittle Landscape (317-896-5697)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) <a href="mailto:brittonfalls@comcast.net">brittonfalls@comcast.net</a>

\*\*Alternative: report via Caliber Web

<https://caliber.cloud/CaliberWeb2\CMS>