



NEWS AND NOTES

Issue # 2

Britton Falls Advisory Committee Newsletter February, 2019

Advisory Committee Accomplishments for 2018

The primary goals of the Advisory Committee (AC) are threefold: (1) prepare the community for a smooth and effective transition from a developer-managed HOA to a homeowner-managed HOA; (2) represent the homeowners to the management company (CMS) and the HOA Board (Pulte) regarding the interests of the homeowners and needs of the community and (3) ensure that the community is fiscally and physically sound at the time of transition. To that end, the more significant accomplishments of the AC in 2018 are highlighted below:

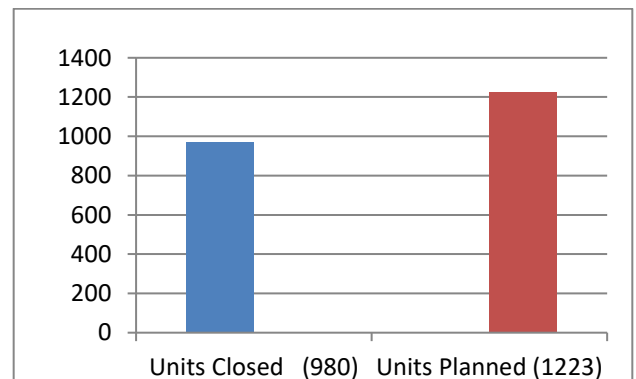
- Formed a Transition Committee comprised of Pulte, Advisory Committee and resident members to begin preparations for the transition of Britton Falls to a home-owner managed HOA.
- Continued to pursue a positive working relationship with Pulte, resulting in:
 - Replacement of the tennis courts.
 - Restoration of the waterfalls at the main entrance.
 - Attendance of a Pulte representative at Advisory Committee (AC) meetings to respond to questions.
- Refined and enhanced the “Project Tracking Report.” Reference “Homeowner Network >Advisory Committee” on BF website at: http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/AC_Project_Tracking_Report_2018.htm .
- **Buildings Subcommittee:** Worked with CMS and Pulte to address several issues, including:
 - Chateau Ballroom – updated AV equipment, added kick plates to exit doors, replaced carpet border with laminate.
 - Sunroom/Common Area – replaced baseboard heaters and tinted the windows in billiard room.
 - Exterior – repaired clock tower lights, initiated repair of clock, and repaired crack in outdoor pool.
 - Villa – installed acoustic panels in the ballroom and foyer.
- **Documents Subcommittee:** Completed the first public draft of the Design Guidelines (for residences) and finished the first rough draft of the Rules and Regulations.
- **Finance Subcommittee:** Worked with CMS and AC to give closer attention to paying year-end bills on time; reviewed the 2018 budget to make sure that part of the assessment increase was added to the Reserve Fund.
- **Government Relations Subcommittee:** Reported to Britton Falls residents about government issues in Fishers and Hamilton County. Represented neighborhood concerns and interests by maintaining active communications with the Fishers administration.
- **Grounds Subcommittee:** Expanded committee membership and addressed several issues, including:
 - Ponds & Fountains:
 - Identified “captains” for each pond to ensure regular monitoring and reporting of issues for each pond.

- Met with City of Fishers engineers regarding pond issues and arranged inspection by city in 2019.
 - Recommended fertilizing and mowing changes to CMS.
- Landscaping:
 - Established the committee as a Charter Club, enabling the club to secure funds for adding benches throughout the community and addressing other landscaping needs.
 - Continued the plant recycling program begun in 2017 and identified a team to enhance and improve landscaping around the Chateau.
 - Initiated plans to apply for a matching grant from the City of Fishers for waterfalls landscaping.
- Irrigation: Worked with CMS to test the irrigation system and conducted a resident zone blitz test of all homes, resulting in fewer work orders in summer. Also, documented over-watering in the system.
- Tennis Courts: Worked with Tennis and Pickleball groups to identify and resolve court errors, worked with Pulte to rebuild the courts and identified the need to relocate horseshoe pits.
- Villa Grounds: Established a committee to plan for recreational use of Villa grounds and surveyed residents about recreational preferences.
- Bocce Courts: Solicited quotes for repair and maintenance of identified court issues and forwarded to Pulte for follow-through.
- Trees: Surveyed Britton Falls common areas and identified a developer shortage of over 200 trees, as well as 80 missing trees (from original plantings). Confirmed funding by

Pulte and/or City of Fishers to plant the identified number of trees.

- Lighting: Identified over 210 homes with house numbers not illuminated, developed a plan and costs for replacing lights and, with homeowner approval, replaced over 110 sets of lights.
- Sidewalks: Established a team to assess and identify uneven and/or damaged common-area sidewalk issues throughout the community and submitted the resulting report to property management.
- Woods Preservation: Developed guidelines for removal and addition of vegetation in the wooded areas within the community, presented them to the city and received approval for implementation.

Housing Units Closed vs. Planned



Villa Acoustics to be Studied

After reviewing two companies that specialize in acoustics, the AC Acoustics Committee recommended, at the February meeting of the Advisory Committee, the selection of Haverstick Design to conduct a study of the Villa acoustics. During the meeting, an engineer from Haverstick discussed the proposal to assess the acoustics of the Villa and prepare a report detailing options, with cost analyses, for improving the acoustics. The Britton Falls HOA (Pulte) approved funding for the study. Stay tuned for updates.

Upcoming Dates

March 11—Buildings Subcommittee Meeting, 11:00 a.m., Chateau Arts & Crafts Room**
March 19—Advisory Committee Meeting, 3:00 p.m.*
March 25 – “News & Notes” Committee meeting, 1:00 p.m. in the Chateau Arts and Crafts Room
April 18—Advisory Committee Meeting, 6:00 p.m.*
May 21 – Advisory Committee Meeting, 3:00 p.m.*

*AC meetings are held in the Chateau Ballroom

**Buildings Subcommittee meets the 2nd 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?

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.

Past issues of **News and Notes** and **The Wine Press** are available at:
http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/The_Wine_Press.htm.

BULLETIN BOARD

You may want to post the following on your personal bulletin board for future reference.

Resident Guide to Resolving Problems

Nature of Problem/Issue Whom to Contact

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

**Alternative: report via Caliber Web

https://caliber.communityms.net/caliberweb2_CMS