



NEWS AND NOTES

Issue # 5

Britton Falls Advisory Committee Newsletter

May, 2019

Delineation of Roles, Relationships and Responsibilities in Britton Falls Governance

Questions raised at the May meeting of the Advisory Committee indicate that some residents are unclear about the delineation of responsibilities among Pulte, the Homeowners Association Board of Directors (HOA Board), Community Management Systems (CMS) and the Advisory Committee (AC). To that end, the following information is provided:

1. Pulte is the builder of the Britton Falls subdivision. All issues dealing with the construction of a resident's home are matters between that homeowner and Pulte.
2. Britton Falls lies within the City of Fishers, and the streets belong to the City. Therefore, city government is responsible for maintaining the streets and enforcing the laws, including those pertaining to speeding, street parking, noise, animal control, etc.
3. The Governing Documents of the Homeowners Association stipulate that Pulte, as the builder, is responsible for appointing the HOA Board, until such time as Pulte relinquishes control to the homeowners. Currently, three Pulte employees comprise the HOA Board. The HOA Board operates the common areas of Britton Falls (including the Chateau, Villa and recreational facilities) and provides governance for the community, including enforcement of the governing documents (covenants, design guidelines, etc.).
4. Community Management Systems (CMS) has been contracted by the HOA Board to manage the operations and activities at Britton Falls and to serve as the HOA Board's representative to the community. CMS managers at Britton Falls include a Community Manager (John Doehrman), Lifestyle Director (Cathy Paschen) Maintenance Director (Brad Bryant) and Office Manager (Cory Major).
 - a. Concerns or requests about the operations of the community and enforcement of governing documents should be addressed to the Community Manager.
 - b. Issues with services included in the HOA dues (such as trash collection, lawn maintenance, snow removal, lawn irrigation, etc.) should be addressed to the appropriate CMS staff member.
5. The Advisory Committee (AC) is a committee of elected representatives (homeowners) responsible for:
 - a. keeping abreast of needs within, and issues that affect, the community and advising the HOA Board and CMS on a course of action on any issue the AC believes to be critical to the community and homeowners.

- b. preparing the community for the eventual turnover of governance of Britton Falls to an HOA Board comprised solely of elected representatives (homeowners).

The AC has several subcommittees which focus on specific areas: Buildings, Grounds, Communications, Documents, Finance and Government Relations. The recently formed Transition Committee is of special importance. These subcommittees are headed by elected AC members, assisted by volunteers from the community.

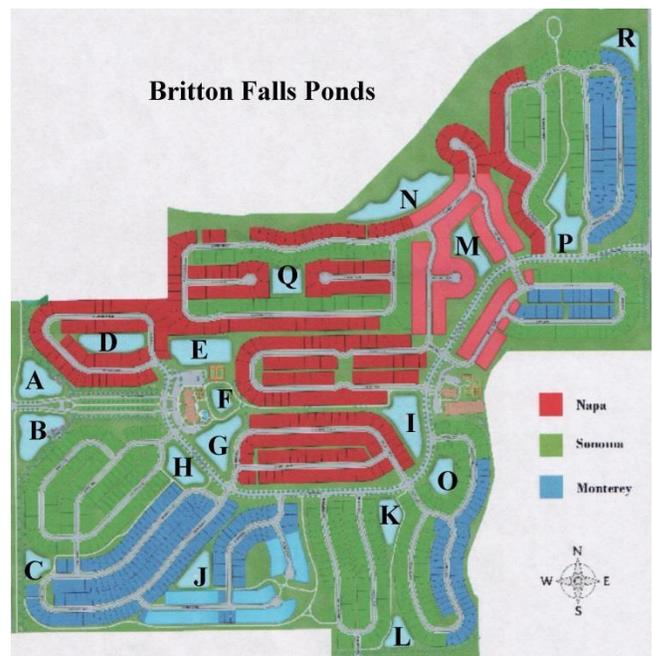
AC activities and accomplishments are tracked by the AC and reported to the residents via this newsletter, as well as the meeting minutes available on the community website at http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm.

Pond Captains for Fountains

The Advisory Committee's Committee on Ponds, chaired by Dennis Renander, has identified a "pond captain" for each pond within Britton Falls. Each "pond captain" is charged with ensuring prompt reporting and follow-up of problems and/or failures with the fountain and lights in the pond for which he or she is responsible. Other issues they may report include algae, erosion, burrowing rodents, litter, etc. The following individuals are responsible for the pond corresponding to their name and as identified in the map of "Britton Falls Ponds." Questions about the Pond Committee or the Pond Captains, can be addressed to Dennis Renander at denren2k3@comcast.net.

- A – Dennis Renander
- B – Nick Kirincich
- C – Nick Kirincich
- D – Steve Leonard

- E – Sharon DeReamer
- F – Bob Cockrum
- G – Bob Cockrum
- H – Bob Cockrum
- I – Greg Zolezzi
- J – Jim Hope
- K – Diana Graves
- L – Jim Matusin/Diana Graves
- M – Dennis Renander
- N – Karl Jacobs
- O – Rigg Warton/Roger Briance
- P – Steve Sharp
- Q – Mike Hefleng/Leslie Emerson
- R – (to be assigned)



Plant Recycling Program Update

The Advisory Committee's Special Committee on Landscape hosted its first plant recycling program for 2019 on April 27. By all measures, it was a great success. There was a nice selection of plants for adoption and all found good homes. This event will be repeated in the fall. The committee hopes you will participate by donating or adopting some plants.

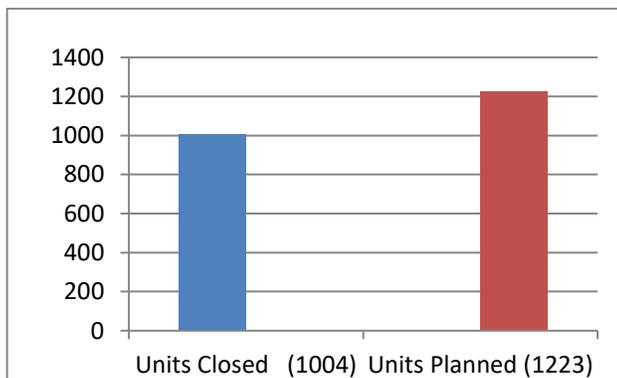
Outdoor Swimming Pool Is Open

The Outdoor Pool is now open. The hours for both the indoor and outdoor pools are: Monday-Friday 7am-8pm; Saturday & Sunday 8am-8pm.

The **pool hours for children** are: Monday-Thursday 4-6pm; Friday 5-8pm; Saturday & Sunday 1-4pm.

If you are not familiar with the Swimming Pool Rules, you can be encouraged to review them at <http://www.ourbrittonfalls.net/AssetFactory.aspx?did=26669>.

Housing Units Closed vs. Planned



Upcoming Dates

June 10—Buildings Subcommittee Meeting, 11:00 a.m., Chateau Arts & Crafts Room**

June 18—Advisory Committee Meeting, 3:00 p.m.*

June 24--"News & Notes" Committee meeting, 1:00 p.m., Chateau Arts and Crafts Room

July 16 – 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?

1. 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.

2. 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.

Advisory Committee minutes are available on the Britton Falls website at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Advisory_Committee_Meeting_Minutes.htm.

Grounds Subcommittee minutes are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Grounds_Committee_Minutes.htm

Buildings Subcommittee minutes are available at:

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/Building_Subcommittee_Documents.htm

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

http://www.ourbrittonfalls.net/Homeowner_Network/Advisory_Committee/News_and_Notes.htm

Resident Guide to Landscaping

All concerns about homeowner lot trimming, mowing, pruning, and irrigation should be submitted through the Caliber Web system, available on the “Our Britton Falls” web portal. These maintenance issues related to mowing issues, sprinkler malfunctions, shrubs not trimmed, etc. are directed to Brad Bryant who oversees community landscape maintenance, provided by Hittle Landscaping.

Specific questions about your plants, trees, and shrubs, such as infestation, viruses, fertilization, should be directed to Hittle Landscaping where you will be connected with an expert member of its staff.

In addition, Hittle Landscaping can help with the installation of new or replacement trees, replacement landscape beds, and support designed to help your grass, trees, flowers and shrubs stay healthy and look their best.

Topic of Concern	Contact Area
Trimming, mowing, pruning, irrigation	Brad Bryant Britton Falls Maintenance Director (317-288-0532) bfmaint@comcast.net
General Maintenance of plants, trees, shrubs	Hittle Britton Falls Account Manager (317-896-5697) X 253 tima@hittlelandscape.com
Replacement trees, shrubs, patio upgrades, etc.	Hittle Estimating (317-896-5697) X 228 davidw@hittlelandscape.com
Billing, Service	Hittle Customer Service (317-896-5697) X 248 tracee@hittlelandscape.com

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/ownersenry/service-requests.aspx#.Vnlbc02FPDc
Architectural Review and Approval Requests	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Common area Facility, ponds, roads issues**	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net
Sidewalks: damaged or sinking/raised	John Doehrman, Community Mngr. (317) 288-0532 brittonfalls@comcast.net
Common area Landscaping and irrigation issues**	Brad Bryant, Facility Director (317-288-0532) bfmaint@comcast.net
Landscaping on Homeowner lot: <ul style="list-style-type: none"> • Trimming, mowing, pruning, irrigation • Plants, trees or shrubs** 	Brad Bryant (317-288-0532) bfmaint@comcast.net Hittle Landscape (317-896-5697)
Information about Covenants or Design Guideline Violations	John Doehrman, Community Mngr. (317-288-0532) brittonfalls@comcast.net

**Alternative: report via Caliber Web
<https://caliber.cloud/CaliberWeb2\CMS>